

September 25, 2020

MEMORANDUM

To: Campus Planning Committee  
From: Liz Thorstenson, Campus Planning  
Campus Planning and Facilities Management (CPFM)  
Subject: Campus Planning Committee Meeting, October 2, 2020

The next meeting of the 2019-20 Campus Planning Committee (CPC) will be held on Friday, October 2, 2020 from 10am - 12pm in Zoom.

All meetings are open to the public.

**REMOTE MEETING**

This will be a remote meeting in real-time using the Zoom app on your own device. *Please note that while previous remote CPC meetings used the Microsoft Teams app, this meeting will be held using Zoom.* There is also an option to join on a browser for those who do not have the Zoom app. This meeting will be recorded for record keeping purposes. To join the meeting, please click on the following link:

<https://uoregon.zoom.us/j/99662535358?pwd=WE4zUWhBc3dtUnllNmMoNm5nU3VBQT09>

Meeting ID: 996 6253 5358

Passcode: 767828

**Agenda:**

**1. Campus Plan Amendment: North of Franklin Boulevard – Preliminary Proposal Review**

Background: The purpose of this agenda item is to review the preliminary proposal amending the *Campus Plan* to incorporate the university's land north of Franklin Boulevard. This incorporation serves to guide essential future campus development and connect people to the Willamette River based on *Campus Plan* principles. The

amendment will be consistent with the new Conditional Use Permit (2018), which was designed to accommodate the university's long-term potential needs.

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 much of the university's land north of Franklin Boulevard is not incorporated into the Campus Plan because it was previously reserved for the purposes of a research park (the subject of a City of Eugene Conditional Use Permit that expired in 2012) and some of the land has only been recently acquired by the university.

This amendment will establish a framework of designated open spaces and major campus pathways, establish building density guidelines, and identify development opportunities and constraints. This is the fourth in a series of CPC meetings that will discuss this Campus Plan amendment.

This Campus Plan amendment is part of a multi-year, multi-step planning process led by the Office of Campus Planning for university land north of Franklin Boulevard. Previous steps have included the Framework Vision Project (2014-16), the North Campus Conditional Use Permit Project (2016-18), and the Recreation Field Location Options Study (2018-19), all of which have included extensive public outreach and CPC input. On November 28, 2017, the CPC agreed with ten members in favor and one opposed to recommend to the president the North Campus Conditional Use Permit be approved as a land use application to submit to the City of Eugene, with the understanding that a Campus Plan amendment for this area of campus would come back to the CPC for further discussion. The City of Eugene approved the North Campus Conditional Use Permit on October 21, 2018.

The CPC held three previous meetings for the Campus Plan Amendment North of Franklin Boulevard on February 18, 2020, March 6, 2020, and May 29, 2020. The following are previous comments, questions, and clarifications from the most recent May 29, 2020 meeting:

Aaron Olsen, Campus Planning representative, provided a process update, an overview of land use planning history, and described the new proposed "Natural Area" language. Also presented were updates to the proposed open-space framework.

### Overview of land use planning history

The following is a summary of questions and comments from committee members:

- Thank you for the great overview.
- The Framework Vision Project (FVP) did not include any studies of a natural area north of the railroad tracks. Playing fields seem to be only briefly studied, with no mention of artificial turf.
- The FVP was based on a needs assessment as well as input from the Space Advisory Group. All space needs, including fields, were discussed as part of the FVP.
- Are the results of the playing field study available?
- There is an important need for fields, and field use would fit much better in the location than buildings.
- Further explore and discuss technological improvements with current artificial field materials, where there has been tremendous improvement, to see how we can meet the needs and address concerns of all. Artificial turf, instead of grass, reduces the amount of space needed for playing fields.
- As plans develop, there will be time for more discussion and study regarding whether the fields should be natural grass or synthetic turf. Lighting would be needed to accommodate use after dark.

The following is a summary of comments from guests:

- Representation of academic use in the area north of the tracks is important. Many students use this space as an outdoor classroom and it is important to take this function into account.

In response to questions and comments from committee members, Olsen provided the following clarifications:

- The playing field study is available on the campus planning website: <https://cpfm.uoregon.edu/recreation-field-location-options-study>. The study identifies initial considerations for each site to accommodate recreation fields, however, it was not a site selection process.
- The Conditional Use Permit (CUP) allows for recreation fields; however, it does not specify or require a specific material. A future project will need to consider field materials and will be reviewed by the CPC.

- The land use summary and history is not necessarily comprehensive but intended to provide a better understanding of the history of this part of campus.

#### New proposed “Natural Area” and Open-space updates

The following is a summary of questions and comments from committee members:

- The idea of a fifth type of open space and the idea of Natural Areas is supported. It can work well in conjunction with an area set aside for playing fields.
- This is a great response to a prior CPC request.
- The description of the Natural Area is supported and the wording is good. This leaves open what area is considered a Natural Area. Expanding the identified Natural Area open space is supported, relying upon consultation from experts to better define the appropriate size. The university should capitalize and take advantage of such an area for research, education, outreach, and public enjoyment. This can be seen in places such as the University of California at Santa Barbara (UCSB) Cheadle Center for Biodiversity and Ecological Restoration: <https://www.ccber.ucsb.edu/>
- Support the proposed Natural Area language; could see this space as a programmed element.
- How many acres are designated in the Conditional Use Permit (CUP) (and this draft map) as Natural Area or open space (red lines, and including 200’ setback) and how much is either future playing fields or buildings? Could these details be provided for both north of and south of the railroad tracks?
- Be sure to consider adjacent land uses when thinking about future uses. Adjacent to North Campus, there are big changes with the EWEB site and existing large natural areas north of the river.
- Remember that rivers move around – where the river is now has changed throughout history. The area has long been disturbed, for example, with the history of gravel mining.
- There are other examples of substantially disturbed lands converted to natural areas, for example, Delta Ponds.
- Regarding the suggested word change of “should” to an absolute “will,” this can be problematic. Be careful when locking in words as you could prevent others from doing what you really want in the future, even though your

intention was to try and lock it in. It can go both ways, you can experience situations where absolutes do not result in the original expectations and lead to a worse situation because it leaves no room for discussion and consideration of options.

The following is a summary of comments from guests:

- It would be good to have Natural Areas in central campus as well.
- Currently the grassy area north of the tracks is largely natural. Why are we only considering the riverfront?
- Good wording on the Natural Area.
- Regarding the request to consult with experts, Campus Planning invited UO ecologists regarding what could be done to improve ecology as part of prior efforts. For example, some suggested restoring the grassy area to oak savannah, enhancing the campus as a green campus. This grassy area (currently outside the open space boundary) should be considered.
- Consider a suggested change of the word “should” to “will”, or “will prioritize,” related to native plants and adjacent development.
- “Will be prioritized” still allows exceptions but makes a stronger stand. This also allows flexibility for other options (add examples if helpful). Allow the possibility to add specimens.
- Native plants in general should be prioritized, whether or not they are endangered or threatened.

In response to questions and comments from committee members, Olsen provided the following clarifications:

- Regarding the word change from “should” to “will”, the focus on “should” was intentional for plantings. The goal is to leave open the ability to respond to planting needs when considering campus as an arboretum, for urban agriculture, and for educational needs.
- Additional project history will be posted on the project website: <https://cpfm.uoregon.edu/campus-plan-amendment>
- CPC may need to break into a sub-committee to resolve some of the exact wording for the specific amendment language that is presented next fall.

Timeline / Process

The following is a summary of questions and comments from committee members:

- How many meetings do we anticipate in Fall 2020?

In response to questions and comments from committee members, Olsen provided the following clarifications:

- Three future CPC meetings are planned for Fall 2020 as per the mailing, with the last meeting being an action item. This is flexible and more meetings can be scheduled as needed.

Please refer to the attached background materials for more information. For additional information, please refer to prior CPC meeting records regarding this agenda item, located here:

[https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/record\\_02\\_18\\_20.pdf](https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/record_02_18_20.pdf)

[https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/record\\_03\\_06\\_20.pdf](https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/record_03_06_20.pdf)

[https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/record\\_05\\_29\\_20\\_0.pdf](https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/record_05_29_20_0.pdf)

Previous CPC Meetings 1-3 presentation materials are available at:

<https://cpfm.uoregon.edu/campus-plan-amendment>

Previous CPC Open House materials are available at:

[https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/campus\\_plan\\_amendment\\_-\\_open\\_house.pdf](https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/campus_plan_amendment_-_open_house.pdf)

Also, please review relevant Campus Plan principles and patterns, in particular:

- Principle 2: Open-space Framework
- Principle 3: Densities
- Principle 10: Sustainable Development
- Principle 12: Design Area Special Conditions

Action: No formal action is requested.

Please contact this office if you have questions.