

UNIVERSITY OF OREGON

# RECREATION FIELD LOCATION OPTIONS STUDY

Level One Evaluation

## LEVEL ONE EVALUATION DESCRIPTION

The Level One evaluation is 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 further evaluated.

## LEVEL 1 EVALUATION CRITERIA

**1. Size:** Multi-use fields must accommodate a variety of activities.

Minimum Field Size: 200' x 360'

Field Size: 270' x 360'

Single, isolated fields are not practical for programming or maintenance. Off campus sites must accommodate 2 or more fields to meet programming needs.

**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 to ensure transportation options to students and staff. Travel times are estimated originating from the University of Oregon student recreation center. Sites on campus are considered accessible.

- A. Be accessible by bike in 20 minutes or less
- B. Be accessible by car/shuttle in 25 minutes or less
- C. Be accessible by public transportation in 25 minutes or less



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

This evaluation is intended to provide a general sense of considerations for potential sites. If there is a future site selection for a recreation field project additional due diligence should be performed.






## FIELD LOCATION OPTIONS STUDY - CAMPUS SITES

- A - UO PLC Parking Lot
- B - UO Tennis Courts
- C - East Campus 1
- D - East Campus 2
- E - Romania Site
- F - UO CPM Area
- G - UO South Bank
- H - Autzen Stadium Complex
- I - UO Police Department

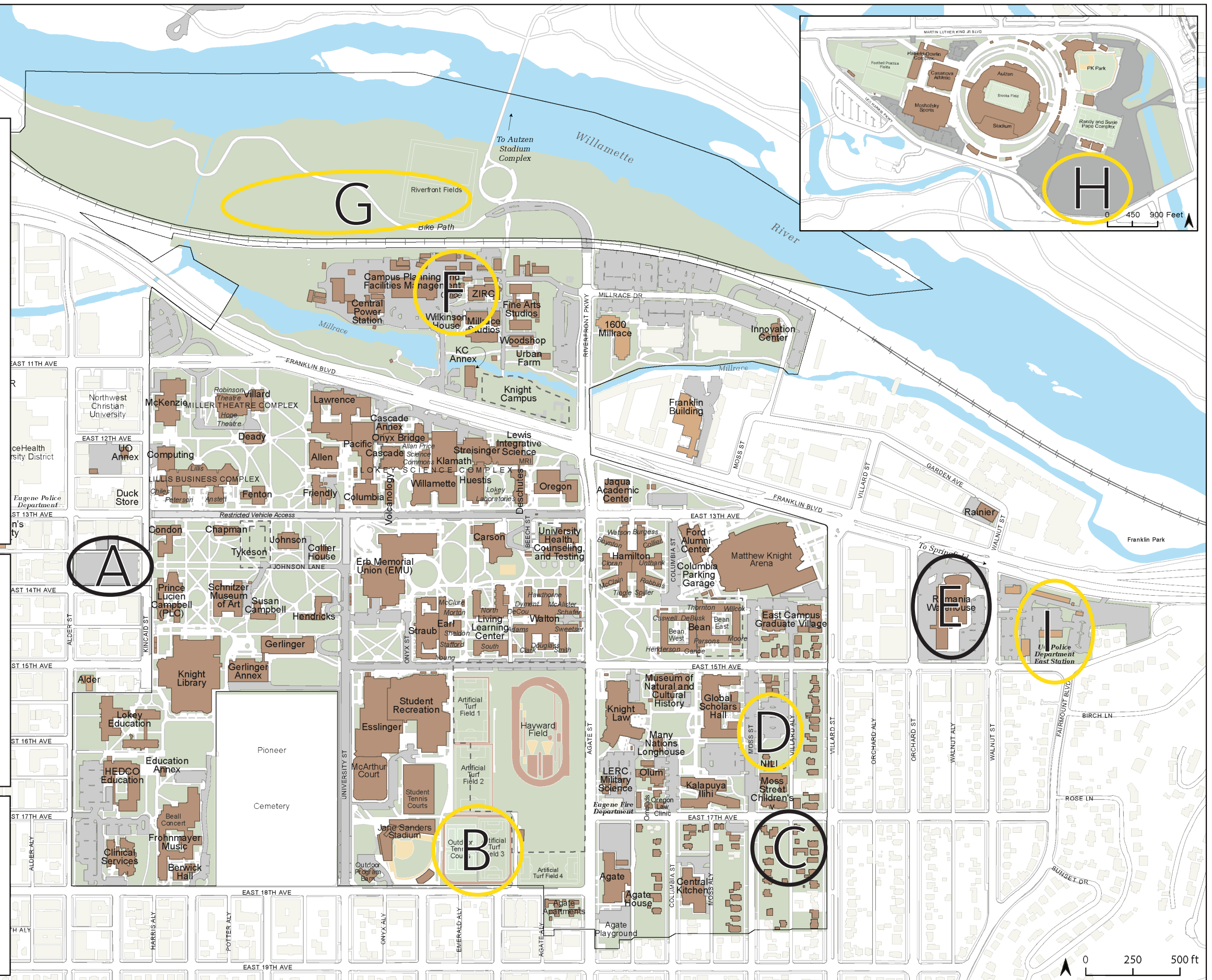
## LEGEND

-  Site meets Level 1 criteria
-  Site does not meet Level 1 criteria

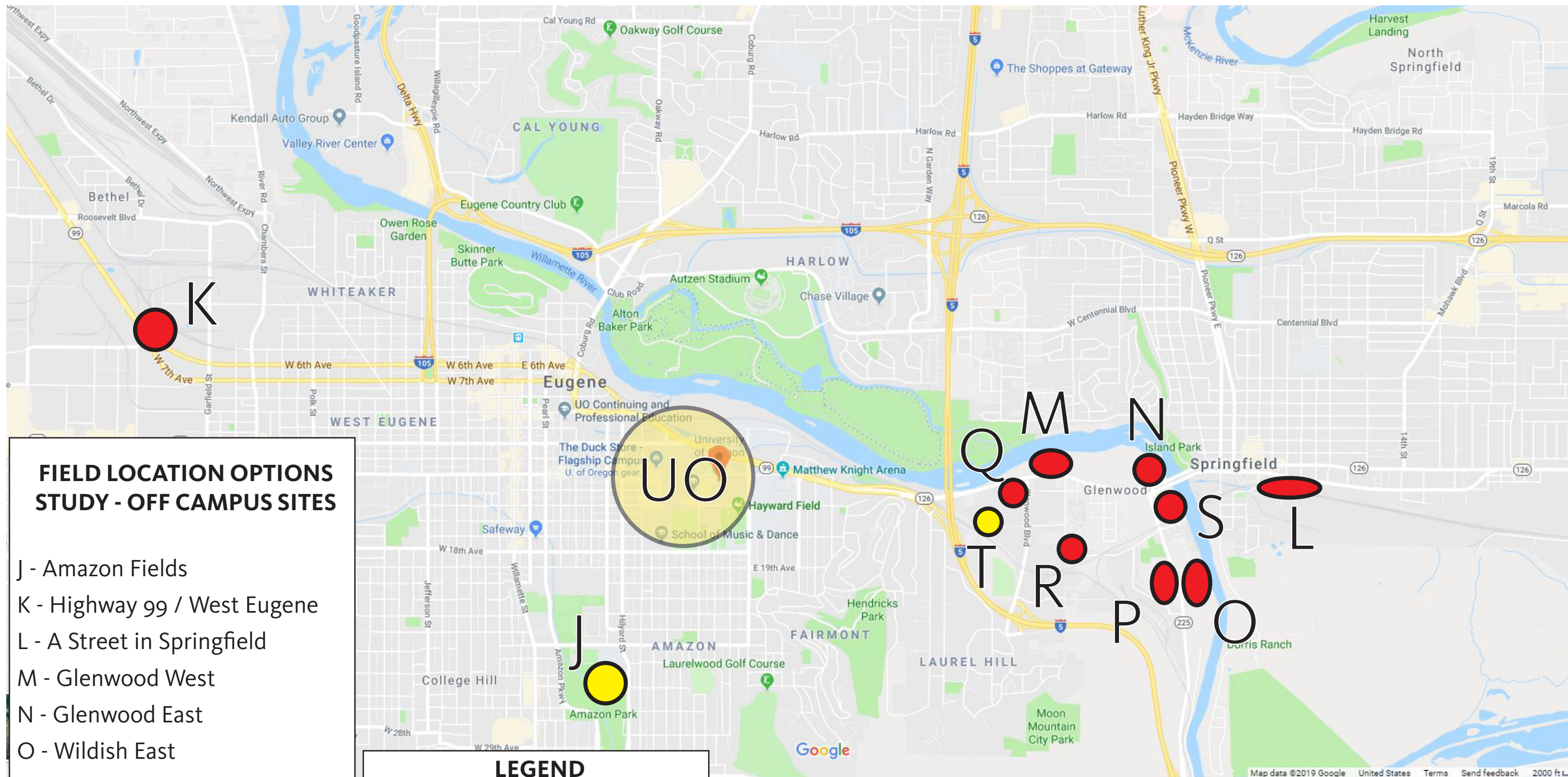
UNIVERSITY OF OREGON  
Campus Planning  
Campus Planning and Facilities Management  
[www.uoregon.edu](http://www.uoregon.edu)

-  UO Owned Primary Buildings
-  UO Owned Houses
-  UO Leased Buildings
-  Non-Campus Buildings
-  UO Parking and Owned Streets
-  UO Owned or Occupied Land
-  Construction Sites

Map created by UO Campus Planning, November 2018  
Source: UO Campus GIS and Mapping

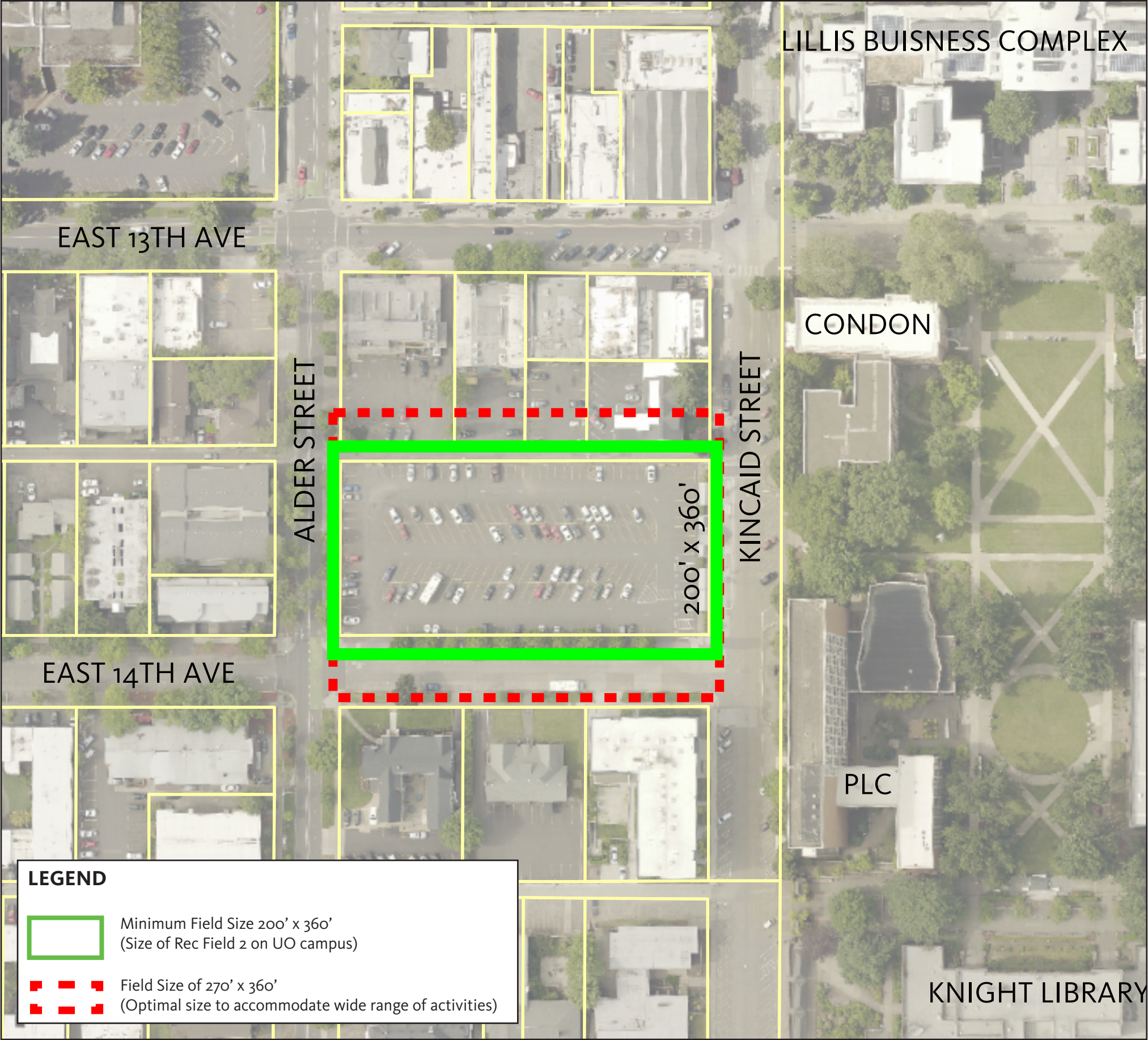








# SITE A: UO PLC PARKING LOT



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

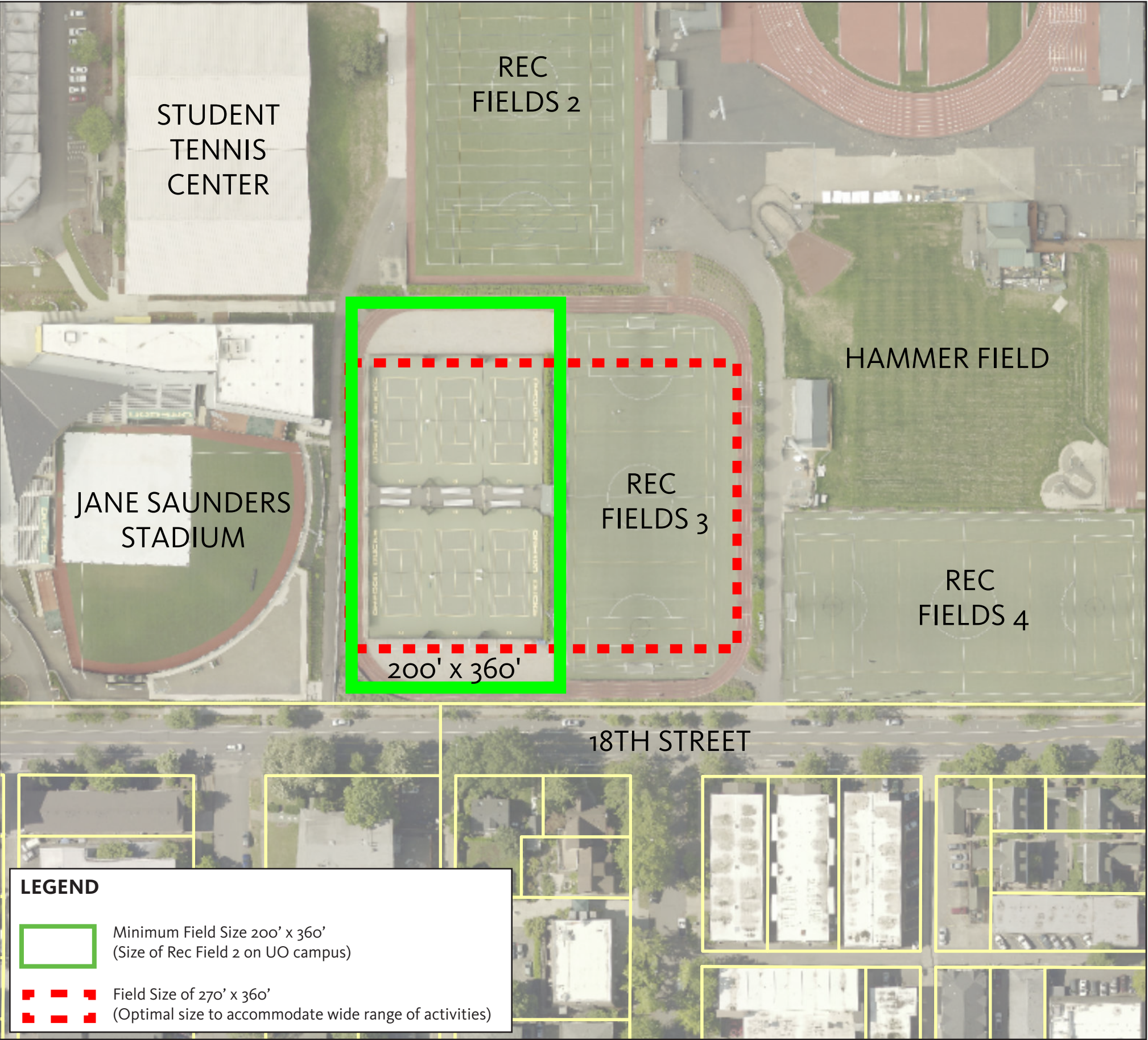
KEY FINDINGS

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		<div></div>	<div></div>



# 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	■	■	■



# 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.

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



# 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 parkings 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

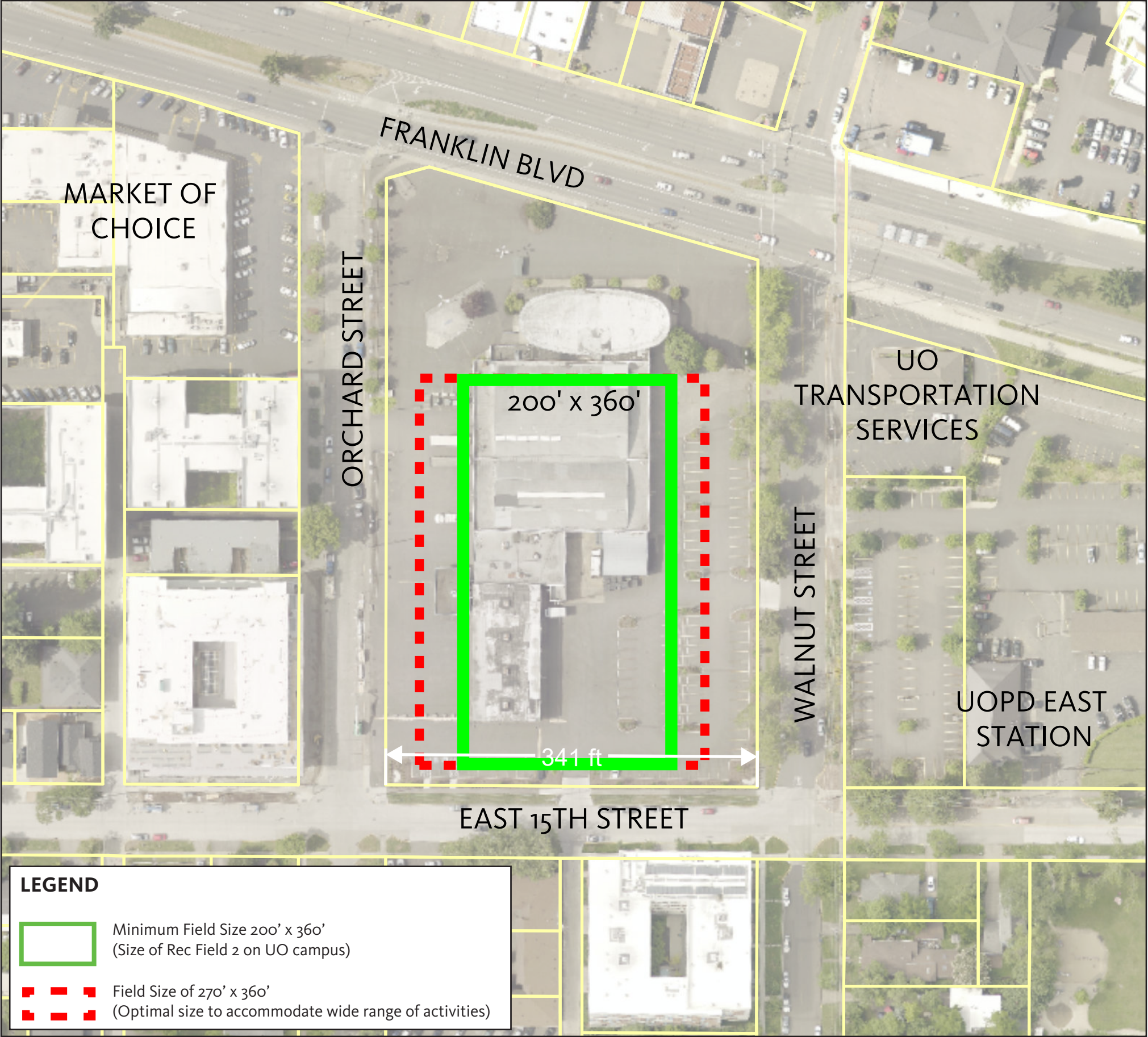
## KEY FINDINGS

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.

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



# 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

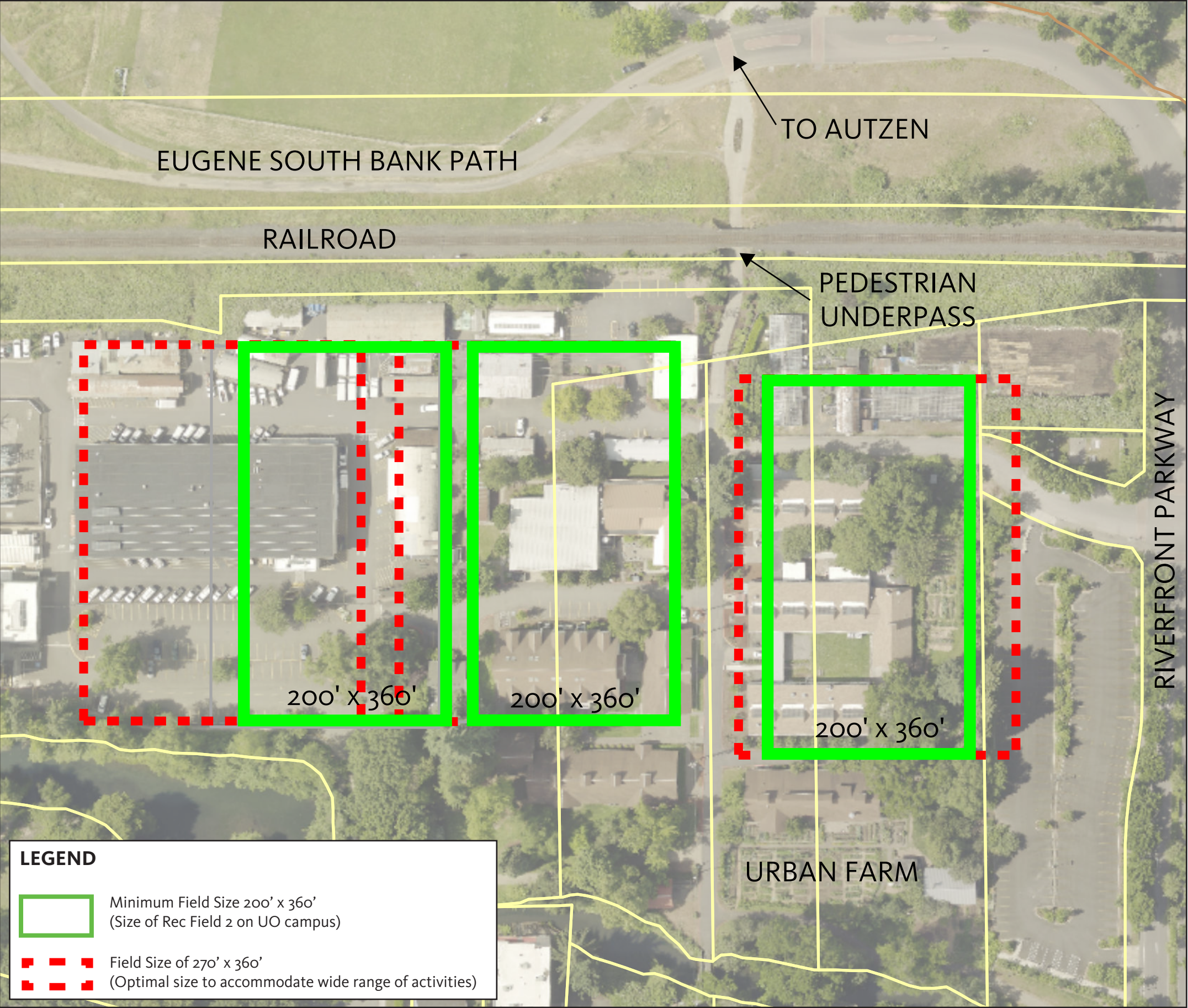
## KEY FINDINGS

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.

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



# 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

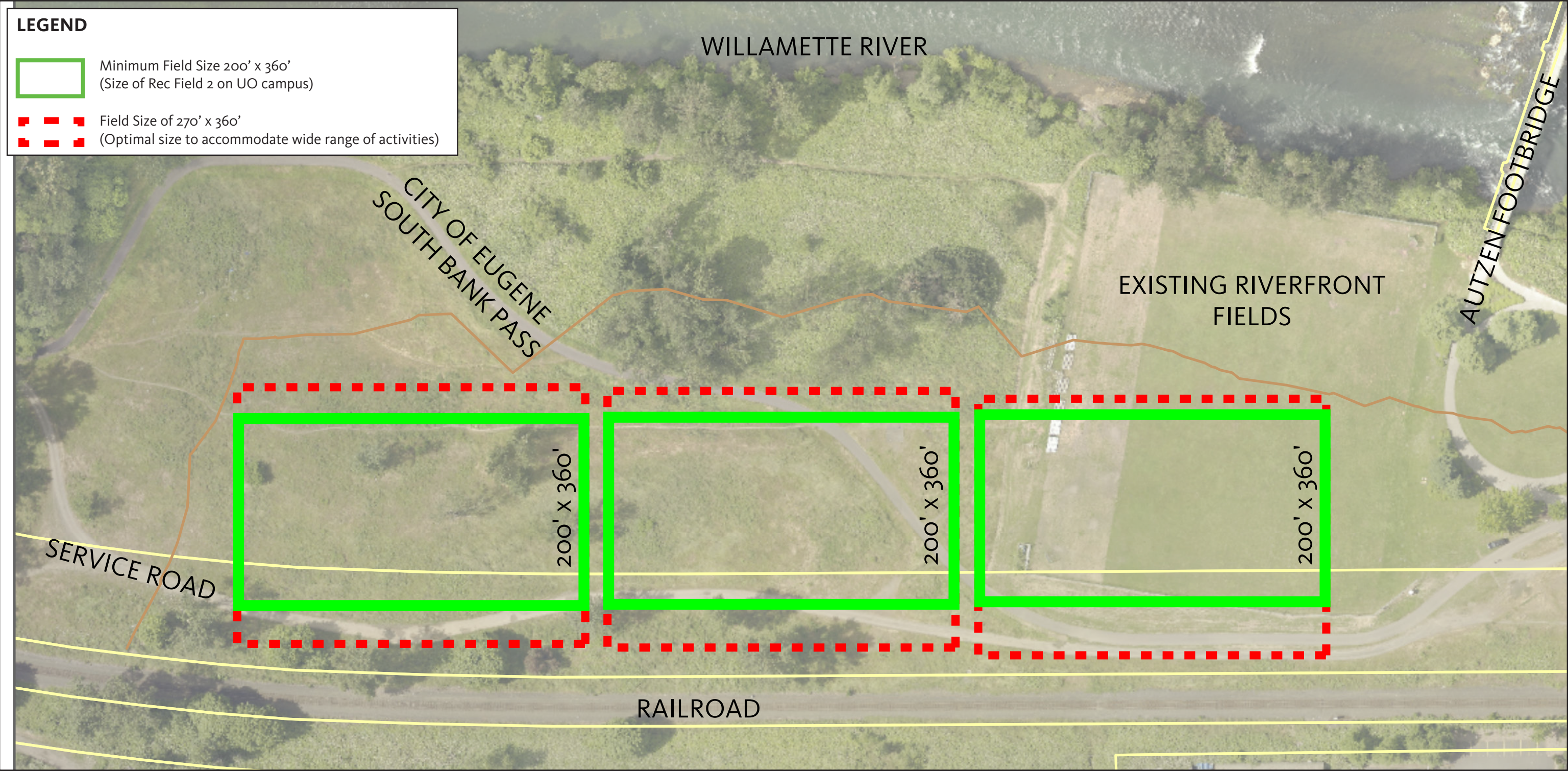
## KEY FINDINGS

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

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



# SITE G: UO SOUTH BANK



## GENERAL SITE INFORMATION

**Owner:**  
University of Oregon

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

**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

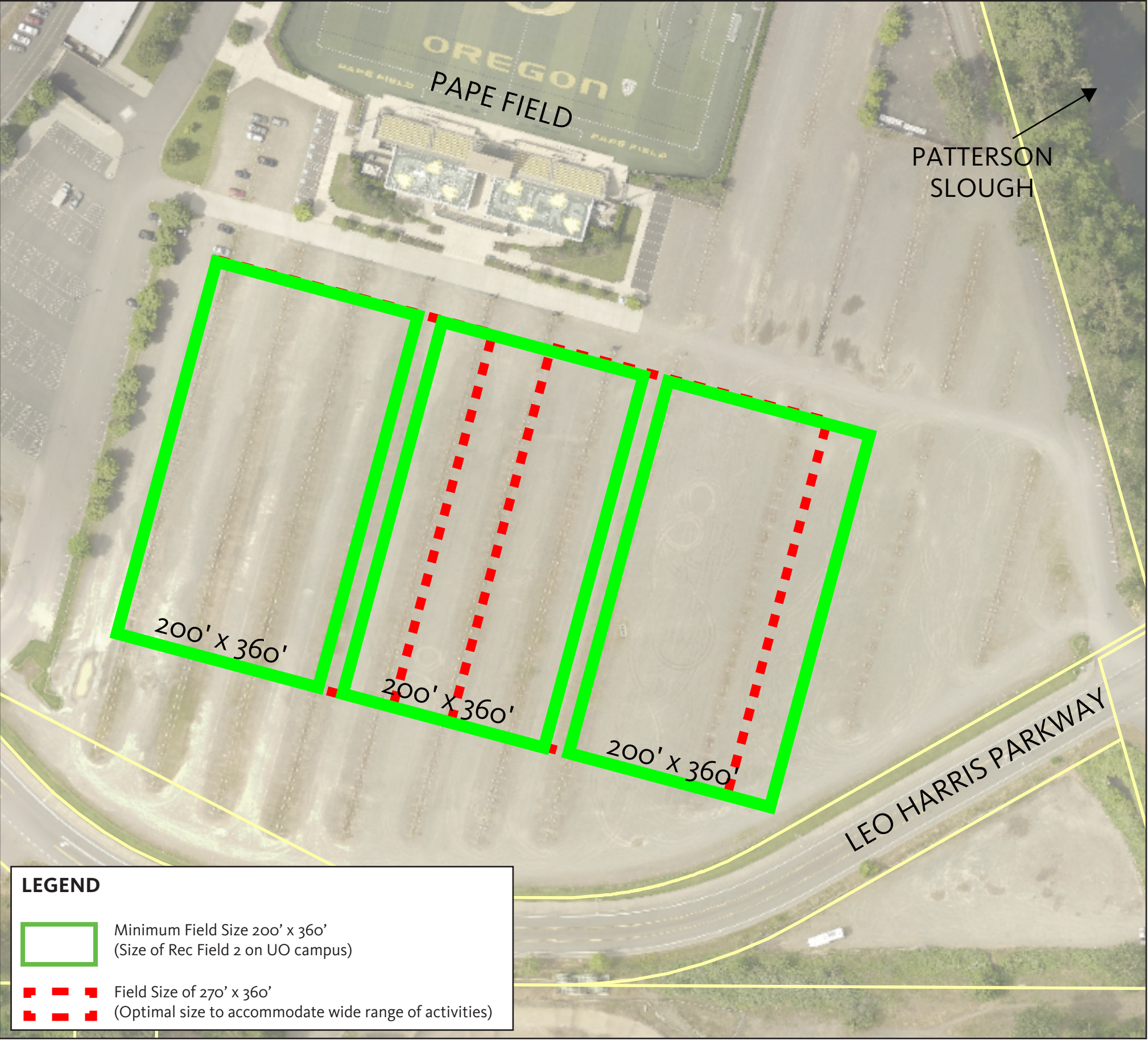
## KEY FINDINGS

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

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



# 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, 2021) will require relocation of EWEB's Easement Parcel and water transmission main
  - The university would need to identify replacement parking withing 1000 feet of the site

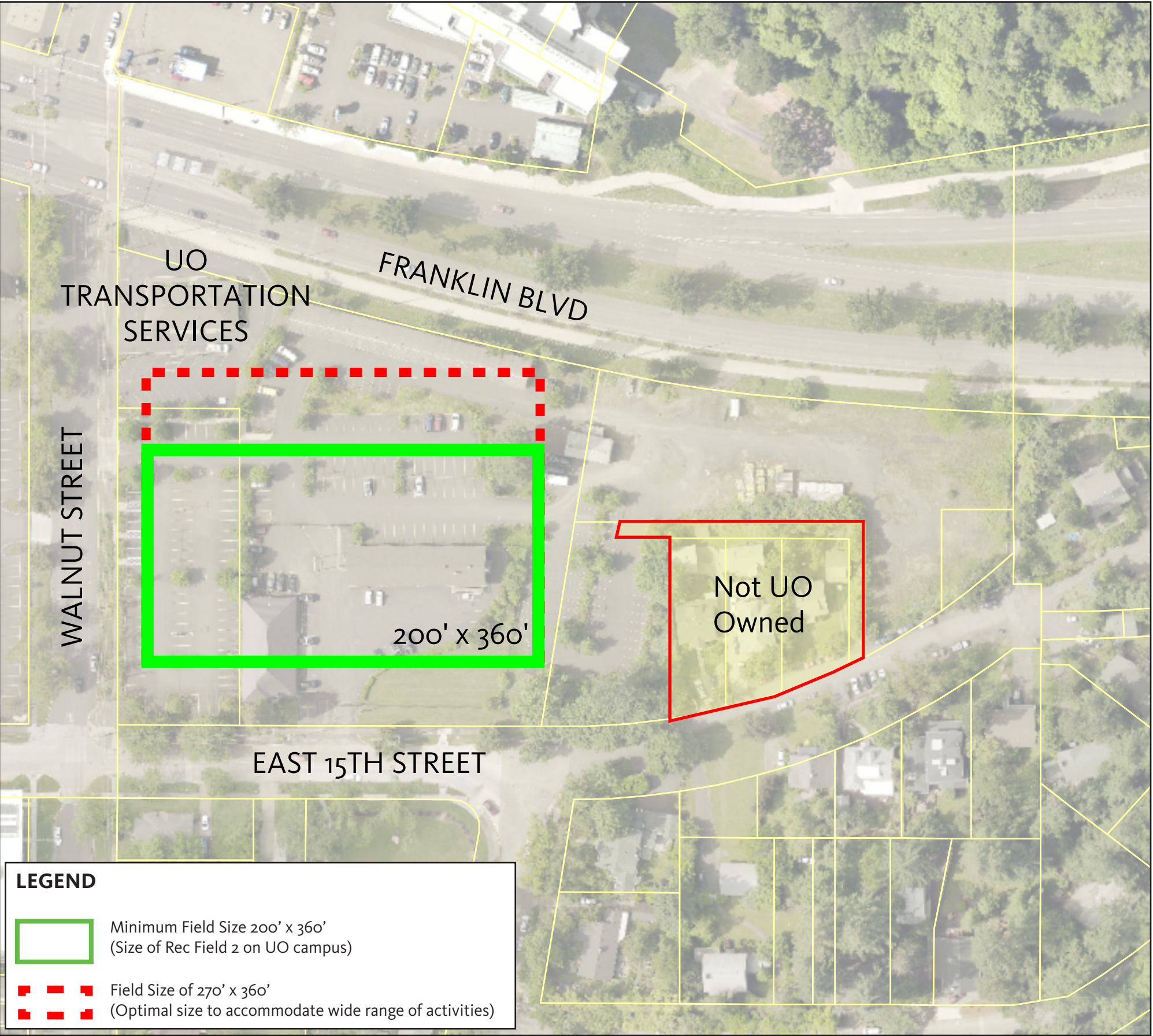
## KEY FINDINGS

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

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



# 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  
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

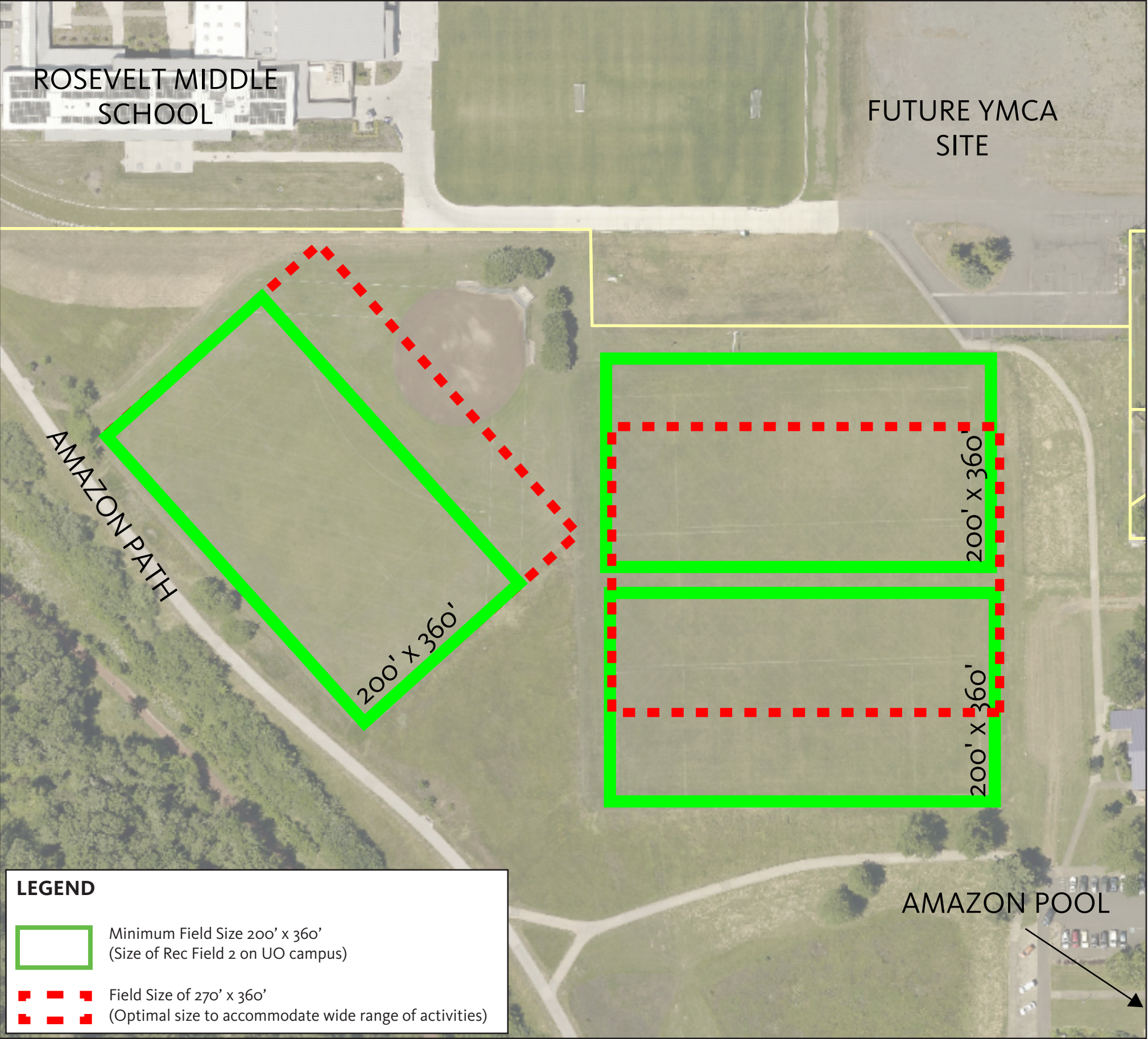
## KEY FINDINGS

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	■	■	■



# 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.

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



# 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.

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



# 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.

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



# 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.

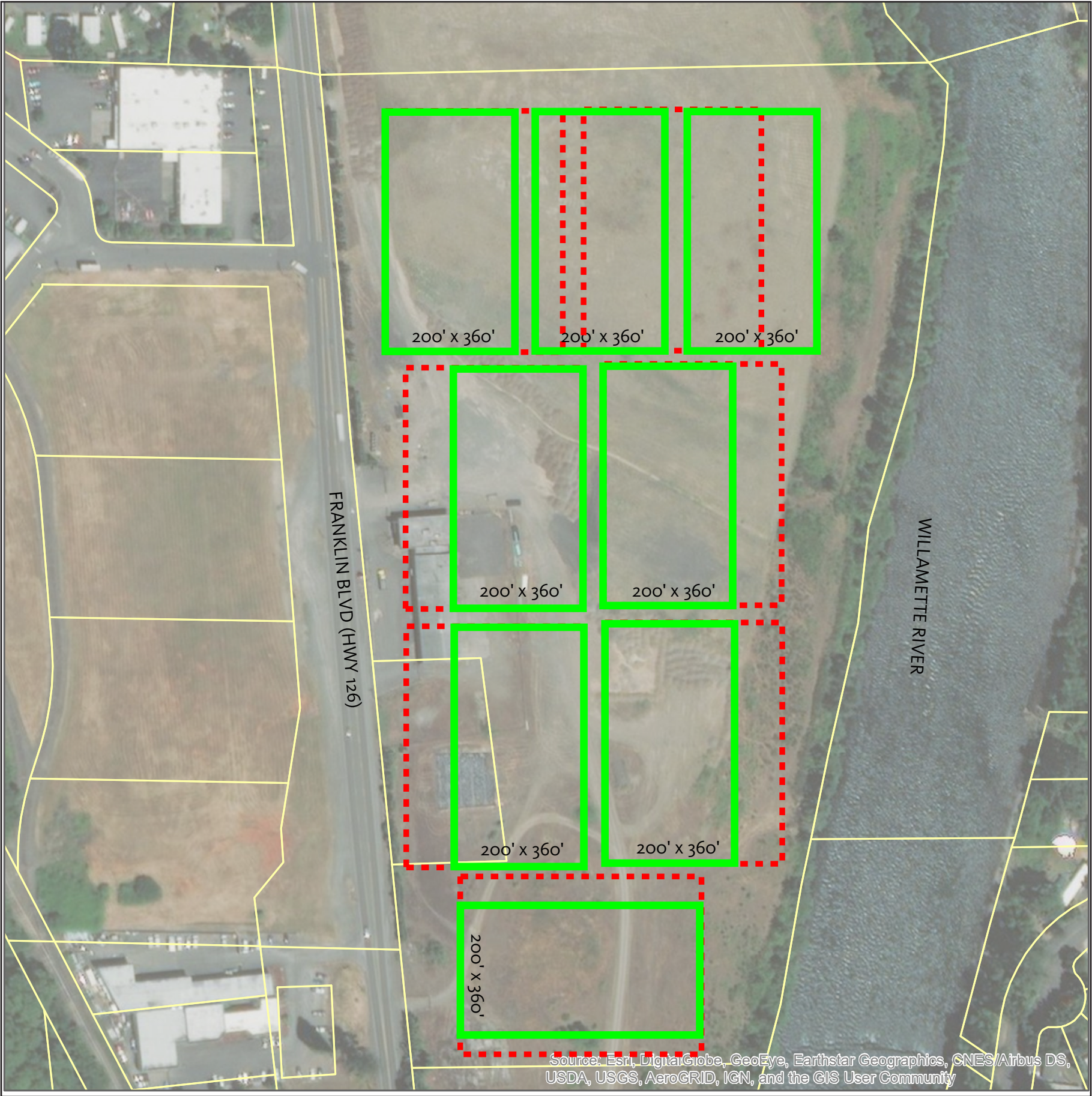
## KEY FINDINGS

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

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



# 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.

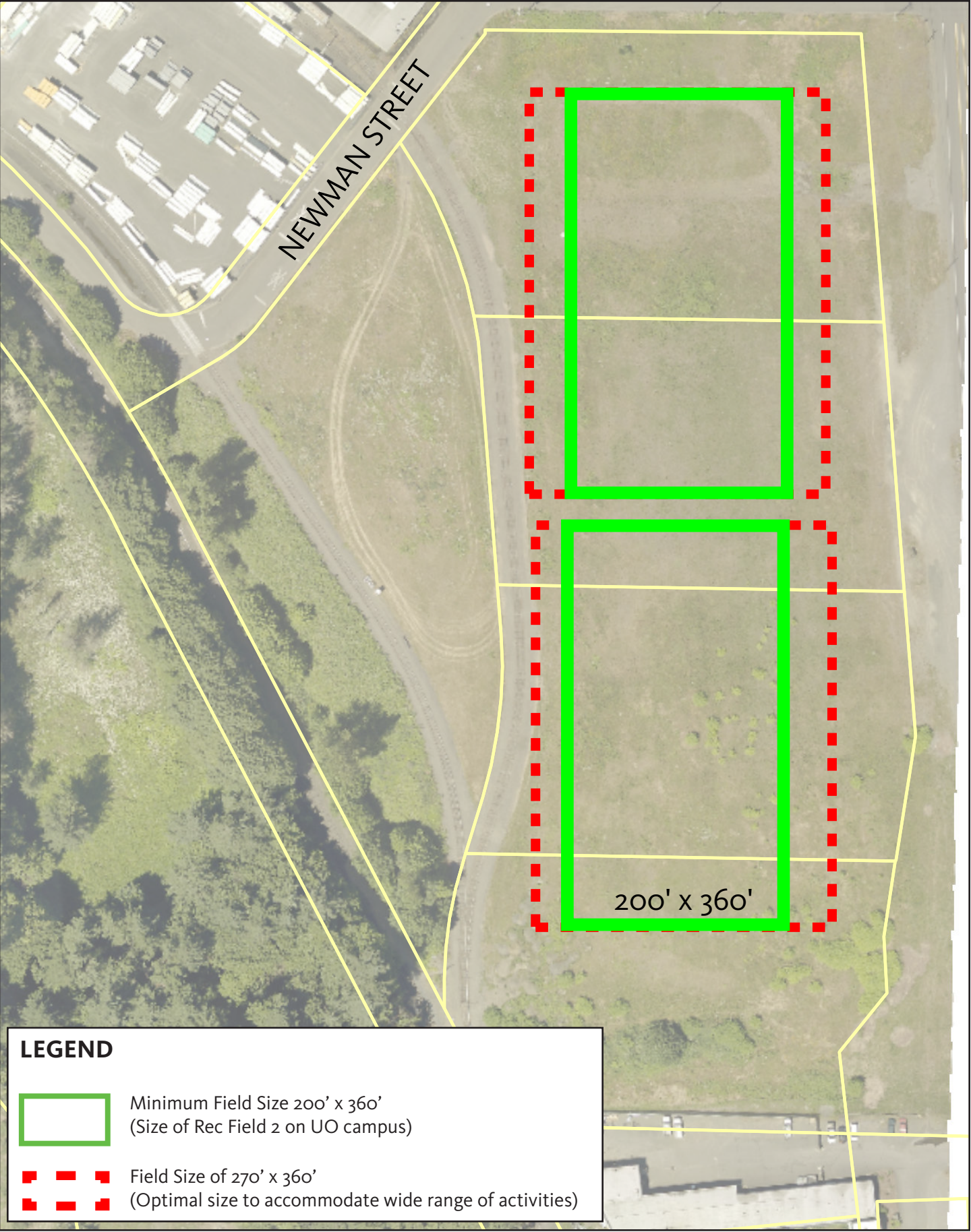
### LEGEND

-  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			



# 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.

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



# 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.

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



# 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.

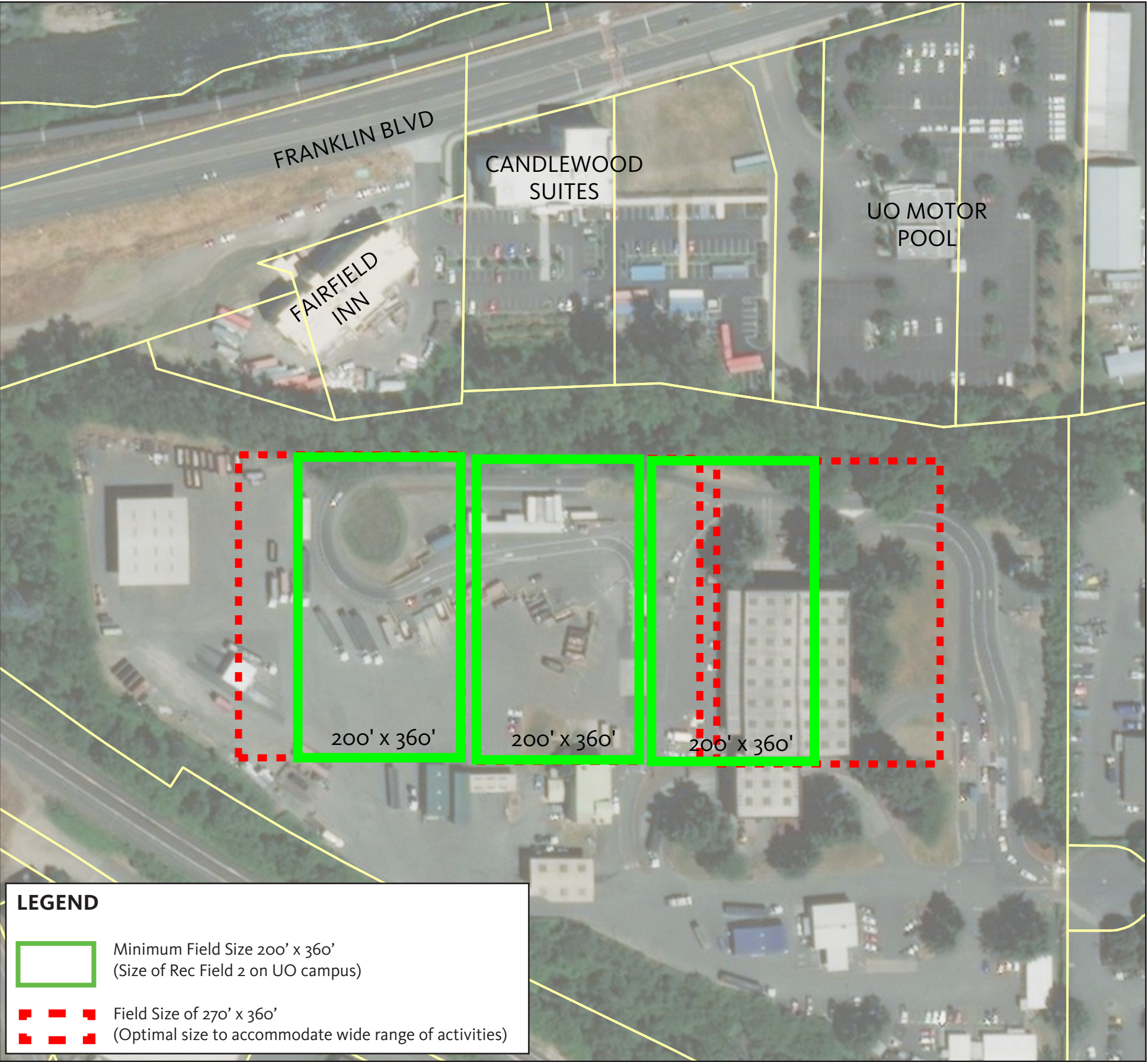
## KEY FINDINGS

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

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



# 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.

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



# LEVEL 1 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.