

# DRAFT – 05.31.2022

## Campus Plan Amendment: Related to the area southeast of the Franklin Circle Design Area

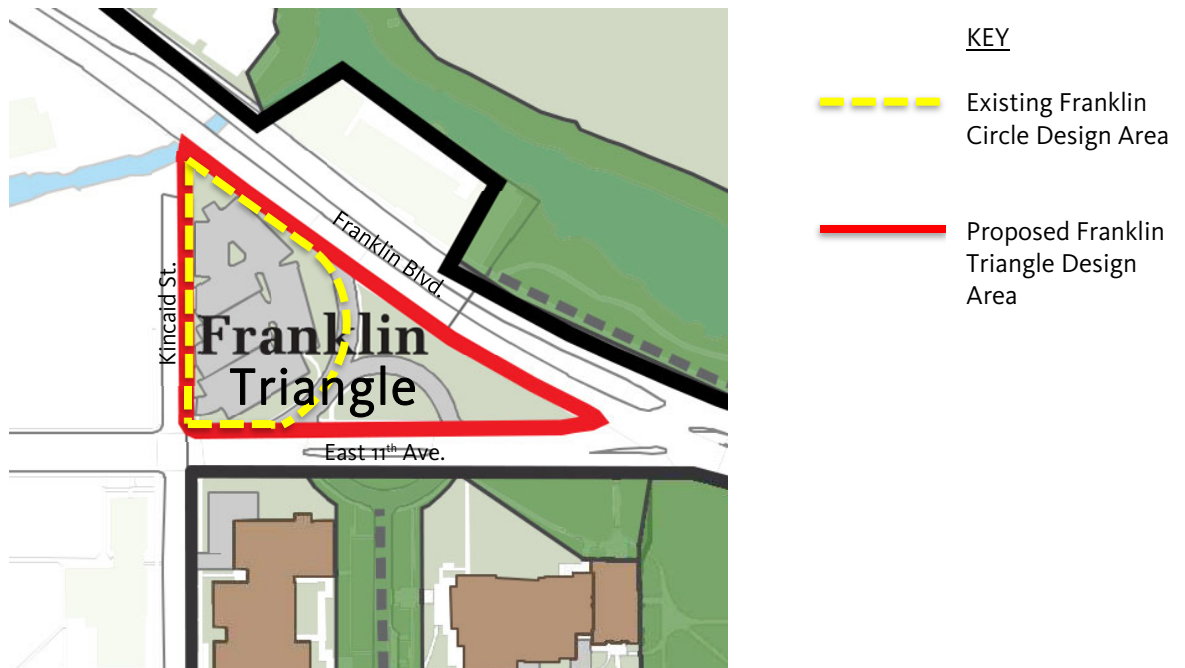
Proposed *Campus Plan* Amendments: Maximum Allowed Densities, Open Space Framework, and Design Area Special Conditions

May 31, 2022 DRAFT (Incorporates all changes discussed by the CPC. Changes made since the June 7<sup>th</sup>, 2022 CPC meeting are highlighted in yellow).

Public Hearing, June 7, 2022  
Campus Planning Committee Action, \_\_\_\_\_, 2022  
UO Administration Approval, \_\_\_\_\_

### Introduction

The purpose of the amendment is to incorporate the university’s land southeast of the Franklin Circle Design Area into the *Campus Plan* to guide future campus development based on *Campus Plan* principles and to integrate Framework Vision project recommendations. Please see map diagram below:



Currently the area southeast of the Franklin Circle Design Area is not incorporated into the *Campus Plan*, however, it is within the official campus boundary. The area is bounded by Franklin Boulevard to the north, East 11<sup>th</sup> Avenue to the south, and Kincaid Street to the west.

This amendment will update the design areas map, design area development densities, *Campus Plan* pathways, and design area special conditions.

The design area map would be amended to combine incorporate the area of campus southeast of the Franklin Circle Design Area, creating a new Franklin Triangle Design Area.

The density amendment would establish the allowable densities for the new Franklin Triangle Design Area.

The special conditions would be amended to provide updated descriptions, identify significant landscape elements, and note opportunities and constraints to inform future development projects.

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

A copy of the Framework Vision Project is available on the Campus Planning web page: <https://cpfm.uoregon.edu/campus-physical-framework-vision-project>

### *Campus Plan* Open-space Framework

As described in the *Campus Plan* Principle 2: Open-space Framework (page 42):

The campus is developed around a series of open spaces connected by pathways. This system is the framework that dictates the arrangement of buildings. 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 39 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 Franklin Triangle Design Area would replace the Franklin Circle Design Area (pg. 124).

### *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 1,500gsf could be built.

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

The FVP made a recommendation for extending the pedestrian pathway network in the area (see

diagram below).

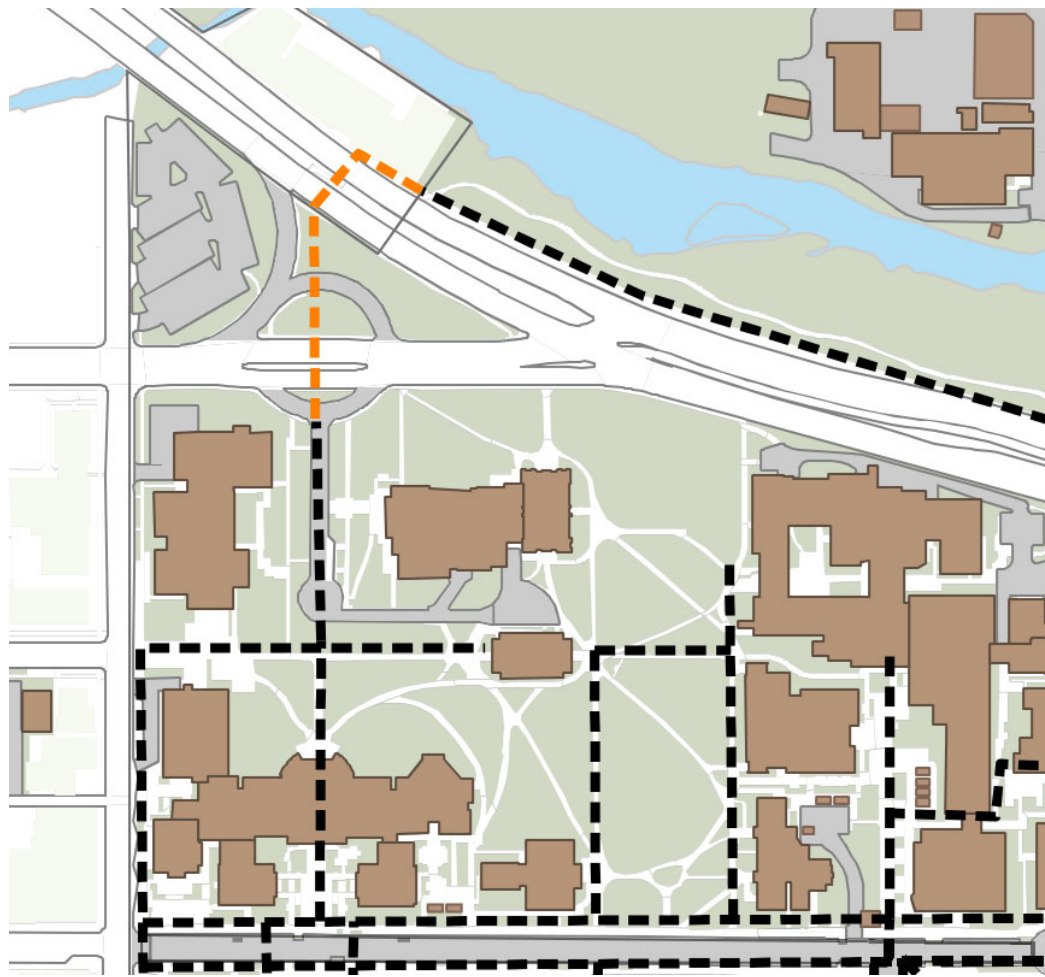
Please visit <https://cpfm.uoregon.edu/campus-plan-amendments-related-framework-vision-project-and-southeast-campus-design-area-and-area> for more background information.

### Summary of Proposed *Campus Plan* Amendments

- *Campus Plan Principle 2*: Open-space Framework, in particular 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 Franklin Circle, sub-area 10 (page 51), add Franklin Triangle; and
- *Campus Plan Principle 12*: Design Area Special Conditions, in particular remove Franklin Circle Design Area (page 124), add Franklin Triangle Design Area (page 124)

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

- I. Principle 2: Open-Space Framework
  - A. Amend the *Campus Plan* Map 4: Pathways (page 41) to incorporate the new pathway as shown in orange on the map below.



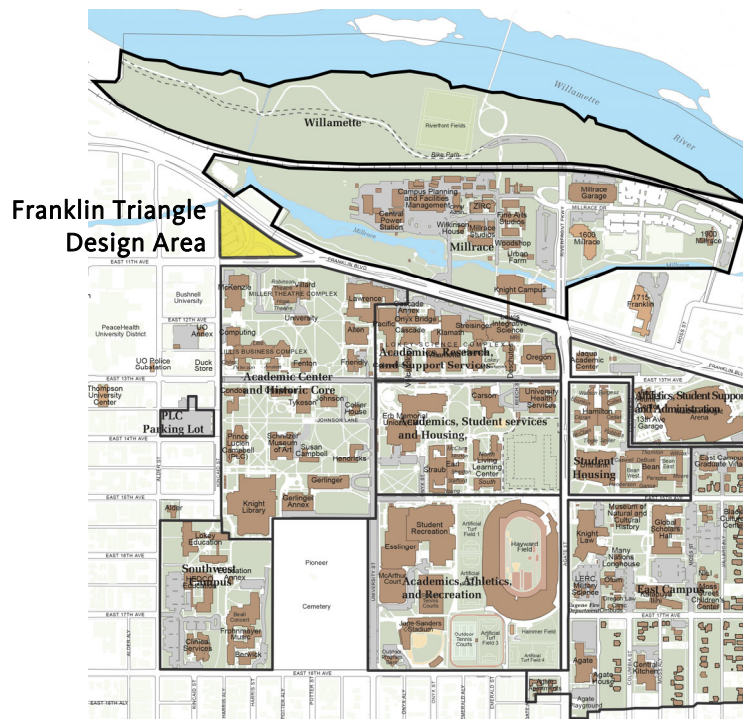
Proposed Pathway Amendments (orange)

II. Principle 3: Densities

- A. Amend the *Campus Plan* Map 5: Design Areas (page 50) to incorporate the new design area of the Franklin Triangle Design Area, as shown in the map below. Remove the Franklin Circle Design Area description (page 51).



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



Map of Design Areas and the proposed Franklin Triangle 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 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 highlighted in orange in the density table below.**

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 gsف  (see notes 1, 3)	NOTES
			% coverage allowed	sf (size x %)	floor area ratio	gsف (size x ratio)			
ACADEMICS CENTER and HISTORIC CORE		1,827,250	28% (.28)	511,630	.975	1,781,568	30,965	202,431	
							<b>Desired</b>	<b>Desired</b>	
	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						12,000	45,000	
TRIANGLE			30% (.30)	29,900		179,400	0	60,000	
FRANKLIN CIRCLE (Parking)	10	<del>45,113</del> 97,977	<del>75% (.75)</del>	<del>33,835</del>	<del>4.00</del> 1.80	<del>180,452</del>	<del>33,835</del> 29,900	<del>180,452</del> 179,400	See note 2. & 3
FRANKLIN CIRCLE TRIANGLE		<del>45,113</del> 97,977	<del>50% (.50)</del> 20% (.20)	<del>23,557</del> 19,100	<del>2.00</del> .800	<del>90,226</del> 76,400	<del>23,557</del> 19,100	<del>90,226</del> 76,400	
PLC PARKING LOT (Parking)	11	59,292	75% (.75)	44,469	4.00	237,168	44,469	237,168	See note 2.
PLC PARKING LOT		59,292	50% (.50)	29,646	2.00	118,584	29,646	118,584	
SOUTHWEST CAMPUS		694,055	30% (.30)	208,217	.800	555,244	51,494	218,269	
							<b>Desired</b>	<b>Desired</b>	
	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)		580,363	41.5% (.415)	240,850	1.70	986,617	1,243	9,996	
							<b>Desired</b>	<b>Desired</b>	
	18						0	0	
	19						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 2.61 FAR total allowed in the Franklin Triangle design area.

PRINCIPLE 3

## Franklin Triangle Design Area

### **Densities**

The existing maximum allowed coverage for the Franklin Circle Design Area is 75% for a parking structure, with 33,835 sf available, or 50% for a non-parking structure, with 22,557 sf available. The existing size of the Franklin Circle Design Area is 45,113 sf. The proposed maximum allowed coverage for the Franklin Triangle Design Area is 50%, which equals about 49,000 sf of total building footprint. This includes about a 29,900 sf footprint for a parking structure and about 19,100 sf for a non-parking structure. The proposed size of the design area is about 97,977 sf. This results in 49,000 sf available, with 29,900 sf available for a parking structure and 19,100 available for a non-parking structure.

The existing maximum allowed floor area ratio for the Franklin Circle Design Area is 4.00 for a parking structure, with 180,452 gsf available, or 2.00 for a non-parking structure, with 90,226 available. The existing size of the Franklin Circle Design Area is 45,113 sf. The proposed maximum allowed floor area ratio for the Franklin Triangle Design Area is 2.61 FAR, which equals about 255,800 gsf of development. This includes about 179,400 gsf for a parking structure and about 76,400 gsf for a non-parking structure. The proposed size of the design area is about 97,977 sf. This results in 255,800 gsf available, with 179,400 gsf available for a parking structure and 76,400 gsf available for a non-parking structure.

### 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 area of the Franklin Triangle Design Area, as shown in the above map.
- B. Amend the Franklin Circle special conditions description (page 124) to address the expanded Franklin Triangle Design Area. **See attached document.**

## Principle 12 Amendments – Tracked Changes

### Design Area: Franklin ~~Circle~~ Triangle

The size of the Design Area is ~~45,113~~97,977 (approx.) 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 11<sup>th</sup> 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 11<sup>th</sup> Avenue.

### Form

Separated from the main campus by East 11<sup>th</sup> Avenue, the ~~space-area~~ gets its triangular form from East 11<sup>th</sup> 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 11<sup>th</sup> 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 11<sup>th</sup> 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 11<sup>th</sup> 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 11<sup>th</sup> Avenue to create a pedestrian zone, and work with the City of Eugene to redirect East 11<sup>th</sup> 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

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.

Projects should enhance the pedestrian character of the north end of the Dads' Gate Axis. Recognize the importance of Franklin Boulevard's western edge and of Dads' Gates Axis as a primary gateway to be improved to announce the university to all modes of transportation. Use tree plantings to expand on the Franklin Boulevard tree pattern.

The extension of the designated *Campus Plan* Pathway north across East 11<sup>th</sup> Avenue emphasizes the need for a clear, strong, and safe pedestrian connection across East 11<sup>th</sup> Avenue to campus and desire to enhance the pedestrian character of the north end of the Dads' Gates Axis. Carefully consider views from Franklin Boulevard to this major gateway location.