

DRAFT – 05.31.2022

Campus Plan Amendment: Related to the Framework Vision Project and the Southeast Campus 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 7th, 2022 CPC meeting are **highlighted in yellow**).

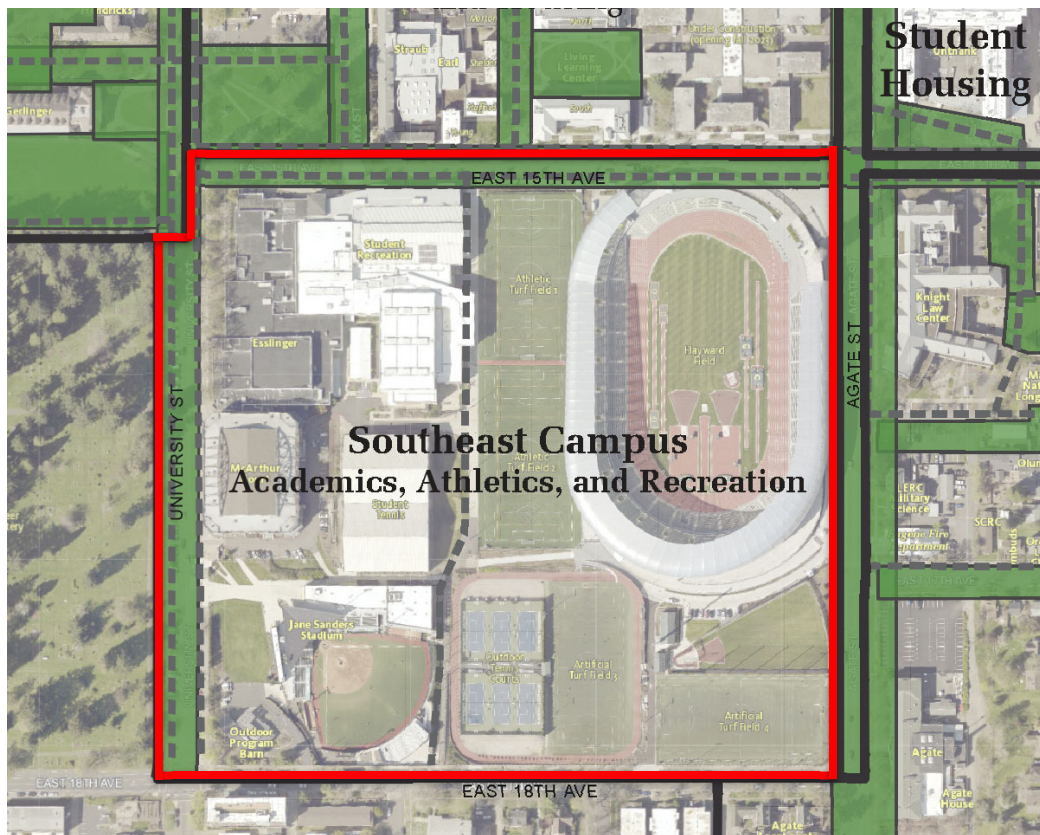
Public Hearing, June 7, 2022

Campus Planning Committee Action, _____, 2022


UO Administration Approval, _____

Introduction

The purpose of the amendment is to integrate Framework Vision Project recommendations into the Southeast Campus Design Area and incorporate changes from the recently completed Hayward Field. Please see map diagram below:



KEY

 Existing Southeast Campus Design Area

This amendment addresses finding #5 from the recently completed 2021-2023 Biennial Capacity Plan (BCP): “In the Southeast Campus Design Area, there is currently no available building footprint or GSF. Additional density needs to be assessed to accommodate potential future needs for academic,

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

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

The density amendment would update the allowable densities for the Southeast Campus Design Area to accommodate potential future needs identified in the Framework Vision Project.

The amendment for the Southeast Campus Design Area special conditions would provide updated descriptions, identify significant landscape elements present in those areas, 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 Pathways

As described in the *Campus Plan* Principle 2: Open-Space Framework, Pathways (page 38): Identify: Pathways that provide connections between open spaces are designated on Map 4: (page 41 in the *Campus Plan*).

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 Plan Design Area Special Conditions

The *Campus Plan* establishes special conditions for each Design Area 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 Southeast

Campus Design Area description and special conditions will be updated (pg. 155-156).

Campus Physical Framework Vision Project (FVP):

The FVP made recommendations for extending the network of pedestrian pathways in the area (see diagram below).

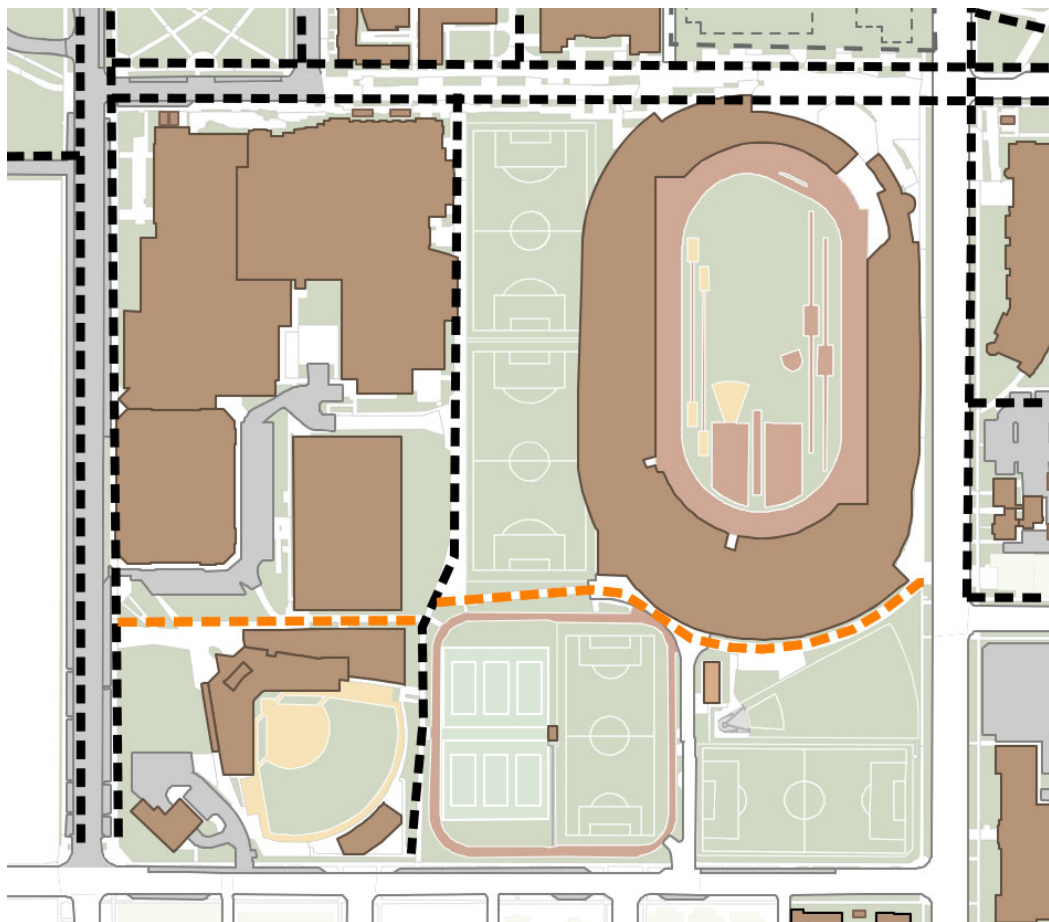
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Summary of Proposed *Campus Plan* Amendments

- *Campus Plan Principle 2:* Open-space Framework, in particular Map 4: Pathways (page 41);
- *Campus Plan Principle 3:* Densities, in particular Table 2 (page 52): Design Area Development Densities, Design Area: Southeast Campus Design Area; and
- *Campus Plan Principle 12:* Design Area Special Conditions, in particular Southeast Campus Design Area (page 155-156)

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 pathways as shown in orange on the map below.



Proposed Pathway Amendments (orange)

II. Principle 3: Densities

- A. 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 highlighted in orange in the density table below.**

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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)		1,016,396	33% (.33)	335,411	1.13	1,148,527	45,798	147,784	
							Desired	Desired	
	20						---	---	
	21						---	---	
	22						---	---	
	23						---	---	
SOUTHEAST CAMPUS (ACADEMICS, ATHLETICS, and RECREATION)	24	1,515,345	35% (.35) 44% (.44)	378,836 667,077	.42 .81	606,138 1,220,353	0 25,399	0 451,175	See note 4.
ATHLETICS, STUDENT SUPPORT, & ADMINISTRATION	-	514,434	39% (.39)	198,300	1.20	612,800	14,395	80,652	
STUDENT HOUSING	26	418,270	36% (.36)	150,577	1.24	518,655	(-38,098)	(-70,124)	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	23,252	30% (.30)	6,976	.600	13,951			
	31	186,980	40% (.40)	74,792	.750	140,235			
	32	48,000	50% (.50)	24,000	.700	33,600			
	33	116,243	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						

NOTES:

1. 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 (FVP) 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.

2. 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.

3. 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*.

~~4. There is currently no available building footprint or gsf in the Southeast Campus Design Area. Additional density needs to be assessed.~~

5. There is a deficit in available building footprint and gsf in the Student Housing Design Area because the DeNorval Unthank Jr. Residence Hall, completed in 2021, was approved by the Campus Planning Committee with the understanding that Hamilton Hall would be demolished after completion of phase II of the Housing Transformation Project (Walton Hall replacement).

6. The Willamette and Millrace Design Areas are regulated by the North Campus Conditional Use Permit (CUP). For more detail about maximum densities in these design areas, refer to the North Campus CUP.

7. East Campus sub-areas have maximum allowed densities instead of desired maximums. Refer to the *Development Policy for the East Campus Area*.

Southeast Campus Area

Densities

The existing maximum allowed coverage for the Southeast Campus Design area is 25%, which equals about 378,836 sf of total building footprint, with 0 sf available. The proposed maximum allowed coverage for the Southeast Campus Design Area is 44%, which equals about 667,077 sf of total building footprint. The size of this design area is about 1,515,345 sf. Factoring in existing development, this results in 25,399 sf available footprint.

The existing maximum allowed floor area ratio for the Southeast Campus Design Area is 0.42 FAR, which equals about 606,138 gsf of development, with 0 available gsf. The proposed maximum allowed floor area ratio for the Southeast Campus Design Area is 0.81 FAR, which equals about 1,220,353 gsf of development. Factoring in existing development, this results in 451,175 available gsf.

III. Policy 12: Design Special Area Conditions

- A. Update the Southeast Campus special conditions description (pages 155-156). **See attached document for updated description of the Southeast Campus Design Area.**

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.

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 and consideration of a new underground parking garage that is close to core campus functions.

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 this area). Improvements to this area should take advantage of the unique potential to highlight university activities to the public. In addition, there is an opportunity to improve the pedestrian entrances, especially at University Street and at the mid-block pedestrian path. Outdoor lighting should be compatible with adjacent residential uses. The intersections of Agate and University Streets are primary gateways to campus from the south into the heart of campus for pedestrians, bicycles, and private vehicles. Consideration should be given for opportunities to improve these intersections, especially the entrance to campus at the intersection of 18th Avenue and University Street, through use of physical design elements such as formal tree and decorative plantings, signage, wider pedestrian walks, and way-finding elements (E.g. a map station).

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.

Form

This axis is a typical street with sidewalks and curbs. It gets some form from the mature trees along its western edge in Pioneer Memorial Cemetery and from McArthur Court on its eastern edge.

Pathways/Gateways

As a public institution, the university needs to be welcoming and open to the public. The southern end of this axis has a gateway marking the connection between the public and the university. This gateway is made with plantings and pylons. The street is a designated bike path.

Trees/Landscape

The English oaks in front of Esslinger Hall help define the axis. Newer trees in street planters help shade the street. Trees associated with the Pioneer Cemetery help define the axis edge. (Refer to the *Campus Heritage Landscape Plan* and *Survey of Historic Buildings and Landscapes*.)

Opportunities and Constraints

Proposals in this area should preserve and strengthen the University Street Axis, in particular the campus entrance at 18th Avenue. ~~Parking improvements could include the establishment of planting islands such as those near the 18th Avenue intersection; other improvements could include methods to indicate a change of character from a street to a parking lot.~~ Future development must include provisions for pedestrian use of the axis. Development of the axis along the western edge should address cemetery access and safety in coordination with the Pioneer Memorial Cemetery board of directors. ~~Also, take advantage of the opportunity to reestablish the coniferous tree plantings that once defined the eastern boundary of the cemetery. For more information, refer to the *University Street Study* (2001).~~ The adjacent area will include more academic uses with the redevelopment of McArthur Court, ~~and a potential new underground parking garage that is close to core campus functions and replaces parking removed from University Street. Refer to 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.~~

The intent of expanding the open-space framework in the area is to punctuate University Street with a series of engaging outdoor rooms that relate to future proposed new buildings, and create a connection to help reclaim a significant portion of University Street for pedestrians and bicyclists.

New buildings and main entrances should be sited to frame open spaces, and foster pedestrian activity. Reinforce the intersection of 18th Avenue and University Street as a formal southern gateway into the heart of the campus. Refer to 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.

AGATE STREET AXIS: 15TH AVENUE TO 18TH AVENUE

(See description in the Northeast Central Campus--Academics, Student Services, and Housing--Design Area for the Franklin Boulevard to 15th Avenue portion of this axis, page 153.)

Current Use

Agate Street, classified as a minor arterial, is owned by the city and is used heavily by vehicles, pedestrians, and bicycles. Many visitors enter the campus by turning onto Agate Street from Franklin Boulevard. As the only north-south road that transects the campus, Agate Street offers users a more intimate view of the campus than other streets, due in part by the level topography, slower vehicle speeds, frequent stops, and the campus users who walk along and cross the street.

Form

It has a typical street configuration (two lanes of vehicular travel with sidewalks and curbside parking). Much of its form comes from its street trees. Buildings that front the street, such as the Knight Law Center and

Agate Hall, partially form the eastern edge of this space. Hayward Field, along with a row of flags and decorative metal fencing, forms the western edge.

Pathways/Gateways

The intersection of this axis with 15th Avenue forms an entrance and gateway to the campus that lies both east and west of the intersection. This gateway is well defined on the west by Powell Plaza and the Hayward Field tower, and on the east by the [Phase I DeNorval Unthank Jr. Residence Hall building curb extension bump-out](#). The 15th Avenue Axis, especially the northern sidewalk, is an important pedestrian crossing to the East Campus Area. Also, the 15th Avenue Axis is an important bicycle crossing, since 15th Avenue is a designated university and city bicycle route. The public frequents this area of Agate Street for events at Hayward Field.

The southern end of this axis, at the intersection of Agate Street and 18th Avenue, is the point at which many encounter the university for the first time. As such, it is a primary gateway to those traveling from the south and is shared with bicycles, pedestrians, and private vehicles. Consideration should be given to enhancing this gateway to be a welcoming entrance into campus. The mid-block east-west pedestrian pathway between 15th and 18th Avenues is an important connector between Agate and University Streets.

Trees/Landscape

The eastern edge of the Agate Street Axis has the character of a typical tree-lined street. It is partially lined in a formal arrangement with large-canopy deciduous trees consisting mostly of American sweetgums and Scarlet oaks. The western edge is lined with a combination of street trees including Oaks, Ash, and Ponderosa Pine.

Opportunities and Constraints

Proposals in this area should preserve and strengthen the Agate Street Axis and highlight the importance of the intersection of 15th Avenue and Agate Street. Further enhancement of the axis through buildings and tree canopy is desirable to improve the appearance, to help connect the East Campus Design Area to the center of campus, and to shade the street surface. Refer to the *2003 Development Policy for the East Campus Area* for additional information. An opportunity to mark the beginning of the campus with a gateway element exists at or near the intersection of 18th Avenue and Agate Street.

It is important to maintain the mid-block east-west pedestrian pathway adjacent to the south side of Hayward Field, from Agate Street to University Street, as it is the only way to pass through this large super block.

[Encourage solutions to keep it open, particularly when there are no events \(E.g work with Athletics\).](#)

Opportunity exists to enhance the connection to and view into the Agate to Columbia Axis. This Axis is located mid-block to the east and is an important connection to the East Campus Green. Additionally, establishing a future east-west open space should be explored when the open-space framework is established for the area south of 17th Avenue. (*Refer to the Framework Vision Project (FVP), the 2003 Development Policy for the East Campus Area and the East Campus Open Space Framework Study for more details*).

Opportunities to work with the city to further enhance the bike crossing at the Agate Street and 15th Avenue intersection should be considered. With the improvements of Hayward Field and Powell Plaza, the left turn lane at 15th and Agate was removed, as the only vehicular traffic to the 15th Avenue Axis is service and authorized vehicles. The university and City of Eugene partnered together to install painted crosswalks at this critical intersection, which connects Powell Plaza to the northeast curb extension bump-out on the east side of Agate Street.