UNIVERSITY OF OREGON
SOFTBALL FIELD SITING STUDY

SEPTEMBER 2014

ACKNOWLEDGEMENTS

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CAMERON McCARTHY

OREGON

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EXECUTIVE SUMMARY

The intent of this Siting Study is to identify a comprehensive listing of factors for the project Advisory Group to consider as it makes recommendations about whether a proposed use is a good fit for a particular site.

For some time the university's Department of Intercollegiate Athletics has desired to replace or significantly renovate its existing softball stadium located at Howe Field. An opportunity to do so has arisen in the form of a generous gift large enough to allow the project planning to begin. Athletics would like to proceed as soon as possible not only to take advantage of improvements the new competition and practice facility would bring, but also to honor the wishes of the donor who would like to see the facility completed in his lifetime.

This study includes eleven potential sites identified by the university for a 1,500-seat softball stadium and associated amenities. The accompanying evaluation matrix records the Advisory Group's rating of these sites, and highlights the site (Howe Field, Site I) identified for further assessment through an area plan study.

One of the 11 sites, the Masonic Lodge (Site A), is not for sale and was deemed not to be feasible. Two of the sites, the Science Factory Parking Lot (Site B) and the Alton Baker/BMX site (Site D), were determined to not be feasible primarily because they were not considered surplus by the City of Eugene and were in city parks. In the case of the BMX site, existing land use agreements or plans prevented its use. For either City-owned site, executing other agreements would delay the project far beyond the time needed to develop other sites under consideration.

One site, Autzen Stadium Parking Lot (Site C), was determined not to be feasible because of the cost to develop it and the ongoing loss of revenue make it financially less attractive than other sites.

Two sites in Glenwood (Sites J and K) were determined not to be feasible because the time needed to obtain land-use approvals was far beyond the time needed for other sites.

The South Bank (Site E) and North Campus (Site F) sites were determined not to be feasible because the time needed to obtain land-use approval was far beyond the time needed for the other sites.

Two sites, the Former Romania Dealership (Site G) and Walnut Station (Site H), are listed for other uses in the Space Needs Plan, and the Advisory Group indicated these other needs are more important than the softball stadium. The cost to develop the softball stadium at these sites was also more than other sites under consideration.

EVALUATION MATRIX: SOFTBALL

SITE	CRITERIA CLUSTERS			
	I. Feasibility of Development	II. Campus Planning Framework	III. Space Needs Plan	IV. User Needs: Program & Facility Elements
A: Masonic Lodge	▬	N/A	●	●
B. Science Factory Parking Lot	N/A	N/A	N/A	N/A
C. Autzen Lot	▬	O	●	O
D. Alton Baker/BMX	N/A	N/A	N/A	N/A
E. South Bank	▬	O	●	O
F. North Campus	▬	O	▬	O
G. Former Romania Dealership	O	O	▬	O
H. Walnut Station	O	O	▬	O
I. Howe Field	●	O[1]	●	●
J. Glenwood West	▬	N/A	●	▬
K. Glenwood East	▬	N/A	●	▬

● = Fully Meets Criteria; O = Somewhat Meets Criteria; ▬ = Very Little or Nothing About the Site is Consistent with the Criteria;
N/A = Not Applicable

[1] *Exceeds current Campus Plan density standards for this design area; will need to be reviewed by the Campus Planning Committee for possible amendment.*

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APPENDICES

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APPROACH

METHODOLOGY

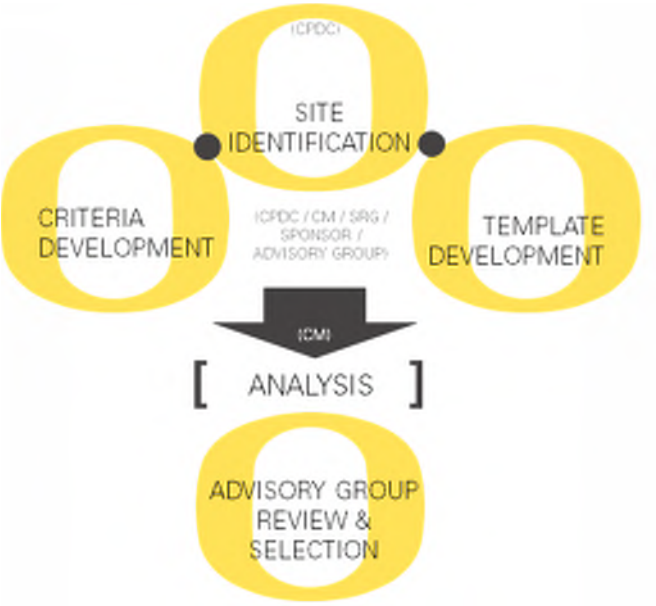
The process used to analyze potential sites for a new softball stadium included numerous participants and methods of analysis. This page captures that process.

TEMPLATE DEVELOPMENT

The development of a template included understanding the project's conceptual program for the stadium, its spatial requirements, and developing a diagrammatic footprint. To accomplish these outcomes, the consultant team met with Athletics to acquire information on the programmatic needs of the new facility (see Appendix 1 for meeting outcomes). A template was developed by SRG Architects based on this information. Information on the templates used is described in the following section, Analysis Tools and the space program is included in Appendix 2. With assistance from ArcGIS and AutoCAD, the template was overlaid on high resolution aerial imagery to examine the feasibility of the facility's space requirements on each site. SRG and Cameron McCarthy worked collaboratively to locate the field on the site as to avoid potential conflicts that would delay the project or increase its cost. The facility's relationship to adjacencies and opportunities for enhancing its iconic presence were also considered. Draft versions of field orientations were reviewed by both Campus Planning, Design, and Construction (CPDC) and Athletics (the Project Sponsor).

CRITERIA DEVELOPMENT

Cameron McCarthy developed criteria to provide standards by which multiple sites could be compared and ranked by those involved in the selection process. Both CPDC and Athletics played integral roles in the development of these standards. Input was also provided by consultants working on this project to assure that optimal design and critical land use concerns were considered. All parties were provided opportunities to critique and edit the draft criteria prior to completion of the analysis. The resulting list of



criteria are discussed in the following section, Analysis Tools.

SITE ANALYSIS

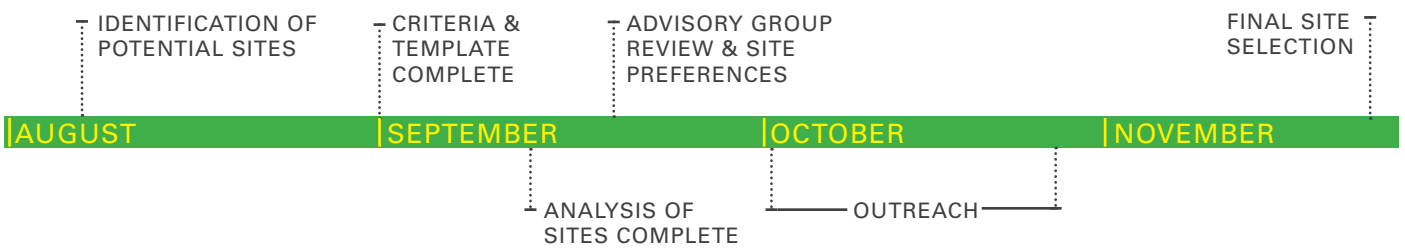
Once developed, the criteria and template were applied to each of the sites identified for analysis. Consultants used currently available information (including relevant planning documents, land use code, and GIS data) to obtain as much information as possible for each of the criteria. A summary of research findings is included in the Site Analysis Section of this document.

ADVISORY GROUP RECOMMENDATION

The analysis in this document was provided to the Advisory Group , was tasked with reviewing all potential sites and recommending 2 to 3 sites for selection.

NEXT STEPS:

Following a comment session and outreach phase, the Advisory Group, the UO Space Advisory Committee, the Campus Planning Committee, and Vision consultants will review the Advisory Group's recommendations and provide comments and recommendations for selection to the University President. The UO President will make the final site selection.



ANALYSIS TOOLS

TEMPLATE

Athletics' vision for a future softball field and stadium is based on local knowledge of current deficiencies at Howe Field, research on fields at comparable Universities, and NCAA requirements for hosting Division 1 regional and super regional tournaments. The template developed and used for this study was based on this vision. It includes accommodations for the following amenities:

- Seating capacity for 1,500 people;
- Indoor practice building, including adequate space for batting cages, pitching cages, and multipurpose spaces;
- A team building, including home locker rooms, meeting and film room, offices, and satellite Medical Facility; and
- 2 Bullpens.

These facilities accommodate space for necessary program elements including: visitor, coaches, and umpire locker rooms, press booths, concessions, storage, restrooms and a ticket booth. A complete list of program elements, including quantities and square footage assumptions made, is listed in Appendix 2.

The template was designed to accommodate the desire for spectator seating to be located in close proximity to the field and to accommodate an elevated press box. The Head Softball Coach strongly prefers the orientation of the field to mimic that of the existing Howe Field, with home plate in the northwest corner and first base due south of home plate; an ideal orientation for local solar and wind conditions. In addition, the team building/practice building should be in close proximity to each other. The priority is to have the team building (locker rooms) along the third base "home team" side and provide a direct path from locker room to dugout.

These orientations and proximities are prioritized at all sites. If adjustments are necessary to fit the field within the site's constraints, it is noted within the Site Analysis text and diagrams.

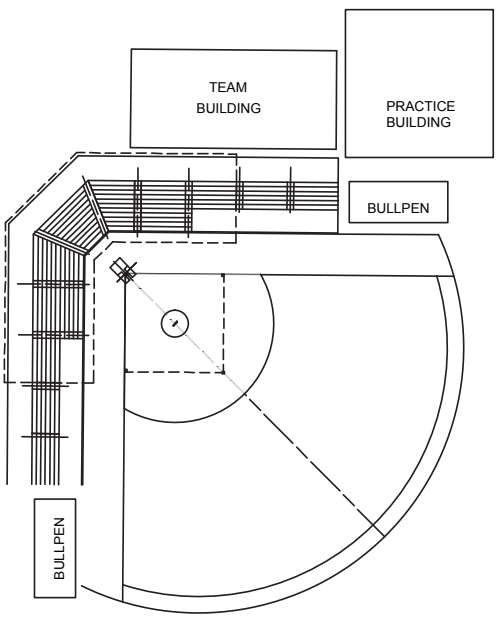
Athletics expressed a need for an additional 1,000 temporary seats in the outfield for large events that are estimated to occur biannually. This additional seating is not included in the template and not all sites can accommodate this request. Athletics prioritizes sites with adequate space to accommodate temporary expansions of seating.

Vehicle parking spaces are also not included in the template. Additional parking is not required for the majority of the UO-owned properties, either by way of the site's location within the campus boundary or of other parking agreements. For sites that are subject to additional parking requirements, a quantity is provided in the Site Analysis narrative. It is also noted whether the spatial needs of this requirement can be accommodated on-site. Quantities for parking were determined based on interpretation of City code requirements; refinements made during the design process may change the estimate of required parking. Additionally, opportunities for shared parking agreements can decrease the overall parking required on the site. Such opportunities are also noted in the analysis.

CRITERIA

Once identified, criteria were organized into four clusters, each representing a different focus. Individual criteria listed within these clusters have one or more questions used in the analysis of each site's ability to meet the criteria. To the extent feasible, these questions are intended to provide answers that are measurable and objective. This section introduces these criteria. It identifies the topics they address and how they are organized (i.e., into "clusters").

No attention was given to the prioritization of these criteria prior to the Advisory Group's selection of



PREFERRED TEMPLATE LAYOUT & ORIENTATION

preferred sites. Readers are advised to use their discretion in the prioritization (i.e., weighting) of the criteria based on identified values for this project, which will ultimately determine which sites are preferred.

Criteria Cluster I: Feasibility of Development

This cluster contains the largest number of criteria, all addressing very practical and potentially limiting factors of each site. These include: (1) the compatibility and cohesiveness of proposed improvements compared to the existing conditions of the site; and (2) the readiness of the site for development. These criteria apply to all sites in the analysis.

- Compatibility & Cohesiveness: Ideally, the proposed use of the site will be compatible with surrounding uses and infrastructure of the site. This criterion assesses many existing conditions at or surrounding the site to: (1) identify how the development is or is not compatible with adjacent uses; and (2) whether or not the proposed use and surrounding uses are mutually supporting. Questions for analysis address the following considerations: capacity of adjacent roads; opportunities for use of alternative transportation (e.g., bicycle, public transportation, etc.); existing and proposed future adjacencies; City-adopted refinement plans, neighborhood plans, or master plans applicable to the site; building scale, visual and spatial transitions, and intensity of use.

- Readiness for Development: The project timeline will vary with many of the considerations included in these criteria. Questions for analysis under these criteria examine the presence of historic and natural resources on the site (e.g., wetlands, floodways, and Goal 5 identified resources), existing and planned infrastructure on the site, development requirements for the site, and current ownership of the land. An evaluation of cost and time to develop the project on each site is also considered. The target date for the stadium to be fully operational is March of 2016. Key factors that impact both time and cost include relocation of existing uses and land use entitlement processes.

Criteria Cluster II: Campus Planning Framework

The Campus Plan provides policies that guide the process, design, and development character of capital improvement projects and their surrounding contexts. Plan policies within this criteria cluster include: Open-space Framework; Densities; Space Use & Organization; Replacement of Displaced Uses; Architecture & Preservation; Transportation; Sustainable Development; and Design Area Special Considerations (Conditions). These criteria identify whether the development of the proposed project will comply with each of these Campus Plan policies as applicable.

Criteria Cluster III: The Space Needs Plan

The Space Needs Plan contains four theoretical scenarios for examining potential future space needs based on enrollment and faculty. This Plan provides a tool for evaluating possible sites to determine if future space needs identified in the Plan will be compromised (and to what degree) by selecting a site for a particular use. This criterion identifies whether the site considered in this report is consistent with the long-term space needs for campus according to the various scenarios in the Space Needs Plan.

Based on advice from the President and Provost, the four theoretical scenarios used for examining potential future space needs include:

- Scenario 1: Space needs for the current enrollment (24,500 FTE) based on Space Advisory Group-established ratios of space needed per student for 11 categories of space use. The increase of space relates to increases in faculty and staff. This Scenario includes an increase of 150 new faculty and 300 new PhD level students, raising the number of total Tenure Track Faculty to 869.

- Scenario 2: Space needs for a theoretical increase of enrollment to 28,000 FTE based on ratios of space needed per student (this increase in space accommodates an increase in Tenure Track Faculty to approximately 971).

- Scenario 3: Space needs for a theoretical increase of enrollment to 31,000 FTE based on ratios of space needed per student (this increase in space accommodates an increase in Tenure Track Faculty to approximately 1,059).

- Scenario 4: Space needs for a theoretical increase of enrollment to 34,000 FTE based on ratios of space needed per student (this increase in space accommodates an increase in Tenure Track Faculty to approximately 1,147).

Criteria Cluster IV: User Needs: Program & Facility Elements

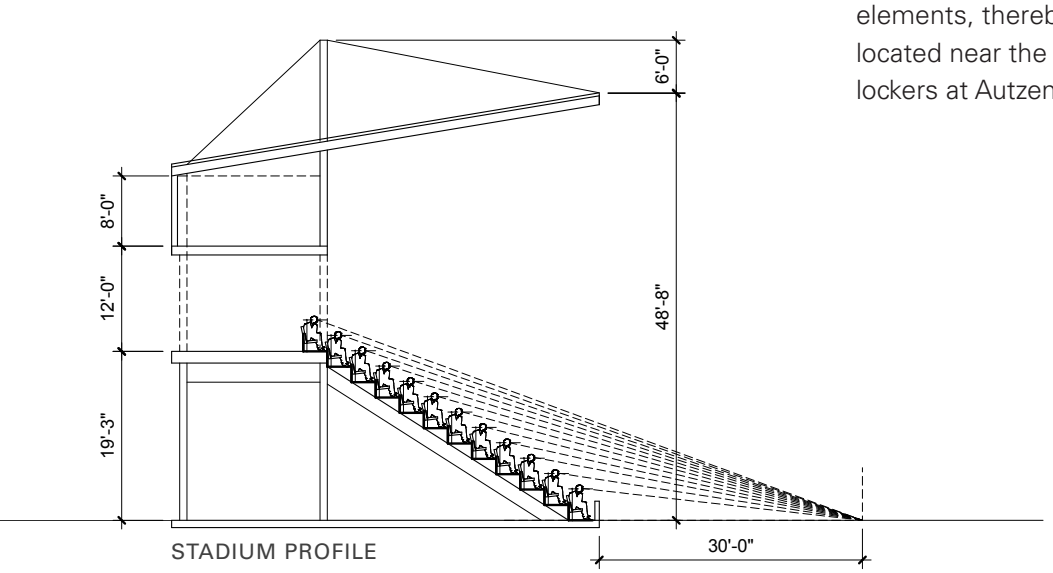
This criteria cluster incorporates considerations from the perspective of the users of the site. It addresses experiential considerations and practical considerations such as limitations of siting the desired amenities within the study area. All criteria developed by the Project Sponsor are included here. This criteria cluster applies to all sites in the analysis.

- Desired Adjacencies: Desired adjacencies to the site include proximity to the Moshofsky Center and other facilities that support the athletic function of the site, or the ability of the stadium to have an iconic presence. Presence and/or distance to these facilities is documented for the reviewer's evaluation.

- Space & Geometry: The site will be analyzed to ensure the field can fit within the site at the desired orientation (shown below). Given the preferred orientation, the site should accommodate easy access to the stadium and provide opportunity for a 'grand front door' for the facility.

- On-Site Parking: An estimated quantity of required parking for the facility is calculated for each site. This criterion assesses whether there is adequate space on the site for the quantity of required parking.

- Parking Opportunities: Opportunities for shared parking are noted. This criterion assesses whether some of the required parking can be provided through shared parking agreements.



STADIUM PROFILE

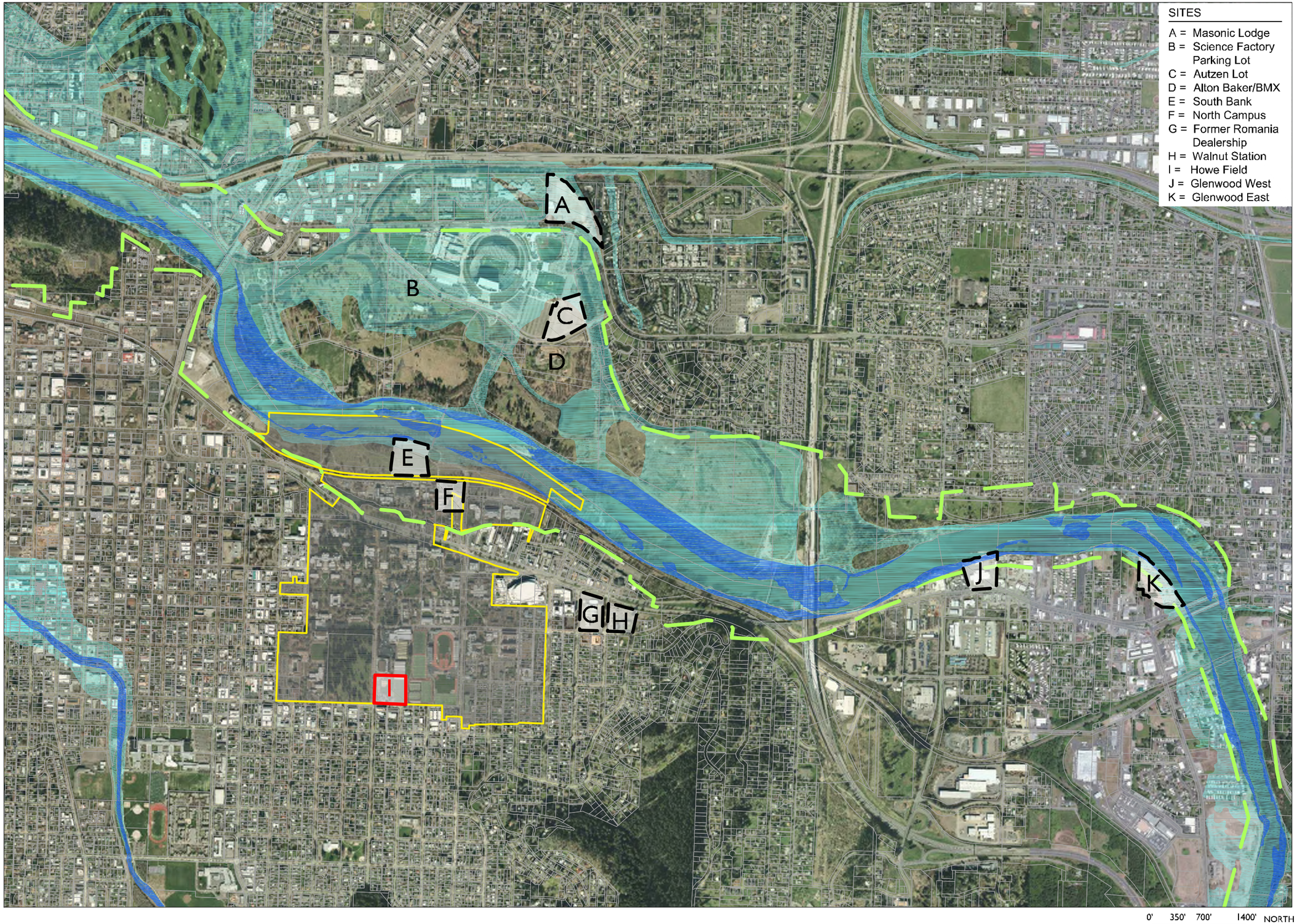
- Fan Experience: Conditions that can contribute to an enhanced fan experience should be prioritized. This criterion considers each site's view from the stadium and existing surroundings to help determine how the fan experience will be affected.

- Expansion Potential: Athletics would like the site to provide opportunities for future expansion of the field to include additional seating and/or a practice field in the future. This criterion assesses the surrounding uses for possible expansion opportunities.

PROJECT COSTS

Cost is a major consideration for any capital improvement. For several reasons, including expeditiousness, the Project Sponsor emphasized the importance of selecting a site that will not severely exceed the project budget. In addition to anticipated hard and soft costs of development, the presence of certain factors will invariably increase the cost of development at some of the sites. An estimated cost differential in relation to the project's base budget is provided where applicable. Factors affecting project costs may include: land acquisition, necessary relocation of existing uses, required parking, development within areas that require special permits or land use actions, or extensive utility improvements. The total quantity of additional expenses related to the development of the project on each site are identified as the "Cost Differential" in the Site Analysis and Cost Evaluation (Appendix 4).

The analysis also notes when opportunities for cost savings exist. This portion of the analysis includes opportunities for shared parking agreements or adjacencies that can provide some of the desired program elements, thereby reducing the project's scope. Sites located near the Moshofsky Center or visiting team lockers at Autzen Stadium will benefit in this manner.



SITES

A = Masonic Lodge
B = Science Factory Parking Lot
C = Autzen Lot
D = Alton Baker/BMX
E = South Bank
F = North Campus
G = Former Romania Dealership
H = Walnut Station
I = Howe Field
J = Glenwood West
K = Glenwood East

MAP INFORMATION*

- Site Boundary Recommended
- Site Boundary Not Recommended
- UO Planning Boundary
- Greenway Boundary
- FEMA 100yr Floodplain
- Floodway

*This map was derived from information provided by University of Oregon InfoGraphics Lab and City of Springfield Aug./Sept. 2014.

0' 350' 700' 1400' NORTH

SCALE 1" = 1400'-0"

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Study Area Map

SITE ANALYSIS

MASONIC LODGE A

SCIENCE FACTORY PARKING LOT B

AUTZEN LOT C

ALTON BAKER/BMX D

SOUTH BANK E

NORTH CAMPUS F

FORMER ROMANIA DEALERSHIP G

WALNUT STATION H

HOWE FIELD I

GLENWOOD WEST J

GLENWOOD EAST K

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SITE A: MASONIC LODGE

FEASIBILITY OF DEVELOPMENT

- The property owners have expressed no current interest in selling the property.
- Telecommunications facilities (e.g., a cell tower) are currently under construction on this site. Impacts and restricted access to these facilities must be considered.
- Utilities currently serve the site, though their capacity to serve the project's facilities has not yet been determined.
- Development at this site should not trigger any major, University-provided roadway improvements; surrounding roadways are expected to remain at sufficient capacity to support development.
- Fans' use of parking areas within the Autzen Stadium Complex will require pedestrians to cross Martin Luther King Jr. Boulevard. University-provided improvements to the pedestrian crossings near the site, including signalization, may be required.
- This site is accessible by public transit and other modes of transportation.
- There are no historic resources on this site.
- Site A is adjacent to the Autzen Stadium Complex to the south; the John Serbu Youth Campus to the west; a tree-lined riparian corridor to the east, which separates the site from high density apartments; and Patterson Slough to the north.
- The site is primarily within the 100-year floodplain; there is no portion of the floodway within the site.
- City-protected resource conservation areas are present on the site, which restricts development in these areas. Owners' preferences to retain their land notwithstanding, development remains possible as shown.
- Development at this site may require Traffic Impact Analysis and Site Review approval. Site Reviews and Traffic Impact Analyses are conducted at the staff level, with public notice and a decision by the Planning Director.
- The expected timeline for this approval process, from preparing the applications to final approval is approximately 8 to 9 months. Future negotiations with the property owner to acquire the property or determine another agreement for the University's use of the site, if desired by the University, will further delay the construction schedule.
- While development costs are provided within this criteria cluster, cost considerations are also important

SITE INFORMATION

Study Area Size: 9.6 acres

Zoning: High Density Residential; Water Resources Conservation Overlay Zone (/WR)

Metro Plan Designation: High Density Residential; Nodal Development Area

Owner: Eugene Lodge #11

Relevant Plan Boundaries: Willakenzie Area Plan

Current Use & Infrastructure: Masonic Center AF & AM, Parking

Access: Martin Luther King Jr. Blvd.

Distance from Campus Core: 1.2 mi.

Potential Timeline Extension: 8-9 months

Added Costs to Project Budget: $1,517,700

A

to Athletics (the Project Sponsor). The development costs of this site include:

1. Land acquisition (feasibility unknown);
2. Demolition of existing structures; and
3. Land use entitlements.

- The total added development costs are estimated at $1,517,700. Refer to Appendix 4 for an itemized estimate of each cost.

CAMPUS PLANNING FRAMEWORK

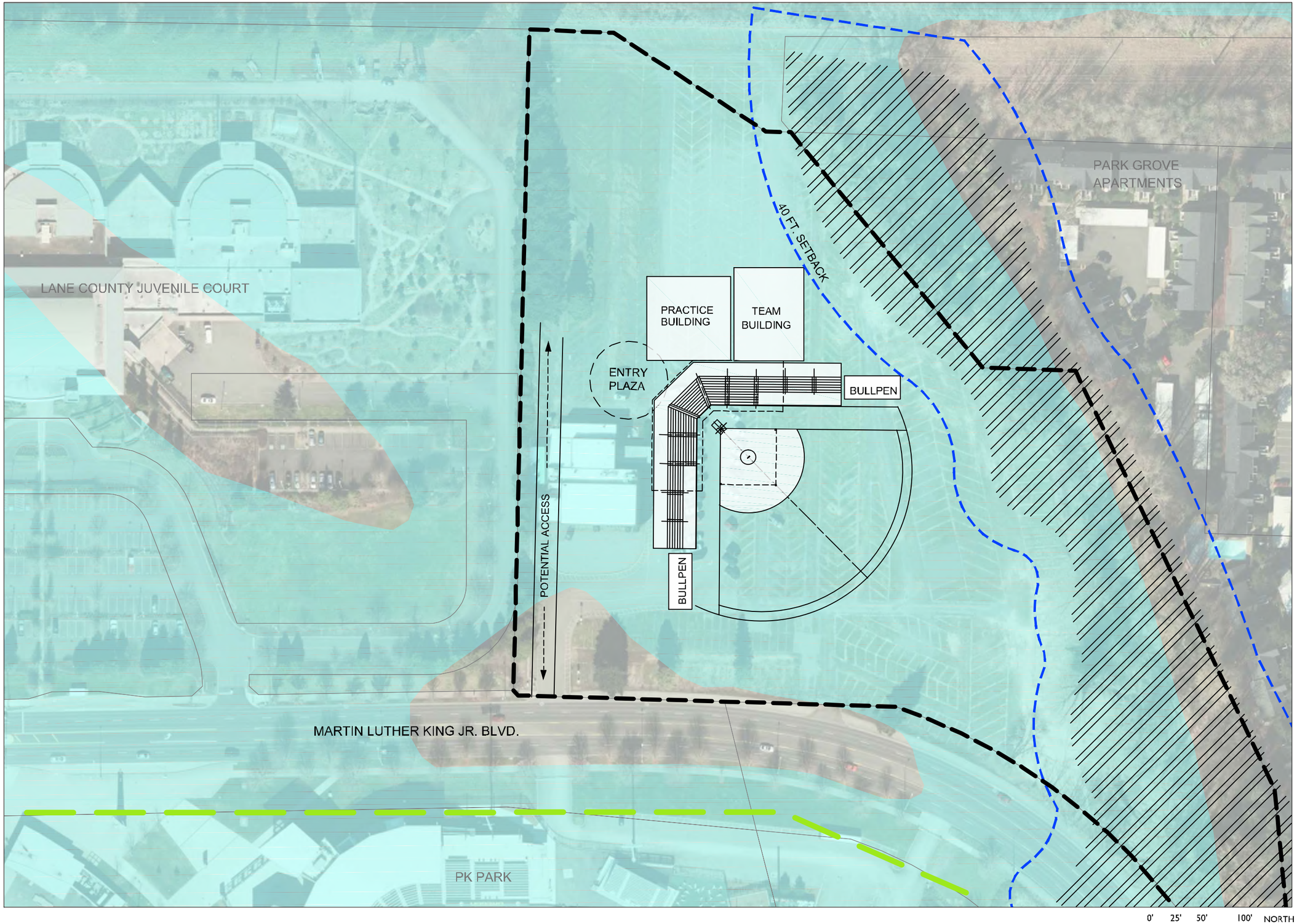
Note: No policies are relevant to this site. This site is beyond the boundaries of the Campus Plan, as such, the applicability of the Plan's policies will be established by the President based on recommendations from the Campus Planning Committee and consultation with the Project Sponsor.

SPACE NEEDS PLAN

Note: This site is beyond the boundaries of the Space Needs Plan.

USER NEEDS: PROGRAM & FACILITY ELEMENTS

- The site is near existing athletic facilities (e.g., visitor/umpire locker rooms) that may provide needed space for Softball's programmatic features. PK Park, Autzen Stadium, and Papé Field are across Martin Luther King Jr. Boulevard to the south. The site is approximately a third of a mile (4 blocks) from the Moshofsky Center.
- Traffic on Martin Luther King Jr. Boulevard will have direct views of the stadium, and the site is visible from I-5.
- It is highly likely that the project will not be required to build additional parking. The facility can be designed to preserve much of the existing parking areas, which are currently used by the Autzen Stadium Complex under its Intergovernmental Agreement (IGA) with the City of Eugene.
- With the preferred field orientation, spectator views from the stadium will be oriented toward Martin Luther King Jr. Boulevard to the south and toward the tree-lined riparian resource site to the east.
- The team building is rotated to avoid impacts to Goal 5 protected areas (see map on opposite page). This is the only modification made to the desired template arrangement.
- Room for expansion appears possible at the northwest and southeast corners of the site. As with all sites near and within the Autzen Stadium Complex, if future expansion at this site eliminates additional parking spaces without replacing these spaces, such expansion may trigger land use actions affecting the entire Complex and require revisions to the IGA with the City of Eugene.
- A design component identified for the facility is to construct the dugouts 2 to 3 ft. below the elevation of the play field. The site's location within the 100-year floodplain requires a modification to the preferred design. All buildings and other enclosed spaces must be built 1 ft. above the floodplain elevation at this site. Such considerations will affect the field's design, dugouts, and the connections to the team's restrooms and locker rooms.



0' 25' 50' 100' NORTH

SCALE 1" = 100'-0"

MAP INFORMATION*

- Site Boundary
- Greenway Boundary
- FEMA 100 yr Floodplain
- Goal 5 Resource Site
- Conservation Area Setback

*This map was derived from information provided by University of Oregon InfoGraphics Lab and City of Springfield Aug./Sept. 2014.

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Site A:
Masonic Lodge

SITE B: SCIENCE FACTORY PARKING LOT

FEASIBILITY OF DEVELOPMENT

- This property is owned by the City of Eugene and is not property that has been, in any way, previously identified for surplus by the Eugene City Council.
- Future negotiations with the City of Eugene to acquire the property or determine another agreement for the University's use of the site, if desired by the University, will delay the construction schedule. Negotiations with the City regarding the modification of existing parking agreements at this site and the time required to locate potential new locations for displaced parking spaces will also add to this timeline.
- The expected land use applications required for development on this site (if feasible) will require a 1-year approval process at a minimum (assuming no appeals). This timeline reflects concurrent land use approval and an environmental review process, from preparing the applications to final approval.
- The site is currently used for football game days (e.g., staging of Lane Transit District vehicles and other parking-related activities). On non-game days, the site is used for events at the Cuthbert Amphitheater and for parking at the Science Factory.

SITE INFORMATION

Study Area Size: 5.5 acres

Zoning: Public Land; Low Density Residential; Water Resources Conservation Overlay Zone (/WR)

Metro Plan Designation: Parks & Open Space

Owner: City of Eugene

Relevant Plan Boundaries: Willakenzie Area Plan

Current Use & Infrastructure: Science Factory, parking, open space

Access: Leo Harris Pkwy.

Distance from Campus Core: 0.8 mi.

Potential Timeline Extension: At least 1 year

Added Costs to Project Budget: $1,586,348

B

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SITE C: AUTZEN LOT

FEASIBILITY OF DEVELOPMENT

- Development on the site will not require negotiations for its use or purchase.
- Development at this site should not trigger any major, University-provided roadway improvements; surrounding roadways are expected to remain at sufficient capacity to support development.
- The site is accessible by public transit and other modes of transportation.
- There are no historic resources on the site.
- Existing utility infrastructure is available to serve the site.
- Compatibility of development can be assessed when accounting for surrounding uses: Buildings within the Autzen Stadium Complex to the northwest, Alton Baker Park to the southwest, the City-owned BMX site to the south, and a tree-lined riparian corridor separating the site from an established neighborhood to the east.
- The site is partially within the 100-year floodplain, but this does not prevent the stadium from being constructed on this site. Protected, City-Designated Goal 5 resources are present on the site's east edge, which prevent development of impervious surfaces within their conservation areas.
- The site is within the Willamette Greenway boundary. Development on this site will require Willamette Greenway approval. To meet the development timeline for this project, opportunity may exist to expedite the process through running this land use process concurrent with design. The Willamette Greenway process will involve a public hearing and decision by the City Hearings Official. The development timeline would not be achieved if the application was appealed.
- The expected timeline for the land use approval process, from preparing the Willamette Greenway application to final approval is approximately 5 months.
- Based on the Intergovernmental Agreement (IGA) between the University and Eugene Water and Electric Board (EWEB), any major capital project within the Autzen Stadium Complex (e.g., a new softball stadium and associated facilities) prior to the sunset date established in the IGA (December 31, 2021) will require relocation of EWEB's Easement Parcel and water transmission main within the Complex shown on its Access Agreement (IGA, Section 1).

SITE INFORMATION

Study Area Size: 6.6 acres

Zoning: Public Land; Water Resources Conservation Overlay Zone (/WR)

Metro Plan Designation: Parks & Open Space

Owner: University of Oregon

Relevant Plan Boundaries: Willakenzie Area Plan

Current Use & Infrastructure: Autzen Stadium parking lot

Access: Leo Harris Pkwy.

Distance from Campus Core: 0.97 mi.

Potential Timeline Extension: 5 months

Added Costs to Project Budget: $7,536,500

C

- While development costs are provided within this criteria cluster, cost considerations are also important to Athletics (the Project Sponsor). The development costs of this site include:

  (1) Land use entitlements;

  (2) Relocation of the EWEB water main; and

  (3) Economic impacts related to loss of revenue gained for Football events if Softball uses this site. These impacts include costs for construction staging near and/or on the site during Football season and include annual losses of revenue once Softball's facilities are constructed.

- The total added development costs are estimated at $7,536,500. Refer to Appendix 4 for an itemized estimate of each cost.

CAMPUS PLANNING FRAMEWORK

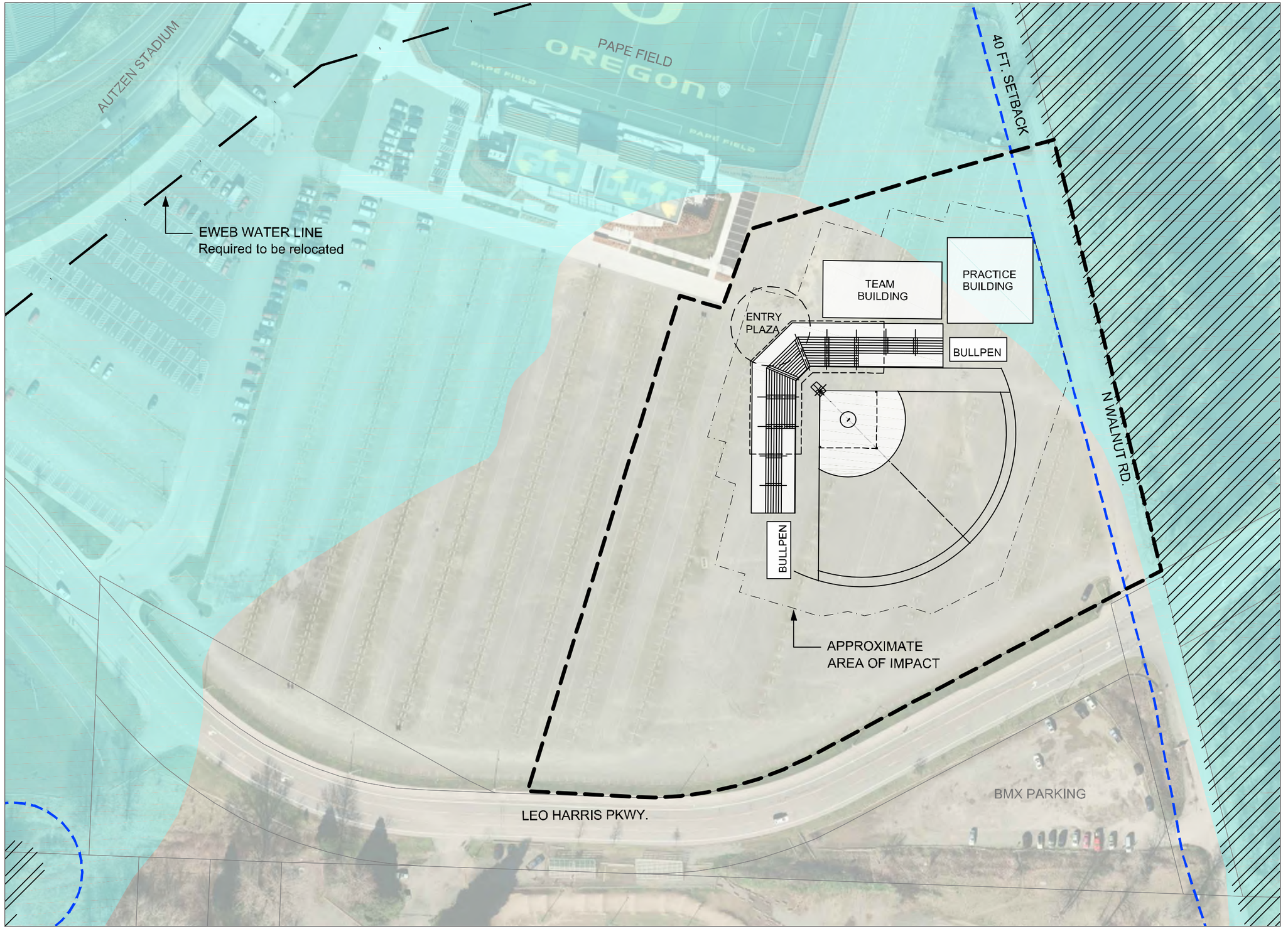
Note: No policies are relevant to this site. This site is beyond the boundaries of the Campus Plan, as such, the applicability of the Plan's policies will be established by the President based on recommendations from the Campus Planning Committee and consultation with the project Sponsor.

SPACE NEEDS PLAN

Note: This site is beyond the boundaries of the Space Needs Plan.

USER NEEDS: PROGRAM & FACILITY ELEMENTS

- Site C is adjacent to existing athletic facilities (e.g., visitor/umpire locker rooms), and it is adjacent to areas that may provide needed space for Softball's programmatic features. The site is within the Autzen Stadium Complex and is approximately a third of a mile (4 blocks) from the Moshofsky Center.
- The site has direct views from Leo Harris Parkway and from nearby parks. The aforementioned, adjacent uses also affect the stadium's potential for an iconic presence and will affect fans' visual experiences.
- The view from the stadium to the immediate south include the BMX track. Other views include portions of Alton Baker Park, and the tree-lined water resource area to the east, which screens a low density residential neighborhood.
- The facility template fits within the site in both the desired orientation and layout.
- The Complex currently has a surplus of 348 standard vehicle parking spaces under the Transportation Demand Management Plan and IGA, as required by the Eugene Code. The layout shown on the accompanying site diagram would displace 185 car and 70 RV parking spaces; the space equivalent of roughly 475 standard vehicle parking spaces. To avoid a revision to the IGA or amendments to the Eugene City Code, the University will need to identify and secure 127 additional vehicle parking spaces within 1,000 ft. of the site.
- 185 standard vehicle parking spaces and 70 RV parking spaces would be eliminated if the facility is located on this site. The facility's location on this site will limit Athletics' ability to use the complex in other ways and is expected to substantially decrease Athletics' direct revenues due to the use of this site for football games. Less directly measurable are football fans' experiences, which will be affected by fewer parking spaces. The removal of vehicle parking spaces in these locations may decrease levels of attendance at football games.
- The remaining portion of the site allows for room for future expansion. If future expansion at this site eliminates additional parking spaces without replacing these spaces, such expansion may trigger land use actions affecting the entire Complex and revisions to Autzen Stadium's IGA with the City of Eugene.
- A design component identified for the facility is to construct the dugouts 2 to 3 ft. below the elevation of the play field. The site's location within the 100-year floodplain requires a modification to the preferred design. All buildings and other enclosed spaces within this zone must be built 1 ft. above the floodplain elevation at this site. This design element will only affect the team building and practice building.



0' 25' 50' 100' NORTH

SCALE 1" = 100'-0"

MAP INFORMATION*

- Site Boundary
- Goal 5 Resource Site
- Conservation Area Setback
- FEMA 100 yr Floodplain

* *Entire site is within the Willamette Greenway.*

**This map was derived from information provided by University of Oregon InfoGraphics Lab and City of Springfield Aug./Sept. 2014.*

CAMERON McCARTHY
LANDSCAPE ARCHITECTURE & PLANNING

SRG

UNIVERSITY OF OREGON
SOFTBALL SITING STUDY

CAMPUS PLANNING, DESIGN & CONSTRUCTION
1276 UNIVERSITY OF OREGON
EUGENE, OREGON 97403

Site C: Autzen Lot

SITE D: ALTON BAKER/BMX

FEASIBILITY OF DEVELOPMENT

- This property is owned by the City of Eugene and is not property that has been, in any way, previously identified for surplus by the Eugene City Council.
- Site D is within the East Alton Baker Park Plan. The East Alton Baker Park Plan and its supporting documentation appear to prohibit development of the proposed program elements for the softball stadium on Site D. The East Alton Baker Park Plan identifies Site D as the BMX Track and recognizes that other active uses and parking, other than this City use, south of Leo Harris Parkway are incompatible with the vision and goals for East Alton Baker Park. The Intergovernmental Agreement (IGA) between the Cities of Eugene and Springfield, Lane County, and the Willamalane Park and Recreation District—signed on February 25, 1993 and March 3, 1993— and Lane County Ballot Measure 20-01 (November 3, 1992) clearly limit development on this site to "passive recreation." The Ballot Measure and IGA define "passive recreation as: "those pastimes, diversions, or forms of exercise in which the relaxation and/or enjoyment experienced by the participant is dependent on the natural landscape in which the activity occurs..."

SITE INFORMATION

Study Area Size: 14.8 acres

Zoning: Public Land; Water Resources Conservation Overlay Zone (/WR)

Metro Plan Designation: Parks & Open Space

Owner: City of Eugene

Relevant Plan Boundaries: Willakenzie Area Plan, East Alton Baker Park Plan

Current Use & Infrastructure: BMX track and wetland natural area within Alton Baker Park

Access: Leo Harris Pkwy.

Distance from Campus Core: 0.84 mi.

Potential Timeline Extension: At least 1 year

Added Costs to Project Budget: $279,409

D

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SITE E: SOUTH BANK

FEASIBILITY OF DEVELOPMENT

- Utility infrastructure is available to serve the site but will likely require an extension of services.
- The site is less than a quarter-mile from the EmX line, and a trail network that includes the Ruth Bascom Riverfront Trail surrounds the site.
- Site E's location north of the railroad will require redevelopment of the surrounding transportation system to include an access road for motor vehicles and improvements to the Riverfront Trail.
- The majority of the site is within the 500-year floodplain, but portions of the floodway and 100-year floodplain reach the site's north end.
- Protected, City-Designated Goal 5 resources are present on the site, which prevent development of impervious surfaces within their conservation areas. All elements of the site can avoid impacts to these areas.
- There are no historic resources on the site.
- Construction of the stadium will require Willamette Greenway approval and may require a Traffic Impact Analysis. Also required are either: Zone Change approval, Conditional Use Permit approval, or a new Master Plan and associated implementation tools. Any of these land use processes will likely be closely monitored by the public, given the site's proximity to the river. Conditional Use Permit approval is the most straightforward path to approval.
- The timeline for land use approvals ranges from 6 months for the most expedited process to several years for the development and adoption of a new Master Plan and implementation tools.

SITE INFORMATION

Study Area Size: 6.3 acres

Zoning: Riverfront Park Special Area Zone; Water Resources Conservation Overlay Zone (/WR)

Metro Plan Designation: University Research

Owner: University of Oregon

Relevant Plan Boundaries: Campus Plan; Riverfront Park Study; Central Area Transportation Study

Current Use & Infrastructure: Practice fields, open space, Ruth Bascom Riverfront Trail

Access: Limited/Trail System

Distance from Campus Core: 0.36 mi.

Potential Timeline Extension: 6 months (expedited) to 5 years (most conservative)

Added Costs to Project Budget: $952,000

E

- Public perception of this site should be considered given the history of development appeals within the Riverfront Research Park. Required field lighting and other elements that increase the intensity of development at this site may be perceived as a negative impact by some members of the community due to the site's location near the Willamette River. Public outreach is recommended prior to initiating any land use processes.
- While development costs are provided within this criteria cluster, cost considerations are also important to Athletics (the Project Sponsor). The development costs of this site include:
  1. Relocation of the practice field;
  2. Land use entitlements;

3. Re-alignment of the Ruth Bascom Riverfront Trail; and
4. Additional road improvements.

- The total added development costs are estimated at $952,000. Refer to Appendix 4 for an itemized estimate of each cost.

CAMPUS PLANNING FRAMEWORK

Note: This site is beyond the contiguous boundaries of the Campus Plan, as such, the applicability of the Plan's policies will be established by the President based on recommendations from the Campus Planning Committee. Comments are included here to represent possible application of the policies listed based on their relevance to the site.

Open-space Framework

- Development on this site will avoid impacts to University-designated open spaces, key, pathways, and trees of significance.
- Site E is near the Gallery Walk Axis, which connects to Onyx Street, Franklin Boulevard, and Agate Street.

Replacement of Displaced Uses

- The Riverfront Fields will require relocation to accommodate the stadium as shown.

Transportation

- The site is adjacent to the Ruth Bascom Riverfront Trail and is near the EmX line.

Sustainable Development

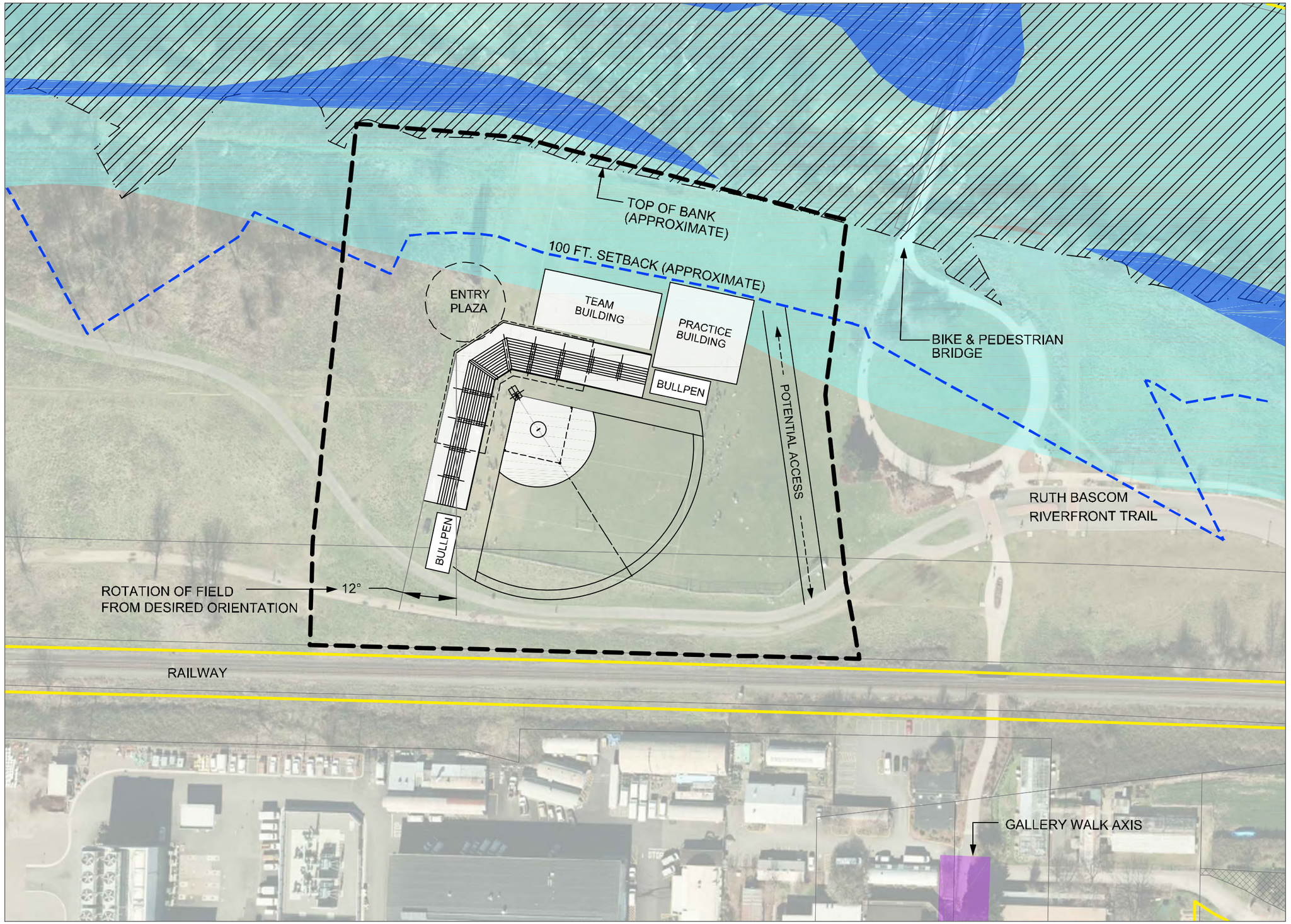
- The LEED criteria for alternative transportation appears achievable at this site.

SPACE NEEDS PLAN

Note: This site is beyond the boundaries of the Space Needs Plan.

USER NEEDS: PROGRAM & FACILITY ELEMENTS

- With the exception of the area to the south, the site is surrounded by the Riverfront Trail, the Willamette River, and open spaces. University-owned properties to the south are used for academic uses (e.g., Fine Arts Studios, woodshops, and the Urban Farm) and for other campus-related uses such as Campus Operations and Campus Planning, Design & Construction.
- The Jaqua Academic Center is across Franklin Boulevard to the south, and the site is a half-mile from the Moshofsky Center.
- No athletic facilities of this scale are visible from the site. The site is between the Autzen Stadium Complex to the north and the Matthew Knight Arena to the south. It is situated along the pedestrian route to football games at Autzen Stadium.
- The site has limited to no visibility from Franklin Boulevard, but the Ruth Bascom Riverfront Trail is heavily-used by University students and the larger community.
- The site will provide views of the railroad and skyline to the southeast. The elevation of this site will likely allow fans to overlook the Fine Arts Studios, Urban Farm, and the Millrace directly to the south.
- The site's location within the 100-year floodplain requires all buildings and other enclosed spaces must be built 1 ft. above the floodplain elevation at this site, which will affect the design of the team building and practice building.
- There appears to be room for limited expansion within the site for future uses to the west and southeast.
- The facility template has been rotated slightly (clockwise) from the desired orientation to fit the facility within the constraints of the 100-ft. Conservation Area setback and allow space for the Riverfront Trail.
- Other than what is required for ADA compliance and desired by the University, no parking is required specifically for the stadium due to its location entirely within the campus boundary.



MAP INFORMATION*

- Study Site Boundary
- UO Planning Boundary
- Goal 5 Resource Site
- Conservation Area Setback
- UO Designated Open Space
- FEMA 100yr Floodplain
- Floodway

** Entire site is within the Willamette Greenway.*

**This map was derived from information provided by University of Oregon InfoGraphics Lab and City of Springfield Aug./Sept. 2014.*

CAMERON McCARTHY
LANDSCAPE ARCHITECTURE & PLANNING

SRG

NO.

UNIVERSITY OF OREGON
SOFTBALL SITING STUDY

CAMPUS PLANNING, DESIGN & CONSTRUCTION
1276 UNIVERSITY OF OREGON
EUGENE, OREGON 97403

Site E:
South Bank

0' 25' 50' 100' NORTH

SCALE 1" = 100'-0"

SITE F: NORTH CAMPUS

FEASIBILITY OF DEVELOPMENT

- Utility infrastructure currently serves the site. Wastewater main lines are to the east, west, and south of the site. Regarding stormwater, main lines ranging in size surround the site. Development may require retrofitting the current infrastructure system or extending utility lines nearby. No plans for City-provided upgrades are identified in its 2014-2019 Capital Improvement Program.
- The site extends partially outside the campus boundary, which may trigger compliance with the City's parking standards.
- Parking exists in the vicinity of the site. Per City code, a reduction of required parking through shared parking is possible should the project be required to develop according to City parking standards. It appears that the University will not need to provide new parking spaces other than what may be required for ADA compliance.
- Development on this site will impact 90 parking spaces in the City-owned lot.
- A portion of the site that is non-University owned would require a revision of the University lease agreement with the City to reflect a new use (i.e., the stadium) and fewer parking spaces on the site.
- The City-owned property also houses an operating sewage pressure control station. It has yet to be determined if the stadium would be permitted to build over this station or if the station would require relocation. Fine Arts Studios and Woodshop structures would require relocation. Portions of the Urban Farm's landscape would also be removed.
- The North Campus site is outside the floodplain and the Conservation Area setbacks identified by the Water Resources Conservation (/WR) Overlay Zone, both areas where additional City development standards would apply to the project.
- No historic resources remain on the site.
- Access to the site for emergency vehicles, delivery trucks, and maintenance is limited.
- Development will be subject to regulatory reviews by the City of Eugene that affect the project's schedule and budget more than what is typically

SITE INFORMATION

Study Area Size: 3.57 acres

Zoning: Riverfront Park Special Area Zone; Water Resources Conservation Overlay Zone (/WR), Walnut Station Special Area Zone

Metro Plan Designation: University Research

Owner: University of Oregon, City of Eugene

Relevant Plan Boundaries: Campus Plan; Riverfront Park Study; Central Area Transportation Study

Current Use & Infrastructure: Ruth Bascom Riverfront Trail, greenhouse, surface parking, sewage pressure control station, Fine Arts Studios, Urban Farm

Access: Onyx St. or Riverfront Pkwy.

Distance from Campus Core: 0.4 mi.

Campus Plan Design Area (partial): North Campus

Design Area available building footprint (sf): 50,499 sf (if existing buildings are removed)

Design Area available gross square feet (gsf): 58,755 gsf (if existing buildings are removed)

Potential Timeline Extension: 6 months (expedited) to 5 years (most conservative)

Added Costs to Project Budget: $12,871,720

F

required of a building project. The Riverfront Research Park Master Plan was approved in October 1989 as a Conditional Use permit, which is now expired.

- Construction of the stadium would require a zone change approval, a Conditional Use permit (the most likely and straightforward path to approval), or a new Master Plan and associated implementation tools. In addition, the project would require approval of a Willamette Greenway permit. Development may also require a Traffic Impact Analysis. These land use applications will likely be closely monitored by the public, given the site's proximity to the Willamette River and Millrace.
- The timeline for land use approvals ranges from 6 months for the most expedited process to several years for the development and adoption of a new Master Plan and implementation tools.
- Public perception of this site should be considered for given the history of development appeals within the Riverfront Research Park.
- While development costs are provided within this criteria cluster, cost considerations are also important to Athletics (the Project Sponsor). The development costs of this site include:
  1. Land acquisition;
  2. Site demolition;
  3. Relocation of existing uses;
  4. Cost to provide 90 parking spaces; and
  5. Land use entitlements.
- The total added development costs are estimated at $12,871,720. Refer to Appendix 4 for an itemized estimate of each cost.

CAMPUS PLANNING FRAMEWORK

Note: This site is partially beyond the boundaries of the Campus Plan,as such, the applicability of the Plan's policies will be established by the President based on recommendations from the Campus Planning Committee. Comments are included here to represent possible application of the policies listed based on their relevance to the site.

Open-space Framework

- Development is in close proximity to designated open spaces and axes. The Millrace Green is adjacent to the site to the south and connects to Onyx Street. The Gallery Walk abuts the site to the east, allowing for enhancement of the University's north entrance. This site is also near the Agate Street Axis and the Franklin Boulevard Axis, two of the University's east entrances.
- No campus trees of distinction are on the site.

Densities

- This project shown on the template for Option F meets guidelines for coverage (sf) and gross square footage (gsf).
- The available coverage for the Design Area is 50,499 sf if the existing structures are removed. Together, the buildings require 22,860 sf of coverage, which is within this limit.
- The available gsf for the area is 58,755 gsf if the existing structures are removed. Together, the buildings appear to require 22,860 gsf based on the program, which is within this limit.

Space Use and Organization

- As identified within the Campus Plan, this site is close enough to the campus core that other uses may be preferable at this location.
- The North Campus Design Area's narrative stipulates that the site should be reserved for studio uses but that "sites within this area along Franklin Boulevard are suitable for other uses…" Priority of this space is given to programs of the school, which includes all programs.

Replacement of Displaced Uses

- The placement of the stadium in this area will require the relocation of the Fine Arts Studios.

Transportation

- This Design Area seeks to discourage frequent crossings across Franklin Boulevard.

Architecture and Preservation

- No nationally- or City-identified landmarks or historic resources are present on Site F.

Sustainable Development

- The LEED criteria for alternative transportation appears achievable at this site.

Design Area Special Considerations (Conditions) and Special Area or Subject Plans

- The Campus Plan identifies the Millrace, to the south, as a unique and important resource.

SPACE NEEDS PLAN

- Scenario 3 contains a 500-space parking structure needed to meet the City of Eugene parking needs of 31,000 FTE students. Scenario 4 also includes this structure.
- Scenario 4 also contains an 80,000 gsf research/lab building needed to meet the gsf per student ratio based on a student enrollment of 34,000 FTE.

USER NEEDS: PROGRAM & FACILITY ELEMENTS

- Connections exist to park-like settings along the Willamette River, to campus, and to the greater community by way of the heavily-used Ruth Bascom Riverfront Trail network.
- Existing, nearby parking is an additional feature of the site.
- Connections lead to other student-related uses such as: academic buildings, student housing, the Jaqua Academic Center, and other athletic uses. The site is not adjacent to the Moshofsky Center.
- The site is situated between two hubs of activity, the Arena to the south and Autzen Stadium to the north. The site directly fronts football fans' pedestrian routes to games at Autzen Stadium.
- The site has minimal street presence to vehicular street traffic along Franklin Boulevard, and there is growing likelihood of development intensifying along Franklin Boulevard.
- The preferred field orientation is such that vehicular access will be unable to approach a prominent front door unless the project incorporates the added costs of providing an access road to the entrance. In addition, this preferred orientation is positioned such that the stadium and its entrance abut the active railroad overpass.
- Adequate space exists for the stadium's basic elements in both the desired orientation and layout, but the site would need to expand to accommodate additional fields or facilities on-site.
- Regarding fan experience, spectators' south-facing views from the stadium include Oregon Research Institute buildings, adjacent roadways, the Millrace, and the Urban Farm.

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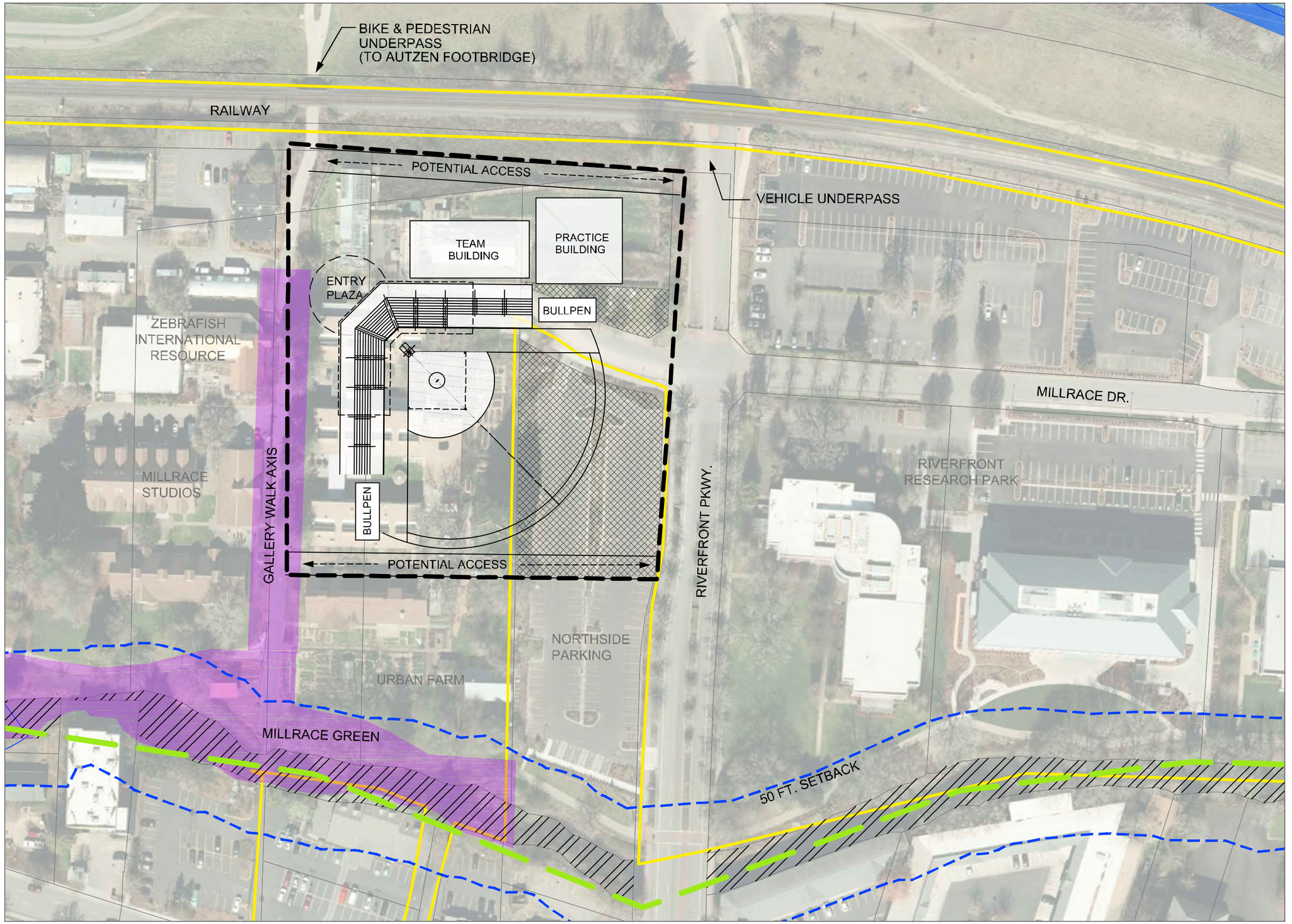

MAP INFORMATION*

- Study Site Boundary
- UO Planning Boundary
- Greenway Boundary
- Goal 5 Resource Site
- Conservation Area Setback
- Non-UO owned property
- UO Designated Open Space

*This map was derived from information provided by University of Oregon InfoGraphics Lab and City of Springfield Aug./Sept. 2014.

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LANDSCAPE ARCHITECTURE & PLANNING

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UNIVERSITY OF OREGON
SOFTBALL SITING STUDY

CAMPUS PLANNING, DESIGN & CONSTRUCTION
1276 UNIVERSITY OF OREGON
EUGENE, OREGON 97403

Site F:
North Campus

SCALE 1" = 100'-0"

0' 25' 50' 100' NORTH

SITE G: FORMER ROMANIA DEALERSHIP

FEASIBILITY OF DEVELOPMENT

- No major, City-required improvements to the surrounding roadway system to accommodate the stadium on this site are expected except for traffic calming measures to the south. Franklin Boulevard is not currently over capacity, and all surrounding intersections meet performance standards.
- Measures to address compatibility include surrounding uses. Site G fronts Franklin Boulevard and East 15th Avenue and is adjacent to Market of Choice, apartments, homes within the Fairmount Neighborhood, and the University Police Department. It is near hotels and the Matthew Knight Arena.
- The Walnut Station Specific Area Plan identifies Site G as appropriate for medium- to high-intensity development.
- The site contains no City-designated significant natural resource sites and is outside of the Willamette Greenway, floodway, and floodplain.
- The site is currently served by utility infrastructure.
- The use is permitted outright in the Walnut Station Special Area Zone (SAZ).
- Development on this site requires review and approval of a Historic Alteration application by the City's Planning Director, which may take up to 4 months (assuming no appeals). In addition, the development standards of the Walnut Station SAZ (e.g., height standards and setback standards) may require approval of the project through the City's Design Review process, which may also take up to 4 months (assuming no appeals). A Traffic Impact Analysis may also be required for the project. Design Review, the Historic Alteration application, and the TIA review can run concurrently. Approximately 2 months are required to prepare the applications.
- Determining where to relocate the existing uses must also be considered prior to development. Public involvement and outreach with the Fairmount Neighborhood is also recommended.
- While development costs are provided within this criteria cluster, cost considerations are also important to Athletics (the Project Sponsor). The development costs of this site include:

  1. Land acquisition;

SITE INFORMATION

Study Area Size: 4.14 acres

Zoning: Walnut Station Special Area Zone

Metro Plan Designation: Commercial; Overlays: Mixed Use, Nodal Development

Owner: University of Oregon

Relevant Plan Boundaries: Walnut Station Specific Area Plan, Fairmount/University of Oregon Special Area Study, Central Area Transportation Study

Current Use & Infrastructure: Romania Warehouse

Access: Franklin Blvd., Orchard St., Walnut St., East 15th Ave.

Distance from Campus Core: 0.76 mi.

Potential Timeline Extension: 6 months (expedited)

Added Costs to Project Budget: $15,332,500

G

2. Site demolition;
3. Relocation of existing uses;
4. Cost to provide 10 parking spaces (in addition to assumed 20 spaces);
5. Land use entitlements; and
6. Renovations to the historic showroom.

- The total added development costs are estimated at $15,332,500. Refer to Appendix 4 for an itemized estimate of each cost.

CAMPUS PLANNING FRAMEWORK

Note: This site is beyond the boundaries of the Campus Plan, as such, the applicability of the Plan's policies will be established by the President based on recommendations from the Campus Planning Committee. Comments are included here to represent possible application of the policies listed based on their relevance to the site. Development on this site will not block designated open spaces and pathways. It will also preserve trees of special significance, as none are located on the site.

Replacement of Displaced Uses

- Architecture & Allied Arts' Product Design program uses the warehouse area. Development on this site will require the relocation of this program.

Transportation

- Site G fronts Franklin Boulevard, served by the Lane Transit District's EmX line.

Architecture and Preservation

- Site G is a nationally-registered historic site. Any alteration, moving, or demolition of the structure will require City approval of a Historic Alteration application. Constructing the stadium on this site will follow the University's requirements for historic preservation in compliance with this Policy.

Sustainable Development

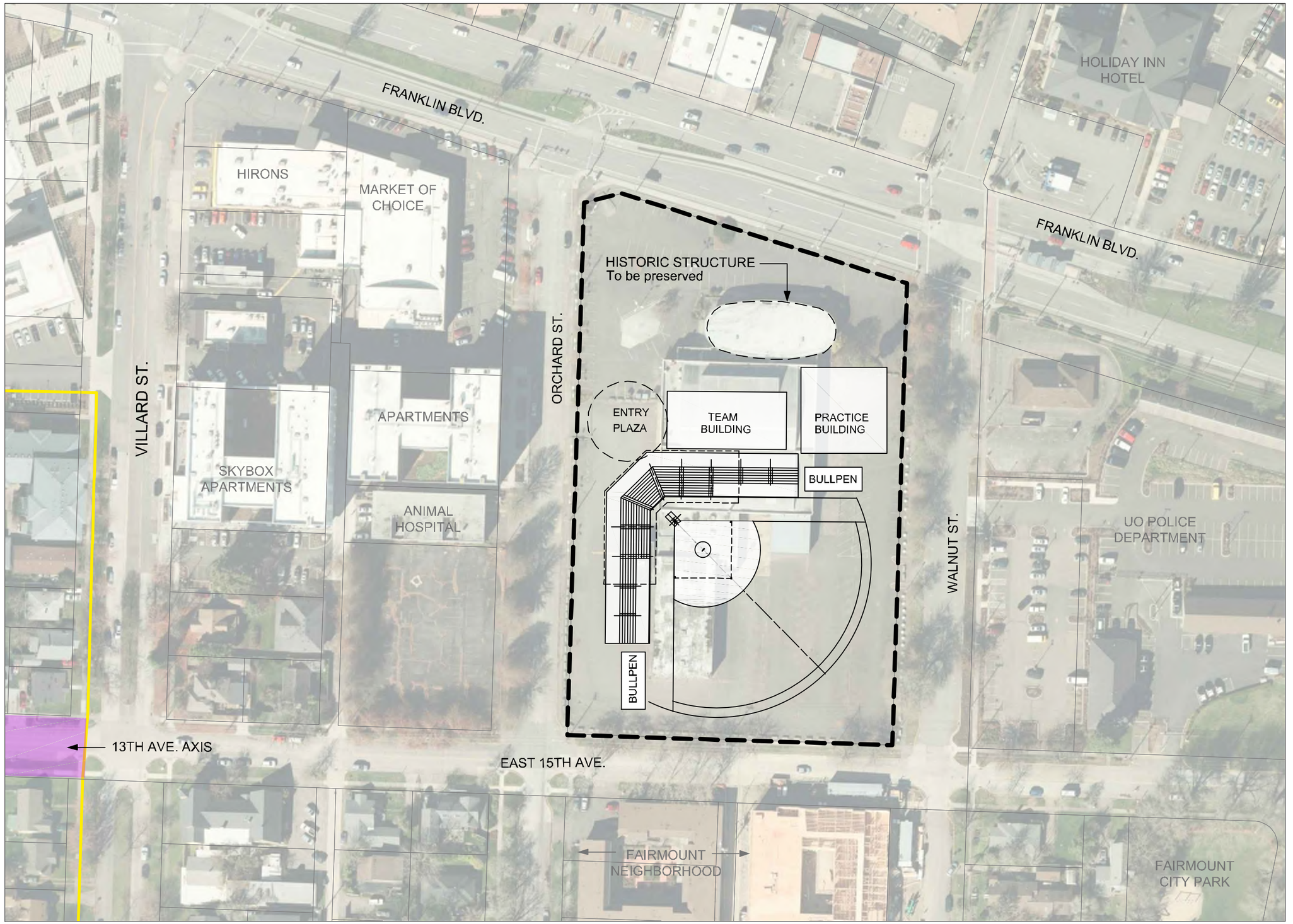
- Development on this site will likely meet the LEED criteria assessing access to public transportation and criteria assessing community density/connectivity.

SPACE NEEDS PLAN

- Scenarios 2, 3 and 4 show Student Housing projects related to meeting the needs of gsf to student ratios for enrollment of 28,000; 31,000; and 34,000 FTE.
- Density limits are not exceeded on this site under all three Scenarios. In addition to a residence hall shown on the site, Scenario 3 identifies an additional project to be located at its north end, directly west of the Romania Building. Scenario 4 includes the projects shown under Scenarios 2 and 3 but also includes a larger building between the Scenario 2 project and the Scenario 3 project, to the south of the former Romania dealership.

USER NEEDS: PROGRAM & FACILITY ELEMENTS

- The Moshofsky Center is approximately a mile away from Site G.
- Matthew Knight Arena is located within a quarter-mile of the site.
- The Jaqua Academic Center is approximately a quarter-mile from the site.
- Site G is not within an industrial area but is situated along a busy transportation and commercial corridor to the north. Views of the stadium are possible from the Fairmount City Park.
- Views will likely be oriented toward the Fairmount Neighborhood and the University property to the east, which is currently used for the University's Police Department and the Department of Parking and Transportation.
- The elements of the softball program, together with the site, show minimal to no potential to expand the facility as shown on the accompanying site diagram.
- The facility template fits within the site in both the desired orientation and layout.
- Without shared parking available, a minimum of 30 vehicle parking spaces will be required. Under shared parking agreements, at least 20 vehicle parking spaces must be available within a quarter-mile of the site.



SCALE 1" = 100'-0"

0' 25' 50' 100' NORTH

MAP INFORMATION*

- Site Boundary
- UO Planning Boundary
- UO Designated Open Space

*This map was derived from information provided by University of Oregon InfoGraphics Lab and City of Springfield Aug./Sept. 2014.

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SOFTBALL SITING STUDY

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EUGENE, OREGON 97403

Site G: Former Romania Dealership

SITE H: WALNUT STATION

FEASIBILITY OF DEVELOPMENT

- No major, City-required improvements to the surrounding roadway system to accommodate the stadium on this site are expected except for traffic calming measures to the south. Franklin Boulevard is not currently over capacity, and all surrounding intersections meet performance standards.
- Measures to address compatibility include surrounding uses. Site H fronts Franklin Boulevard, Walnut Street, and East 15th Avenue. Existing adjacencies include the Fairmount City Park and residential uses to the south, the Romania Warehouse to the west, and hotels and other commercial uses to the north.
- The Walnut Station Specific Area Plan identifies Site H as appropriate for high-intensity development. The northeast corner of the site is identified as an area appropriate for frontage to allow for public activity. The Fairmount/University of Oregon Special Area Study identifies this site as appropriate for Limited Industrial Uses.
- The site contains no City-designated significant natural resource sites and is outside of the Willamette Greenway, floodway, and floodplain.
- The site is currently served by utility infrastructure.
- The use is permitted outright in the Walnut Station Special Area Zone (SAZ). Noting that no land use permits are required for the stadium on this site, environmentally-related or otherwise, proceeding straight to the design and building permit process is possible so long as the design can meet the design standards of the SAZ and no Traffic Impact Analysis (TIA) is required, which is unlikely.

SITE INFORMATION

Study Area Size: 3.5 acres

Zoning: Walnut Station Special Area Zone

Metro Plan Designation: Commercial; Overlays: Mixed Use, Nodal Development

Owner: Oregon Future Expansion Franklin, LLC; University of Oregon

Relevant Plan Boundaries: Walnut Station Specific Area Plan; Fairmount/University of Oregon Special Area Study

Current Use & Infrastructure: UO Police Department, Department of Parking & Transportation

Access: Franklin Blvd., Walnut St., East 15th Ave.

Distance from Campus Core: 0.84 mi.

Potential Timeline Extension: None (expedited) to 6 months (most conservative)

Added Costs to Project Budget: $6,100,775

- If the project cannot meet the requirements of the SAZ and Design Review is accordingly requested, the timeline will add at least 6 months to the process to allow time for the preparation and review of the Design Review application and involvement with the Fairmount Neighbors. Determining where to relocate the existing uses must also be considered prior to beginning development.
- If a TIA is required, the City review process for a TIA can run concurrently with Design Review and will not add a substantial amount of additional time to the review process required for Design Review.

H

- While development costs are provided within this criteria cluster, cost considerations are also important to Athletics (the Project Sponsor). The development costs of this site include:
  1. Site demolition;
  2. Relocation of existing uses;
  3. Cost to provide 40 parking spaces; and
  4. Land use entitlements.
- The total added development costs are estimated at $6,100,775. Refer to Appendix 4 for an itemized estimate of each cost.

CAMPUS PLANNING FRAMEWORK

Note: This site is beyond the boundaries of the Campus Plan, as such, the applicability of the Plan's policies will be established by the President based on recommendations from the Campus Planning Committee and consultation with the project Sponsor. Comments are included here to represent possible application of the policies listed based on their relevance to the site.

Replacement of Displaced Uses

- The University's department of Parking and Transportation will be displaced. Accordingly, it will need to be replaced, as will the UO Police Department.

Transportation

- The site fronts Franklin Boulevard, served by the Lane Transit District's EmX line.

Sustainable Development

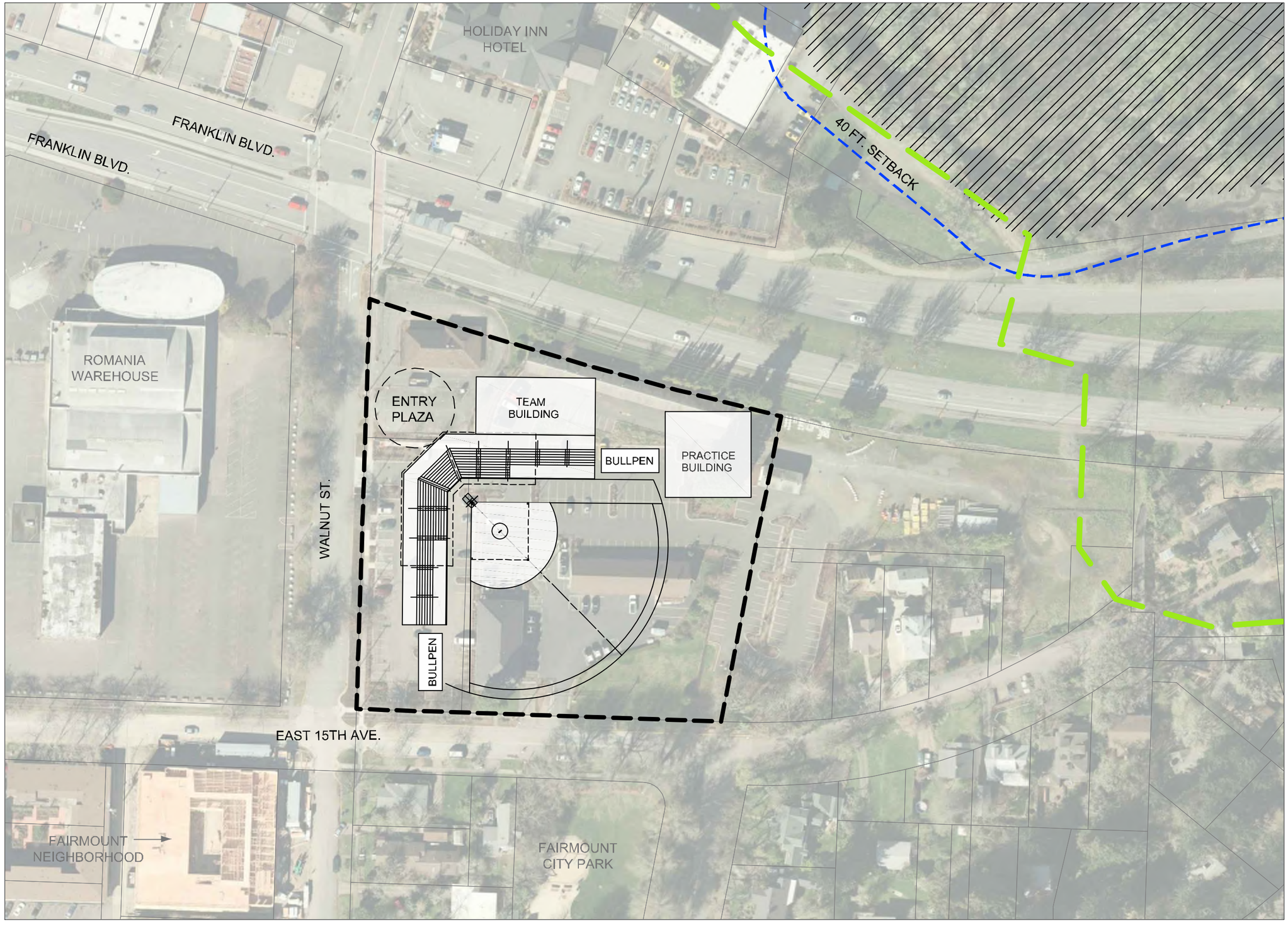
- Development on this site will likely meet the LEED criteria assessing access to public transportation and criteria assessing community density/connectivity.

SPACE NEEDS PLAN

- Scenario 4 contains a 50,000 gsf residential housing building to meet the space needs of a gsf per student ratio based on a student enrollment of 34,000 FTE.

USER NEEDS: PROGRAM & FACILITY ELEMENTS

- The Moshofsky Center is approximately a mile away from Site H.
- Matthew Knight Arena is located within a quarter-mile of the site.
- The Jaqua Academic Center is approximately a quarter-mile from the site.
- Site H is not within an industrial area but is situated along a busy transportation and commercial corridor to the north. Views of the stadium are possible from the Fairmount City Park.
- Views will likely be oriented toward the Fairmount City Park and the low density residential neighborhood to the east, which transitions to wooded areas surrounding Hendricks Park.
- The elements of the softball program, together with the site, show minimal to no potential to expand the facility as shown on the accompanying site diagram.
- The facility template fits within the site in both the desired orientation and layout.
- Without shared parking available, a minimum of 30 vehicle parking spaces will be required. Under shared parking agreements, at least 20 vehicle parking spaces must be available within a quarter-mile of the site.



MAP INFORMATION*

- Study Site Boundary
- Greenway Boundary
- Goal 5 Resource Site
- Conservation Area Setback

*This map was derived from information provided by University of Oregon InfoGraphics Lab and City of Springfield Aug./Sept. 2014.

CAMERON McCARTHY
LANDSCAPE ARCHITECTURE & PLANNING

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UNIVERSITY OF OREGON
SOFTBALL SITING STUDY

CAMPUS PLANNING, DESIGN & CONSTRUCTION
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EUGENE, OREGON 97403

Site H:
Walnut Station

0' 25' 50' 100' NORTH

SCALE 1" = 100'-0"

SITE I: HOWE FIELD

FEASIBILITY OF DEVELOPMENT

- There are at least 5 transit stops within a third of a mile from the site.
- Site I is currently served by utility infrastructure.
- The site is not within the floodway, floodplain, or Willamette Greenway boundary, and it does not contain any City-identified conservation areas that are associated with resource sites.
- No City land use approval is expected to be required. However, if the City determines that a TIA will be required (unlikely), the project may trigger the need for Site Review approval due to the site's proximity to a residential zone.
- The ability to proceed straight to building permits is expected at this site.
- The project's gross square footage will exceed the Campus Plan's Density standards for gross square footage requirements within the project's Design Area, which will require an amendment to the Plan.
- While development costs are provided within this criteria cluster, cost considerations are also important to Athletics (the Project Sponsor). The development costs of this site include:
  1. Site demolition; and
  2. Potentially higher costs of construction associated with on-campus architectural building standards.
- The estimated total of these costs amounts to $57,000. Refer to Appendix 4 for an itemized estimate of each cost.

SITE INFORMATION

Study Area Size: 4.6 acres

Zoning: Public Land

Metro Plan Designation: Government & Education

Owner: University of Oregon

Relevant Plan Boundaries: Campus Plan

Current Use & Infrastructure: Howe Field

Access: East 18th Ave., University St.

Distance from Campus Core: 0.41 mi.

Campus Plan Design Area: Southeast Campus

Design Area available building footprint (sf): 57,095 sf (if Howe Field structures are removed)

Design Area available gross square feet (gsf): 18,693 gsf (if Howe Field structures are removed)

Potential Timeline Extension: Time required to amend the Density requirements of the Campus Plan (unknown)

Added Costs to Project Budget: $57,000

CAMPUS PLANNING FRAMEWORK

Open-space Framework

- The University Street Axis from 15th Avenue to 18th Avenue connects to another axis: the University Street Axis from Lawrence Hall to 15th Avenue, which connects to the 15th Avenue Axis from University Street to Agate Street.
- Development should preserve and strengthen the University Street Axis, and, in particular: "the campus entrance at 18th Avenue." Future development, according to the Campus Plan, must allow for pedestrian use along this axis and improvements to the appearance of the Southeast Campus Area.

- The University Street axis is a gateway to the University: "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."

Densities

- This project shown on the template for Option I meets guidelines for coverage (sf). It does not meet guidelines for gross square footage (gsf) and will require an amendment to the Campus Plan.
- The available coverage for the area is 57,095 sf if Howe Field Structures are removed. Together, the buildings require 22,860 sf of coverage, which is within this limit.
- The available gsf for the area is 18,693 gsf if the Howe Field Structures are removed. Together, the buildings appear to require 22,860 gsf based on the program, which is not within this limit.

Space Use and Organization

- Site I is within the Southeast Campus Area, identified as appropriate for academics, athletics, and recreation.
- Open areas within the Southeast Campus Area are identified as essential for recreation and outdoor classrooms, however, a balancing of academic uses in this area is identified within the Campus Plan.

Replacement of Displaced Uses

- Development of the facility on this site will not displace or negatively impact the Outdoor Program.

Transportation

- University Street is a designated bike path.

Architecture and Preservation

- The site does not contain resources that are eligible or listed in the National Register of Historic Places. Site I has a Secondary Ranking associated with the Howe Gates.

Sustainable Development

- LEED points for Public Transportation do not appear achievable at this site. Achieving points for Community Connectivity and Diverse/Dense Uses appears possible.

Design Area Special Considerations (Conditions) and Special Area or Subject Plans

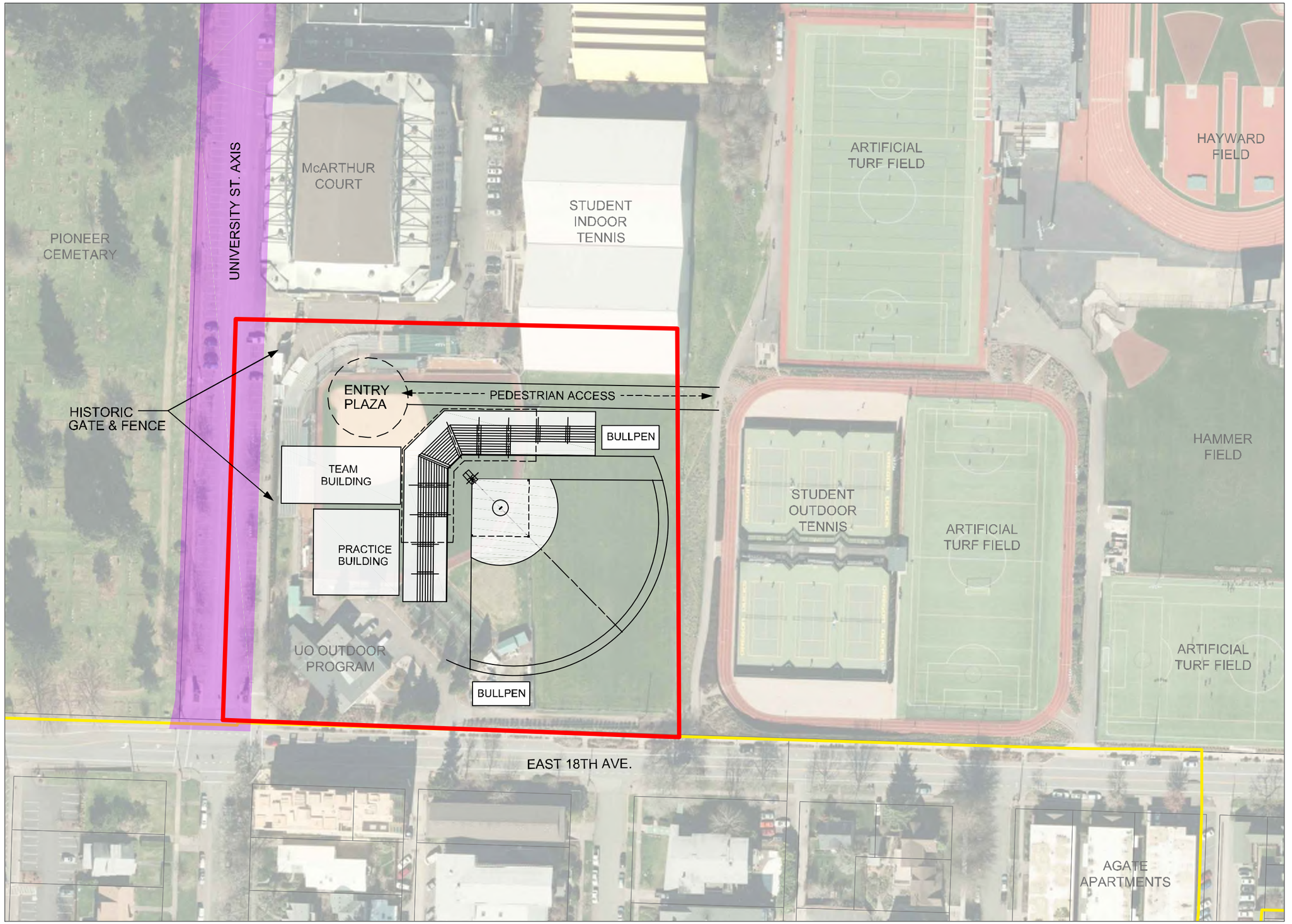
- The special conditions of the site relate to open space. Accordingly, the Open-space Framework Policy, above, describes these conditions.

SPACE NEEDS PLAN

- No scenarios use this area to meet future space needs.

USER NEEDS: PROGRAM & FACILITY ELEMENTS

- Site I is 1.19 miles from the Moshofsky Center.
- As noted, the Campus Plan identifies the University Street Axis and the corner of East 18th Avenue and University Street, is as a defining entrance of the University. Multifamily and single-family residences are adjacent to the site to the south, and academic and recreational uses surround the site on the remaining sides.
- The entry plaza is proposed along the Campus Plan-designated University Street Axis. This plaza is visible from University Street beginning at McArthur Court and continuing north; it is also visible from the Pioneer Cemetery and areas of higher elevation on East 18th Avenue.
- No additional, on-site parking is required.
- Fans will likely have views to the nearby athletic fields to the east and a partial view of the apartments to the south.
- The team building and practice building are located along University Street to provide open space connections to the east (Hayward Field included) as shown on the accompanying site diagram. Typically, third base and the dugout behind the third base is dedicated as the home team's side, and all other site studies show the team building in this orientation. The team and practice building's location on University Street could activate this street edge and strengthen the gateway to the University campus, a need identified in the Campus Plan. A direct tunnel or passageway to the home team dugout is required if the home team remains on the third base side.
- The field template fits within the site in the desired orientation.
- There is minimal to no potential to expand the facility as shown on the accompanying site diagram. However, opportunities may exist to expand the buildings for other uses.



0' 25' 50' 100' NORTH

SCALE 1" = 100'-0"

MAP INFORMATION*

- Site Boundary
- UO Planning Boundary
- UO Designated Open Space

*This map was derived from information provided by University of Oregon InfoGraphics Lab and City of Springfield Aug./Sept. 2014.

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SRG

UNIVERSITY OF OREGON
SOFTBALL SITING STUDY

CAMPUS PLANNING, DESIGN & CONSTRUCTION
1276 UNIVERSITY OF OREGON
EUGENE, OREGON 97403

Site I:
Howe Field

SITE J: GLENWOOD WEST

FEASIBILITY OF DEVELOPMENT

- Redesign of Franklin Boulevard is currently underway, with funding secured for its redesign work to begin by 2015. Construction is slated to begin by 2016 at the earliest. To ensure success of the softball facility, construction of these improvements must be substantially complete. Improvements will bring this City-annexed transportation corridor up to roadway standards including, measures for safety (e.g., roundabouts, continuous sidewalks, streetlights, and bike lanes) and stormwater treatment facilities.
- Accordingly, development at this site should not trigger any major, University-provided roadway improvements along Franklin Boulevard.
- The University will be required to provide a portion of the City's planned riverfront trail along the north end of the site paralleling the river. Negotiations between the City and University regarding the extent of improvements and riparian restoration along the river will be required.
- The northernmost portion of the site is within the floodway.
- This site is adjacent to the EmX line, and bicycle lanes will run adjacent to the site upon completion of Franklin Boulevard's redesign.
- There are no nationally-registered or -eligible historic resources on this site.
- Existing utility infrastructure is available to serve the site. Extensions of and upgrades to this infrastructure may be required, as this site is not within city limits. However, the existing use on the site may provide adequate service to the site for Softball's needs.

SITE INFORMATION

Study Area Size: 5.3 acres

Zoning: Office Mixed Use

Metro Plan Designation: Light Medium Industrial

Owner: Myrmo & Sons, Inc.

Relevant Plan Boundaries: Glenwood Refinement Plan

Current Use & Infrastructure: Industrial, Machinery

Access: Franklin Blvd.

Distance from Campus Core: 1.9 mi.

Potential Timeline Extension: 1 year

Added Costs to Project Budget: $6,507,000

- At a minimum, development on this site will require Annexation approval and Site Plan Review approval (both land use actions). An annexation agreement must also be reached between the City and University, which identifies the City's and University's responsibilities for public improvements at the site. Annexation involves a public hearing by the Springfield City Council. Site Plan Review is conducted at the staff level.
- The expected timeline for the land use process, if required, is approximately 1 year. The University cannot submit the request for Site Plan Review until Annexation is final. Negotiations with the current property owner for purchase of the site will add to this timeline and impact the construction schedule.
- While development costs are provided within this criteria cluster, cost considerations are also important to Athletics (the Project Sponsor). The development costs of this site include:

J

1. Land acquisition;
2. Site demolition;
3. Cost to provide 200 parking spaces;
4. Land use entitlements; and
5. Trail restoration.

- The total added development costs are estimated at $6,507,000. Refer to Appendix 4 for an itemized estimate of each cost.

CAMPUS PLANNING FRAMEWORK

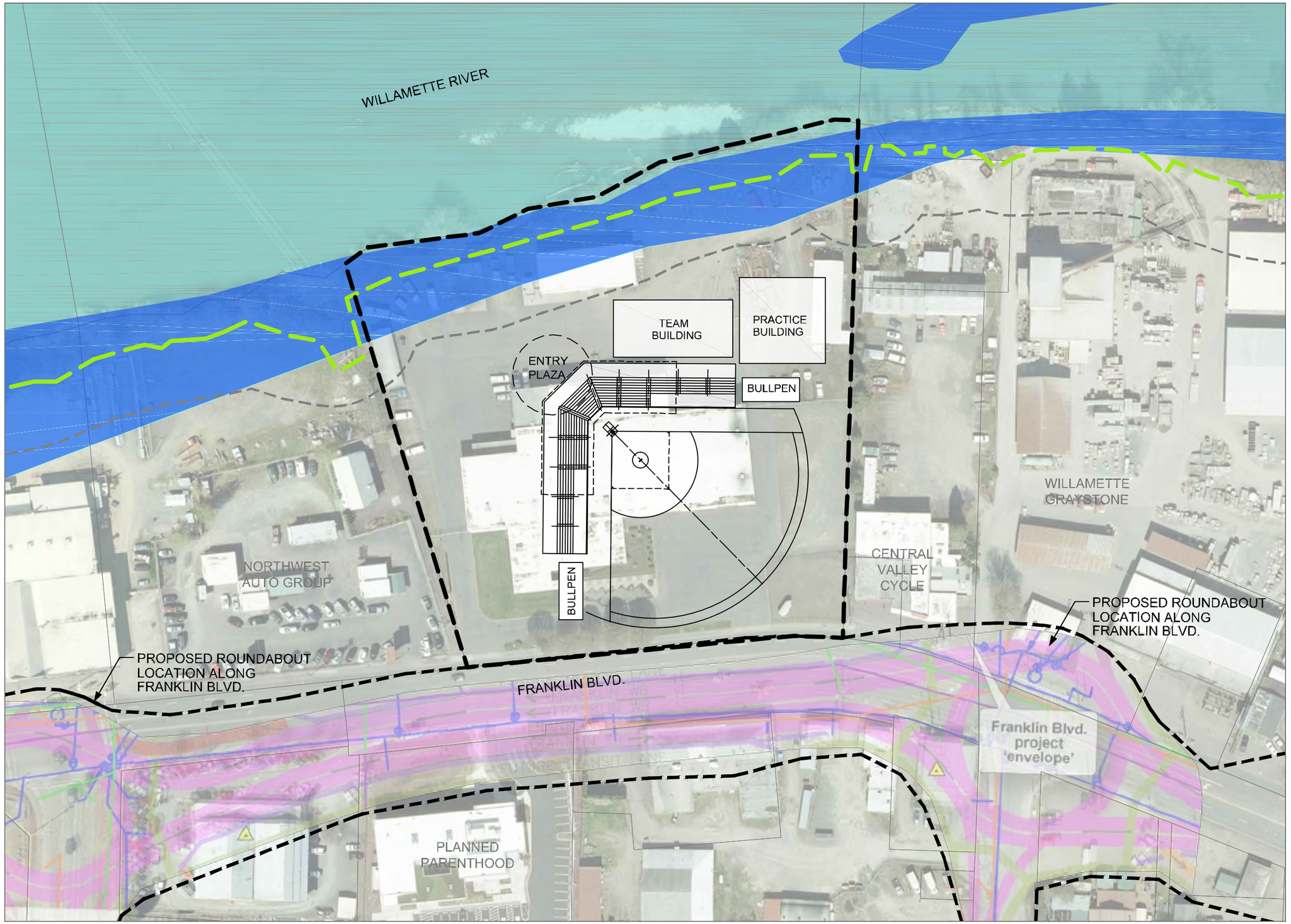
Note: No policies are relevant to this site. This site is beyond the boundaries of the Campus Plan, as such, the applicability of the Plan's policies will be established by the President based on recommendations from the Campus Planning Committee and consultation with the project Sponsor.

SPACE NEEDS PLAN

Note: This site is beyond the boundaries of the Space Needs Plan.

USER NEEDS: PROGRAM & FACILITY ELEMENTS

- There is no minimum number of vehicle parking spaces required for this use (other than what is desired for the University and is required for ADA standards). Instead, the City specifies the maximum allowable number of spaces for a given use to be determined by a parking study. Shared parking is possible in Glenwood.
- There are no University-owned properties within a quarter-mile of the site, and the site is over 1.75 mi. from the Moshofsky Center.
- The site fronts the Willamette River and is currently adjacent to commercial and industrial uses to the east, west, and south.
- Redevelopment of adjacent parcels as non-industrial uses would improve compatibility.
- The preferred orientation provides southern views of Franklin Boulevard and views of adjacent businesses to the east.
- The site is visible from Franklin Boulevard, I-5, and is visible from the north across the Willamette River.
- The developable portion of the site is large enough to accommodate limited amounts for future expansion to the west.
- The facility template fits within the site in both the desired orientation and layout.



MAP INFORMATION*

- Site Boundary
- Greenway Boundary
- 75-ft. Riparian Setback
- FEMA 100yr Floodplain
- Floodway

*This map was derived from information provided by University of Oregon InfoGraphics Lab and City of Springfield Aug./Sept. 2014.

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EUGENE, OREGON 97403

Site J:
Glenwood
West

0' 25' 50' 100' NORTH

SCALE 1" = 100'-0"

SITE K: GLENWOOD EAST

FEASIBILITY OF DEVELOPMENT

- Redesign of Franklin Boulevard is currently underway, with funding secured for its redesign work to begin by 2015. Construction is slated to begin by 2016 at the earliest. To ensure success of the softball facility, construction of these improvements must be substantially complete. Improvements to bring this City-annexed transportation corridor up to roadway standards include measures for safety (e.g., roundabouts, continuous sidewalks, streetlights, and bike lanes) and stormwater treatment facilities.
- Accordingly, development at this site should not trigger any major, University-provided roadway improvements along Franklin Boulevard.
- The University will be required to provide a portion of the City's planned riverfront trail along the north end of the site paralleling the river. Negotiations between the City and University regarding the extent and cost of improvements and riparian restoration along the river will be required.
- Only water-dependent and water-related uses are allowed within a 75-ft. riparian setback adjacent to the river.
- A small portion of the site's northeast corner is within the floodway. The remaining area of Site K is within the 100-and 500-year floodplains.
- This site is adjacent to the EmX line, and bicycle lanes will access the site upon completion of Franklin Boulevard's redesign.
- There are no nationally-registered or -eligible historic resources on this site.

SITE INFORMATION

Study Area Size: 6.6 acres

Zoning: Commercial Mixed Use

Metro Plan Designation: Light Medium Industrial

Owner: Too Blue, LLC

Relevant Plan Boundaries: Glenwood Refinement Plan

Current Use & Infrastructure: Undeveloped, Vacant

Access: Franklin Blvd.

Distance from Campus Core: 2.4 mi.

Potential Timeline Extension: 1 year

Added Costs to Project Budget: $7,140,000

- Existing utility infrastructure is available to serve the site. Extensions of and upgrades to this infrastructure may be required, as this site is not within city limits. However, the existing use on the site may provide adequate service to the site for Softball's needs.
- At a minimum, development on this site will require Annexation approval and Site Plan Review approval (both land use actions). An annexation agreement must also be reached between the City and University, which identifies the City's and University's responsibilities for public improvements at the site. Annexation involves a public hearing by the Springfield City Council. Site Plan Review is conducted at the staff level.
- The expected timeline for the land use process, if required, will be approximately 1 year. The University cannot submit the request for Site Plan Review until Annexation is final. Negotiations with the current property owner for purchase of the site

K

will add to this timeline and impact the construction schedule.

- While development costs are provided within this criteria cluster, cost considerations are also important to Athletics (the Project Sponsor). The development costs of this site include:
  1. Land acquisition;
  2. Cost to provide 200 parking spaces;
  3. Land use entitlements; and
  4. Trail restoration.
- The total added development costs are estimated at $7,140,000. Refer to Appendix 4 for an itemized estimate of each cost.

CAMPUS PLANNING FRAMEWORK

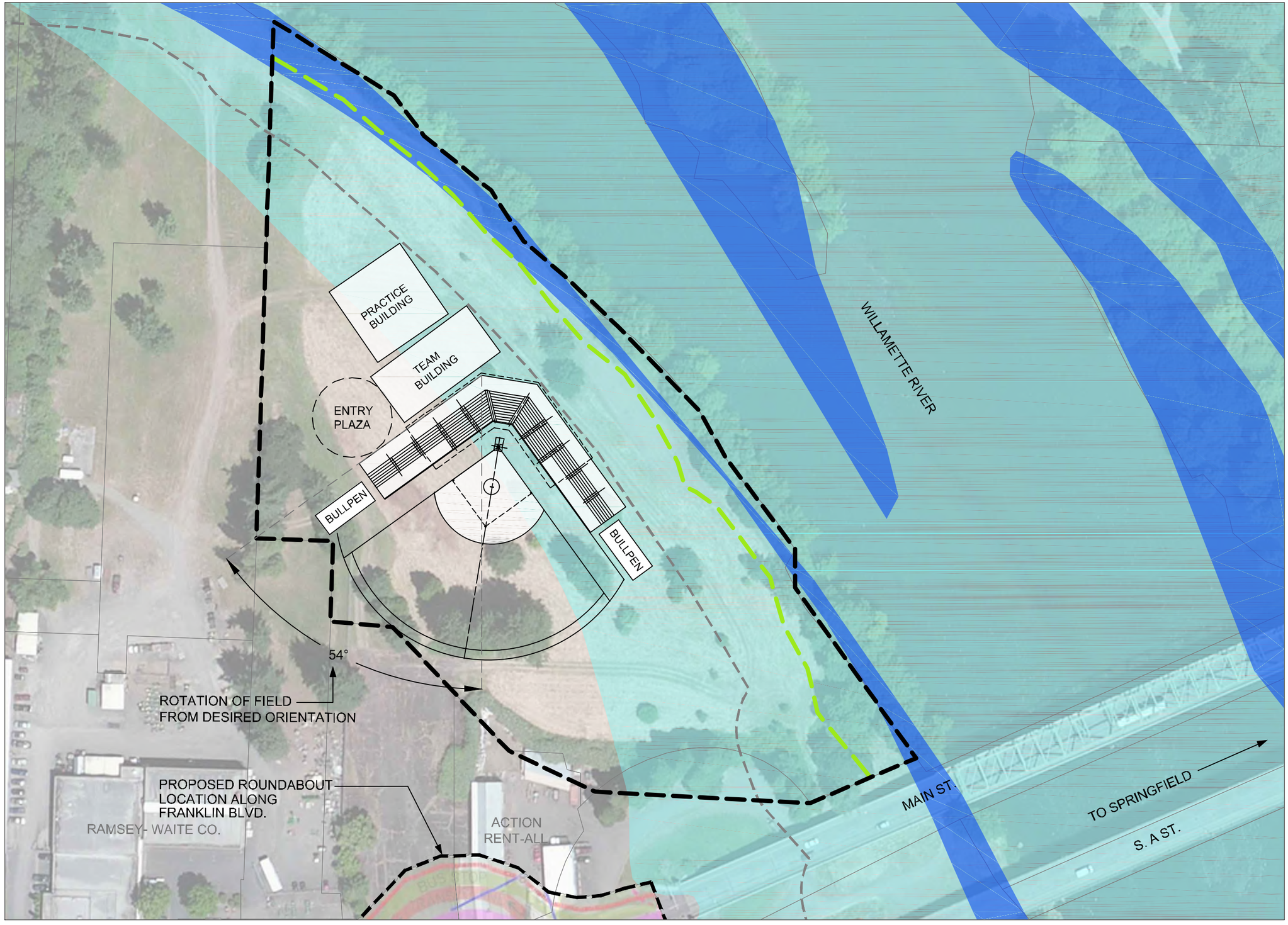
Note: No policies are relevant to this site. This site is beyond the boundaries of the Campus Plan, as such, the applicability of the Plan's policies will be established by the President based on recommendations from the Campus Planning Committee and consultation with the project Sponsor.

SPACE NEEDS PLAN

Note: This site is beyond the boundaries of the Space Needs Plan.

USER NEEDS: PROGRAM & FACILITY ELEMENTS

- The template does not fit in the desired orientation or the desired layout within the constraints of the site. The accompanying diagram shows a field rotation of 54 degrees in order to fit the facility on the site (all non-water related uses are prohibited inside the 75-ft. riparian setback). The supporting buildings are also adjusted to avoid this 75-ft. Willamette Greenway setback.
- There is no minimum number of vehicle parking spaces required for this use (other than what is desired for the University and is required for ADA standards). Instead, the City specifies the maximum allowable number of spaces for a given use to be determined by a parking study. Shared parking is possible in Glenwood.
- There are no University-owned properties within a quarter-mile of the site, and Site K is nearly 3.5 miles from the Moshofsky Center.
- The site fronts the Willamette River at its north and east ends. Island Park is across the east end of the site. Low-intensity commercial uses are south and west of the site. The area to the west of the site also contains a vacant lot. Adjacent property is planned for the development of a hotel and conference center.
- The field orientation provides views of Franklin Boulevard, adjacent properties to the southwest, and a partial view of the riverbank and bridge crossing the Willamette River, which provides east-west connections between Glenwood and Springfield.
- A design component identified for the facility is to construct the dugouts 2 to 3 ft. below the elevation of the play field. The site's location within the 100-year floodplain requires a modification to the preferred design. All buildings and other enclosed spaces must be built 1 ft. above the floodplain elevation at this site. Such considerations will affect the field's design, dugouts, and the connections to the team's restrooms and locker rooms.
- The site is visible from Franklin Boulevard; I-5; downtown Springfield; Island Park; and from the north, across the Willamette River.
- The developable portion of the site is large enough to accommodate limited amounts for future expansion to the south.



MAP INFORMATION*

- Site Boundary
- Greenway Boundary
- 75-ft. Riparian Setback
- FEMA 100yr Floodplain
- Floodway

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Site K:
Glenwood
East

0' 25' 50' 100' NORTH

SCALE 1" = 100'-0"

APPENDICES

1. SPONSOR MEETING NOTES
2. SPACE PROGRAM TEMPLATES
3. CRITERIA
4. COST EVALUATION
5. REFERENCES

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APPENDIX 1: SPONSOR MEETING NOTES

August 15, 2014

Meeting Outcomes: UO Softball Stadium Site Selection

Meeting Date/Time: Wednesday, August 13, 2014; 1:00 pm – 3:00 pm

Location: Casanova Center

Attendees: Rob Mullens (UO Athletics), Eric Roedl (UO Athletics), Lisa Peterson (UO Athletics), Mike White (UO Athletics), Chris Ramey (UO Planning), Phil Farrington (UO Planning), Charlene Lindsay (UO Capital Construction), Rick Zieve (SRG), Jeff Yrazabal (SRG), Larry Gilbert (CM), Kristina Koenig (CM), Monica Witzig (CM)

This meeting was held to provide background on the UO Softball Stadium Site Selection Study to project sponsors (UO Athletics) and to incorporate the sponsors' desires and needs into the site selection process. The main objectives were (1) to work towards developing criteria that encourage an optimum site selection from the perspective of coaches, athletes, and fans; and (2) to gather information about necessary and desired program elements for the stadium to inform the development of an accurate template. This template will help determine whether sites can accommodate the desired capacity of use. The following paragraphs document outcomes and findings from these discussions.

CRITERIA DEVELOPMENT

These are criteria that were identified as important to consider in siting a softball facility and associated notes or comments for each one.

- Adjacency to other/supporting campus facilities:
    - Adjacent or nearby parking facilities could reduce or eliminate parking requirements for the project, thereby reducing footprint and cost
- Adjacency to other/supporting athletic facilities:
    - it is ideal to be located close to the Moshofsky Center
    - Locating adjacent to a facility with existing locker room or storage space could reduce facility needs (e.g. may not need visitor lockers). Need to be cognizant of future NCAA post season requirements which could include on site visitor locker rooms
- Find opportunities to enhance fan experience:
    - Site with optimum views from stadium
    - Provide amenities/design elements that create a unique experience
- High visibility and connections to campus and community
    - Should fit in with surrounding development (e.g. park-like surroundings are more ideal than industrial)
    - Should have opportunity for stadium to have "iconic presence"
    - Ideal orientation of field on the site should allow for a design of easy access and "grand front door" of the facility

- It should ideally enhance/develop “connections” on campus or between campus facilities or adjacent features. Connections to consider: (1) to the community (e.g. Similar to Hayward) (2) river connections/other physical elements, (3) academic (4) UO facilities (e.g. connecting campus and Autzen). One benefit of connectivity is improved safety

- Feasibility:
  - Can land be made available within desired project timeframe?
  - Are there site conditions that will require additional/unexpected expenses or time delays (e.g. land use permitting processes or deed restrictions)?
  - What kind of impact would be created (financially or schedule-wise) through the removal or relocation of existing use (e.g. parking at Autzen)?

TEMPLATE DEVELOPMENT

A template will be developed by SRG architects to show the footprint of the softball facility. The needed and desired program elements for this facility were discussed & identified.

Design Considerations:

- Seating**:** Project requires 1,500 permanent seats, including 1,000 covered seatback & 500 benches. 1,000 moveable seats in addition to this is also desired. Temporary seating could be provided on a berm. Provide student seating section. First row of seating should be as close to eye-level with field as possible. Possible 1000 moveable bleacher seating in the outfield as opposed to the right and left outfield foul lines where viewing of the game is less preferable. Could be a combination of berm seating / viewing areas (lawn chair seating)
- Vertical Organization of Stadium: Press should be elevated, seating should be located as close to the field as possible, circulation routes should not interfere with sightlines/views. If/When possible, entering the concourse at grade (so seating is below grade/entered from above), is preferred
- Field Orientation: Field should be oriented with home plate in the NW corner and 1st base aligned due south of home plate (same as Howe Field). NCAA’s recommended field orientation is the second choice. Sun and wind direction are two factors that impact orientation
- Field Dimensions: 200-ft. min. foul line, and the distance from center field to home plate should be 225 ft.; Backstop 125 ft. from home plate; Sidelines 25 ft from foul lines. This mirrors the dimensions at OKC World Series

Program Elements Essential to Include On-Site:

- Clubhouse/home lockers: 25 lockers, ideally to be located adjacent to dugout
- Visitor Lockers: can be located off site if provided/available at adjacent facility. Minimal space required. Template will assume they will be on-site and will include 20 lockers. Allow for shared locker space within the team. Probably don’t even need lockers – just a team room at the minimum 3-4 shower stalls. Visiting coaches room. To change and shower.
- Athletic Training/Medical Facility: Satellite facility. Includes 2 cold tubs, 2 taping tables, ice machine and bike/rehab equipment. Check with athletic staff to find exact needs

- Indoor Pitching/Batting: Preferred size would be 120 x 120 minimum. Includes 3 batting cages. Covered & Walled facility. Viewing balcony would be a nice feature
- Coaches Offices: 3 satellite offices, roughly 150 sf each, 2 separate shower rooms for male and female coaches
- Coaches Locker Rooms, provide both male and female
- Concessions: Consider creative concession opportunities (e.g. food carts, grill)
- Press/Broadcast: Provide 3 spots behind home plate: 2 booths for TV/radio and 1 multipurpose space. Elevate
- Bullpens: Provide 2 equal bullpens, 60 length; could be included in "indoor center" or down the baseline. need 2 separate pitching lanes in each bullpen
- Multi-purpose Space: 40+ person capacity with good views of field to be utilized as a teaching space, rental facility for events, interviews, and/or VIP viewing/Suite space.
- Meeting/Video/Film Room: Stadium seating for min. of 25
- Equipment Storage
- Maintenance Storage: Could possibly be provided by adjacent facilities at some sites
- Parking: Large Cost; Shared/Combined parking opportunities would be ideal
- Public Restrooms
- Ticket Booth
- Dugout: provide restroom and direct connection to locker rooms. Sunken dugout preferred, if possible
- Umpire Locker Rooms: Site dependent, may be provided by adjacent facility. Template will assume they need to be provided. Provide both male and female lockers/shower rooms
- Equipment room/Laundry

NEXT STEPS

Criteria considerations listed above will be incorporated into the overall list of criteria being developed by Cameron McCarthy Landscape Architecture & Planning. Program elements and design considerations will be used in the development of the stadium and field template being created by SRG Architects. Once a draft set of criteria and template is complete, Campus Planning, Design & Construction will make it available to the UO Athletics for review and comment. The feedback and input from UO Athletics is considered a valuable and essential component of this process. If, at any point, representatives from UO Athletics have questions or concerns, they are encouraged to contact Phil Farrington or Chris Ramey at Campus Planning, Design & Construction.

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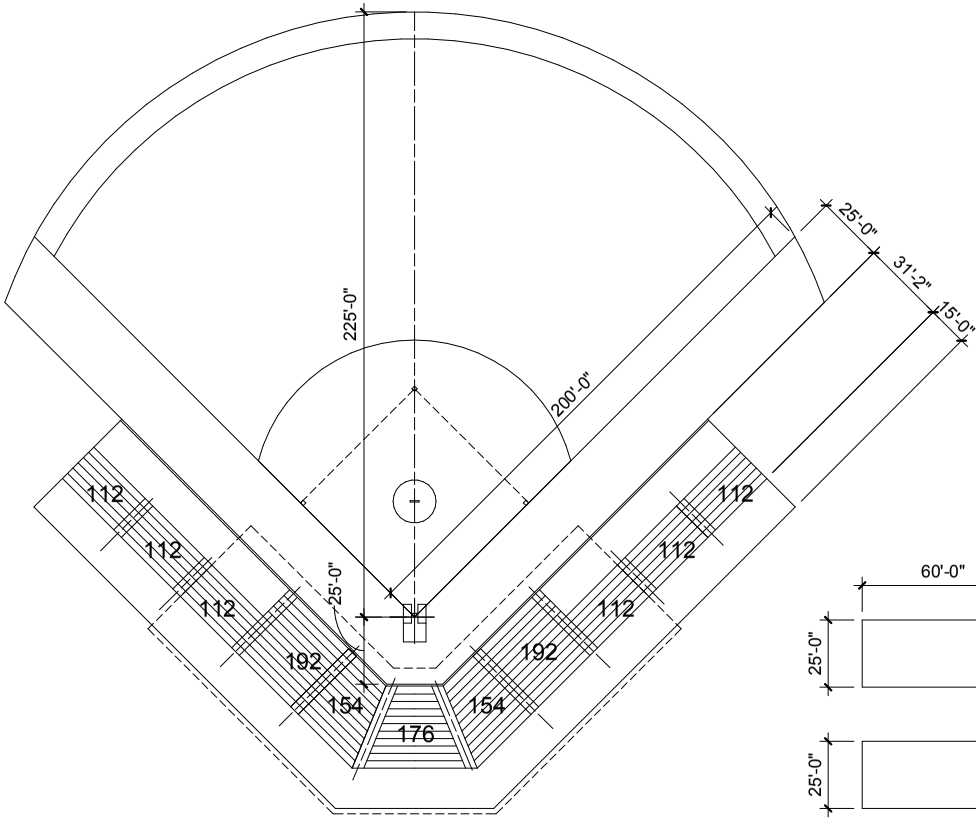
APPENDIX 2: SPACE PROGRAM TEMPLATES

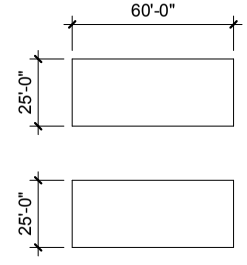
SPACE PROGRAM- UNIVERSITY OF OREGON WOMENS SOFTBALL
TEAM BUILDING
8/22/2014

Space Name	Qty	SF	Net	Subtotal	Comments
1a Team Facilities					
Home Clubhouse					
Locker Room	1	1,250	1,250		25 Lockers
Shower Room	8	20	160		
Toilet Room	1	180	180		
Visitor Team Facilities					
Locker Room	1	1,000	1,000		20 Lockers
Shower Room	8	20	160		
Toilet Room	1	180	180		
Meeting/Film Room	1	1,000	1,000		
Laundry Room	1	750	750		
Equipment Room	1	300	300		
Athletic Training	1	300	300		(2) Cold Tubs, (2) Taping Tables, Ice Machine, (1) Bike
Coaches and Staff					
Mens Locker Room	6	45	270		
Mens Showers	3	20	60		
Mens Toilet Room	1	150	150		
Womens Locker Room	6	45	270		
Womens Showers	3	20	60		
Womens Toilet Room	1	150	150		
Offices	3	150	450		
		Subtotal	**6,690**		
1b Shared Facilities					
Multi Purpose Event Space	1	2,000	2,000		40 person capacity; views of field
Umpire Locker/Shower/Toilet Room	2	200	400		
Unisex Restroom	1	100	100		
Maintenance Storage	1	300	300		
Maintenance Office	1	150	150		
		Subtotal	**2,950**		
2 Practice Facility					
Indoor Batting/Pitching Tunnels	1	8,100	8,100		
		Subtotal	**8,100**		
3 Stadium Facilities					
Premium Seat (Covered)	1,000				40 person capacity; views of field
Bench Seats	500				
Concourse	tbd				
Temporary Bleacher (Outfield)	1,000				
Bullpen (Home)	1	1,500	1,500		25 x 60 (2 Lanes) Could be shared with indoor practice
Bullpen (Visitor)	1	1,500	1,500		25 x 60 (2 Lanes)
Dugout (Home)	1	1,120	1,120		15 x 80 placeholder
Dugout (Visitor)	1	1,120	1,120		15 x 80 placeholder
Ticket Office	1	300	300		
Concessions	6	125	750		
Public Restrooms (Mens)	1	650	650		750 Men = 8WC/6LAV
Public Restooms (Womens)	1	650	650		750 Women = 9WC/7LAV
Family Restroom	1	80	80		
Support Spaces					
Press Room (3 stations)	1	80	80		
TV/Radio Booth	2	80	160		
Flex Booth	1	80	80		
Press Toilet Room	1	80	80		
		Subtotal	**8,070**		

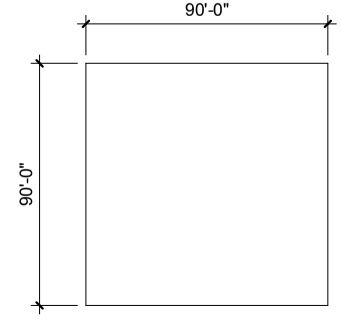
UO Softball Stadium Site Study
August 22nd, 2014



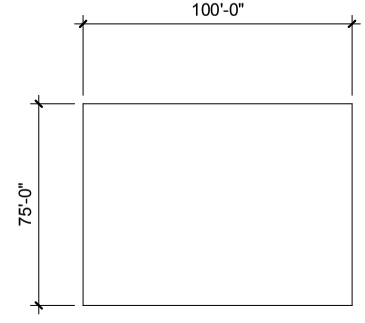
STADIUM AND PLAYFIELD
1,540 SEATS



BULLPENS (2)



PRACTICE BUILDING
8,100 gsf

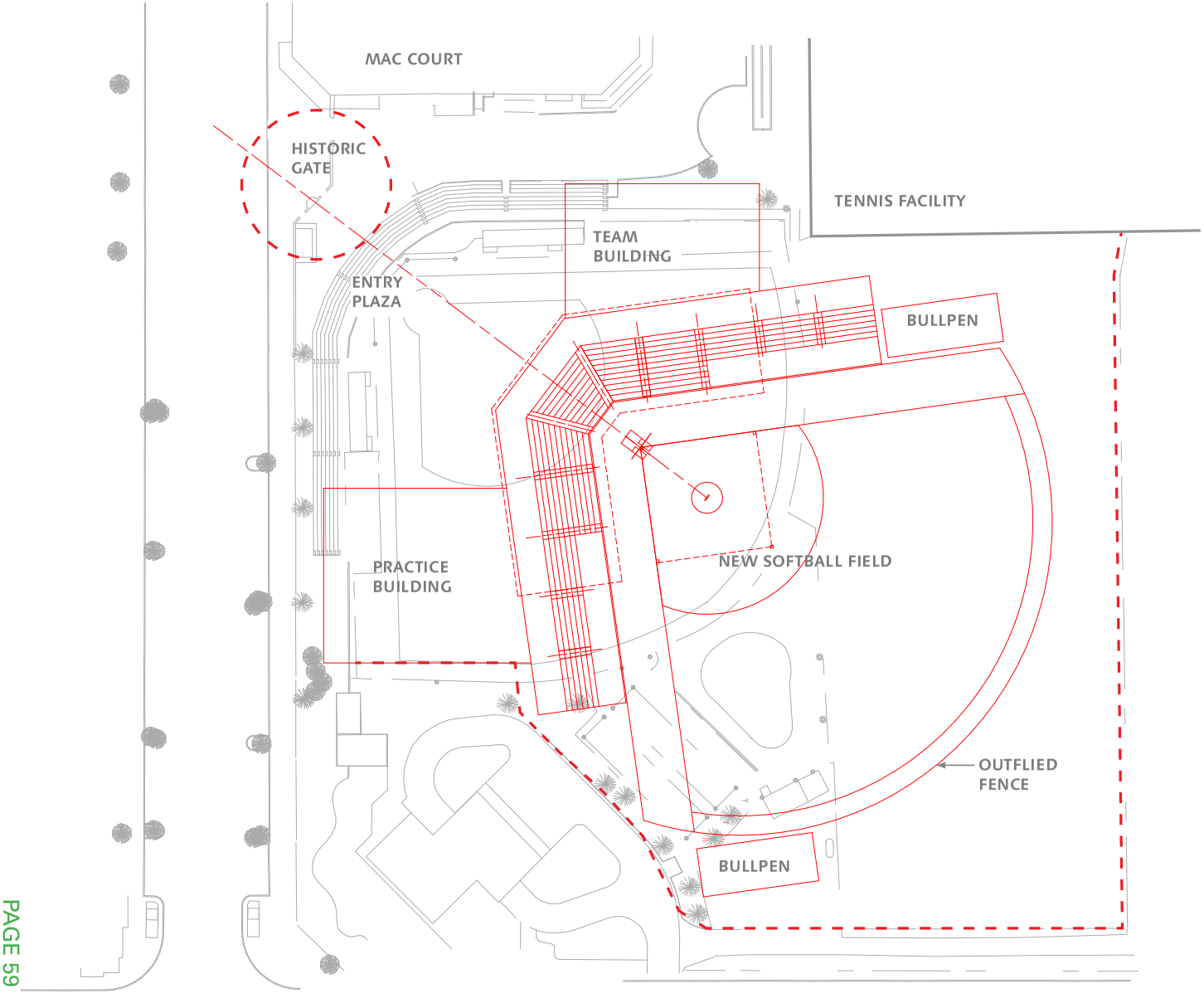


TEAM BUILDING
14,800 gsf (2 STORIES)

SRG

UO Softball Stadium Site Study
August 22nd, 2014

Option A



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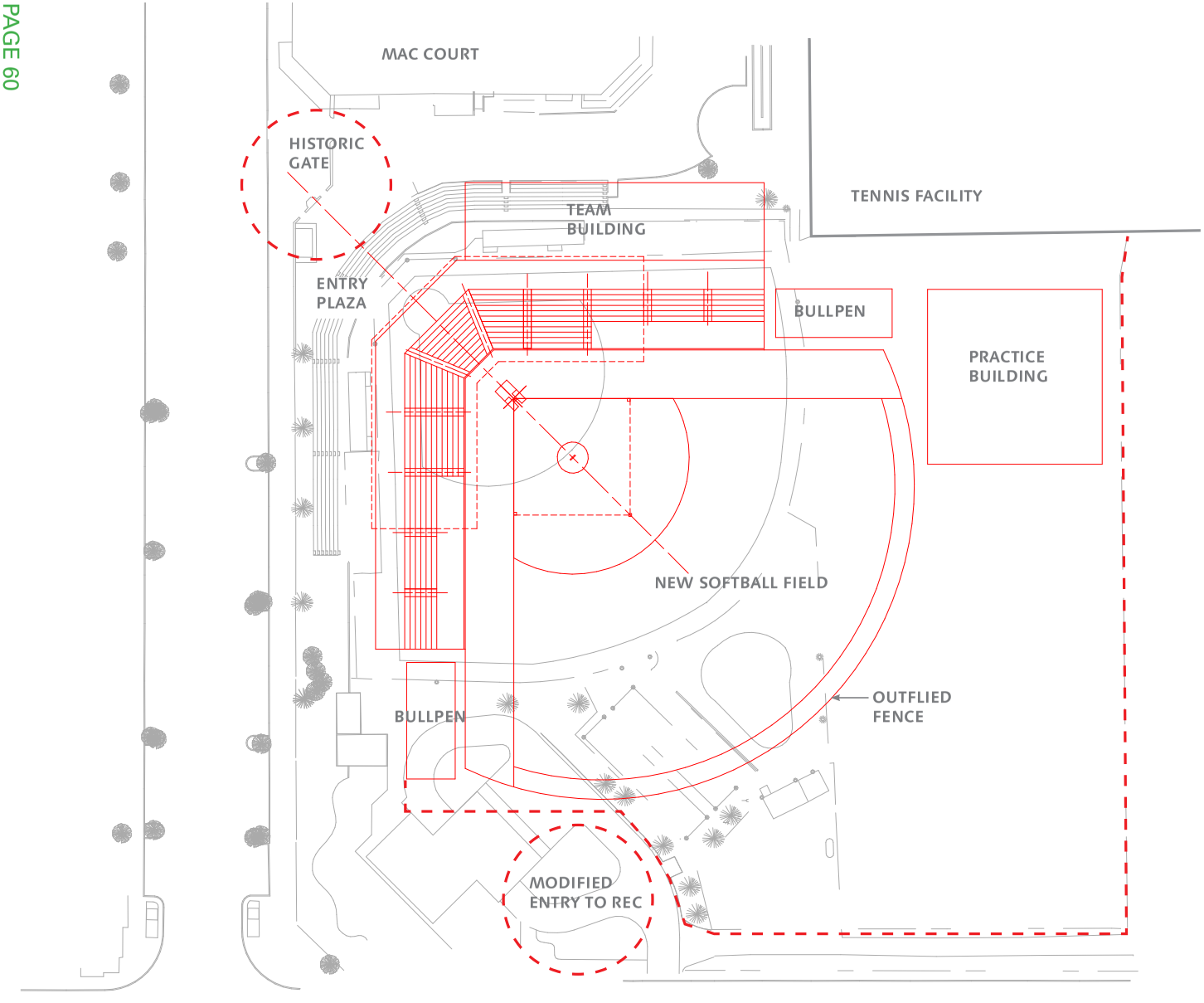
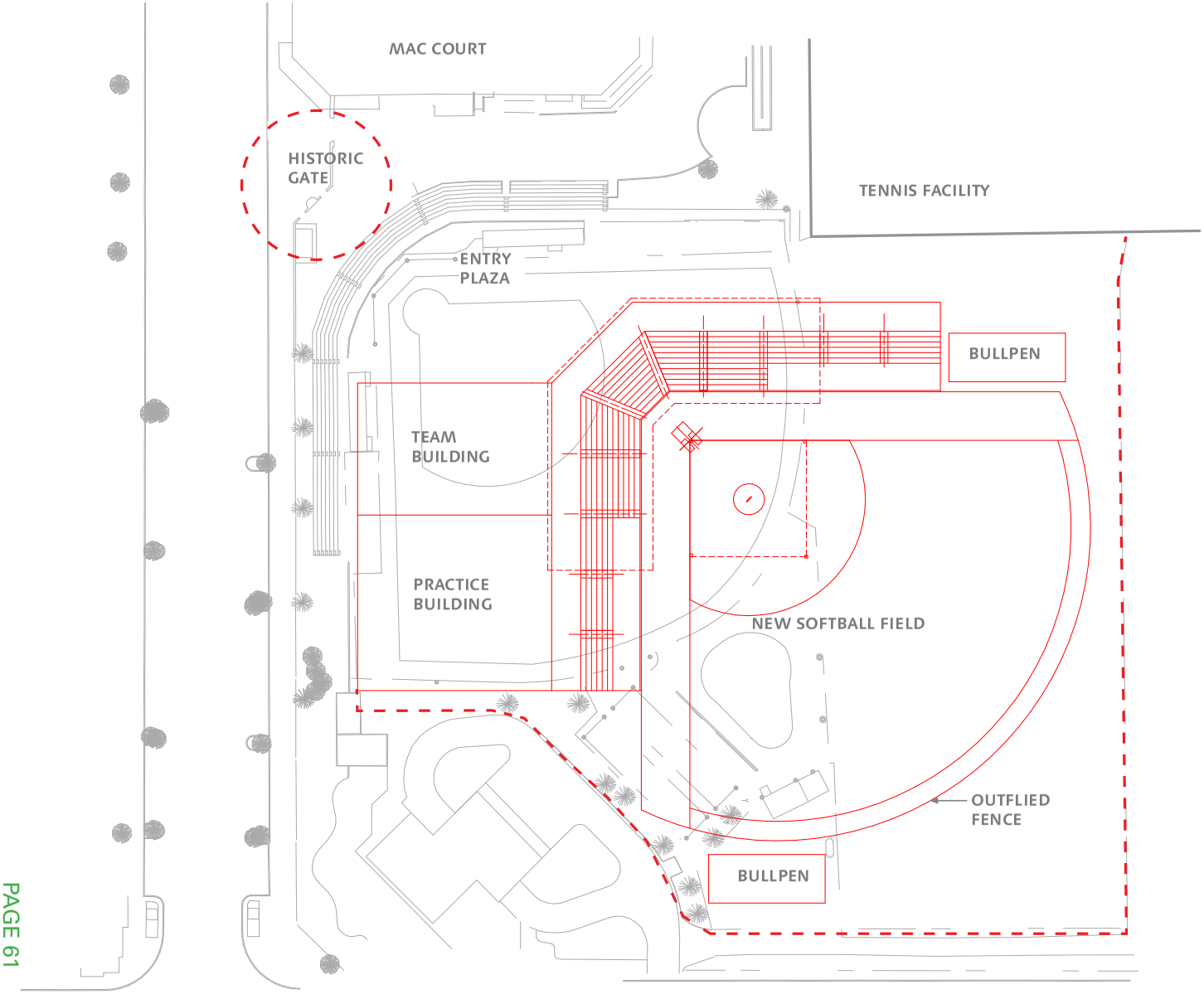
UO Softball Stadium Site Study
August 22nd, 2014

Option B



SRG



UO Softball Stadium Site Study
August 22nd, 2014

Option C

SRG

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APPENDIX 3: CRITERIA

SITE SELECTION CRITERIA: SOFTBALL

A. FEASIBILITY OF DEVELOPMENT

1. COMPATIBILITY & COHESIVENESS

1.1. ROADWAY CAPACITY: Are the intersections directly surrounding the site functioning (i.e., not failing)? Are streets designated as arterials and/or major collectors adjacent to the site?

1.2. ALTERNATIVE TRANSPORTATION: Is the site easily accessible by modes of transportation other than the automobile?

1.2.1. Are bus stops located within a quarter-mile of the site?

1.2.2. Do bike paths or bike lanes run along the site?

1.3. EXISTING ADJACENCIES: Do the existing, adjacent uses complement the proposed use?

1.4. FUTURE ADJACENCIES: Do any forthcoming development projects adjacent to the site complement the proposed use?

1.5. REFINEMENT PLANS: Is the proposed site consistent with all applicable refinement plans adopted by the City of Eugene?

1.6. BUILDING SCALE: Is the scale of the stadium as conceptually envisioned similar to surrounding buildings?

1.7. VISUAL & SPATIAL TRANSITIONS: Does the building configuration provide opportunities for screening or buffering between proposed development and adjacent buildings?

1.8. INTENSITY OF USE: Will the expected levels of attendance and type of activity associated with the project be similar to the amount and nature of activity in the area (e.g., noise, traffic, etc.)?

2. SITE READINESS

2.1. FLAT TOPOGRAPHY: Is the slope less than 10%?

2.2. NO SIGNIFICANT WETLANDS: Are locally significant wetlands absent from the site?

2.3. OUTSIDE OF FLOODWAY: Is the site outside the floodway boundary?

2.4. OUTSIDE OF FLOODPLAIN: Is the site outside the floodplain boundary?

2.5. NO RIPARIAN CORRIDORS & HABITATS: Are locally significant riparian and upland wildlife habitat sites absent from the site?

2.6. NO HISTORIC RESOURCES: Are eligible or registered historic resources absent from the site?

2.7. EXISTING UTLITIES: Is the site served by existing utilities?

2.8. PLANNED IMPROVEMENTS: Is the City aware of any proposed improvements to infrastructure in the vicinity of the site?

2.9. PROPERTY OWNERSHIP: Is the site University-owned?

2.10. NO LAND USE ACTIONS: Is the proposed use permitted outright in the base zone and any applicable overlay zones, with no amendment to the City's adopted plans or Development Code necessary?

2.11. DEVELOPMENT TIMELINE: Do the known conditions of the site allow the project to be completed according to the desired schedule?

2.12. DEED RESTRICTIONS**:** Are there any restrictions stipulated in the property's deed that would preclude the stadium from developing on the site?

B. CAMPUS PLANNING FRAMEWORK

1. **CAMPUS PLAN, OPEN-SPACE FRAMEWORK:** Does the site comply with the requirements of the Open-space Framework Policy and Pattern (e.g., Main Gateways) (Policy 2)?

   1.1. Does it ensure that no development occurs within a designated open-space (and that key pathways are not blocked)?

   1.2. Does it have the potential to enhance the existing open-space framework (e.g., better-define open-space edges), campus edges, and main campus entrances?

   1.3. Does it allow room for future expansion of the open-space framework and pathway network as proposed in the design area?

   1.4. Does it ensure that no significant trees are impacted?

2. **CAMPUS PLAN, DENSITIES:** Will proposed development comply with the Density Policy and Patterns (e.g., Use Wisely What We Have, floor coverages, and height limits) (Policy 3)?

   2.1. Is it within the maximum allowed density allowed within its Design Area?

   2.2. Does it comply with the requirements of the Design Area's building dimensions and scale in order to wisely use a limited amount of land?

3. **CAMPUS PLAN, SPACE USE & ORGANIZATION:** Does the site fulfill the intent of the Space Use and Organization Policy and Patterns (e.g., University Shape and Diameter and Expansion) (Policy 4)?

   3.1. Does it ensure that land needed closer to the campus core for academic uses is not developed?

   3.2. Is there room for future expansion plans in a manner that complies with all Campus Plan policies?

   3.3. Is the use compatible and flexible?

4. **CAMPUS PLAN, REPLACEMENT OF DISPLACED USES:** Will development on the site allow the project to comply with the refinements of the Replacement of Displaced Uses Policy (Policy 5)?

   4.1. Are there appropriate replacement locations for all displaced uses, and are there Campus Plan policies that would be unmet by relocating the use(s) in another area of campus?

5. **CAMPUS PLAN, ARCHITECTURE & PRESERVATION:** Does the site contain any resources that are eligible or listed in the National Register of Historic Places?

6. **CAMPUS PLAN, TRANSPORTATION:** Will development on the site comply with the Campus Plan's Transportation Policy and Local Transport Area Pattern (Policy 9)?

   6.1. Does it preserve and enhance the pedestrian-character of campus?

   6.2. It is located on the periphery of the campus near a transportation route with identifiable visitor parking and easy access?

7. **CAMPUS PLAN, SUSTAINABLE DEVELOPMENT:** Would developing on this site preclude the project from meeting the LEED credit addressing access to public transit? Would developing on this site prevent the project from achieving LEED credits regarding density and connectivity within the community?

8. **CAMPUS PLAN, DESIGN AREA SPECIAL CONSIDERATIONS:** Will the site strengthen the site elements of its Design Area, as identified by the Design Area Special Conditions Policy (Policy 12)?

C. SPACE NEEDS PLAN

1. **SPACE NEEDS PLAN:** Is the site consistent with the long-term vision for campus uses identified in the Space Needs Plan?

D. USER NEEDS: PROGRAM & FACILITY ELEMENTS

1. **DESIRED ADJACENCIES:** Are the desired characteristics for the site represented, as identified by the Project Sponsor?

   1.1. Is the site adjacent to other facilities that will support athletes' needs and that provide needed space for programmatic features of the facility (e.g., visitor/umpire locker rooms, storage, etc.)?

   1.2. Is the site near the Moshofsky Center?

   1.3. Does the site provide an opportunity for the stadium to have an iconic presence?

2. **SPACE & GEOMETRY:** Can the project template, which incorporates the Project Sponsor's programmatic needs and general design concept, fit within the site's limits at the ideal orientation?

   2.1. Does the orientation allow for easy access to the stadium?

   2.2. Does the orientation allow for a "grand front door" to the stadium?

3. **ON-SITE PARKING**: Is there adequate space for City-required parking on the site (either on existing lots or in areas where parking can be added)?

4. **PARKING OPPORTUNITIES:** Can the stadium provide a portion of (or all) of its required parking on a nearby site that qualifies as a shared parking area (per the Eugene Code) to potentially reduce or eliminate the project's on-site parking requirements?

5. **FAN EXPERIENCE:** Is the site in an area that enhances experiences for UO Softball fans?

    5.1. Is the site situated in an area with park-like surroundings, rather than within an industrial area?

    5.2. Will the fans have optimum views of the surrounding area from their seats?

6. **EXPANSION POTENTIAL:** Does the site allow for future opportunities to expand the facility as Athletics' needs evolve (e.g., additional seating, a second field or other athletic support facilities, etc.)?

APPENDIX 4: COST EVALUATION

University of Oregon - Softball Siting

Cost Differential Estimating

19 September 2014

Cost evaluation assumes basic template program elements, access improvements, basic landscape improvements, and minimal parking (20 spaces) will be provided at each site. Costs shown are in addition to these basic costs. If existing uses need to be relocated, it is assumed that land exists within the campus boundary to accommodate this relocation and land acquisition will not be required. Unless specified within the evaluation, references for costs can be found in the Notes section at the end of this appendix.

SITE	Estimate
SITE A: MASONIC LODGE	
Anticipated Expenses	
Land Acquisition: ***Owner is not interested in selling at this time***	$1,423,700 *
Site Demolition: 9,000 gsf	$54,000
Relocation of Existing Uses	N/A
Parking: Assumes shared parking	N/A
Land Use Entitlement Allowance: CU or SR, possible TIA	$40,000
Note: Additional design costs may be incurred for development within the 100-yr. floodplain.	
Subtotal - Cost Differential	**$ 1,517,700**
Cost Savings Opportunities:	
Shared parking available	
Visitor lockers are available at Autzen Complex	
SITE B: SCIENCE FACTORY PARKING LOT	
Anticipated Expenses	
Land Acquisition: ***Feasibility of acquisition is currently unknown***	$1,208,348 *
Site Demolition	N/A
Relocation of Existing Uses	N/A
Parking: assumes shared parking, 40 spaces would need to be replaced onsite	$220,000
Note: This assumes that the site is not considered part of the Autzen Complex. If it is considered part of the Complex, this cost would not be included.	
Land Use Entitlement Allowance: Willamette Greenway, CU or SR, possible TIA	$50,000
Other: Wetland mitigation bank credits (1 acre @ $48K/acre)	$48,000
Other: JPA & Wetland Mitigation Planning allowance	$60,000
Note: Additional design costs may be incurred for development within the 100-yr. floodplain.	N/A
Subtotal - Cost Differential	**$ 1,586,348**
Cost Savings Opportunities:	
Shared parking available	
Visitor lockers at Autzen Complex may be close enough for use	
Moshofsky & Casanova Center facilities are adjacent to the site	

University of Oregon - Softball Siting

Cost Differential Estimating

19 September 2014

Cost evaluation assumes basic template program elements, access improvements, basic landscape improvements, and minimal parking (20 spaces) will be provided at each site. Costs shown are in addition to these basic costs. If existing uses need to be relocated, it is assumed that land exists within the campus boundary to accommodate this relocation and land acquisition will not be required. Unless specified within the evaluation, references for costs can be found in the Notes section at the end of this appendix.

SITE	Estimate
SITE C: AUTZEN LOT	
Anticipated Expenses	
Land Acquisition	N/A
Site Demolition	N/A
Relocation of Existing Uses	N/A
Parking: Assumes shared parking	N/A
Land Use Entitlement Allowance: Willamette Greenway, possible TIA	$50,000
Other: Relocation of EWEB water line	$5,600,000
Other: Economic Impact for Athletics for construction staging area	$599,000
(110 cars @ $4.5K; 16 RVs @ $6.5K)	
Note: This Economic impact accounts for loss of revenue during development of the project on this site, which will coincide with football season. Additional loss to revenue can be expected from decreased fan experience for football events during construction. This loss is not accounted for here.	
Other: Economic impact for Athletics Department for softball field	$1,287,500
(185 cars @ $4.5K; 70 RVs @ $6.5K)	
Note: This Economic impact accounts for an ANNUAL loss in revenue for displacement of parking adjacent to Autzen stadium. This cost may increase over time. Additional loss to revenue can be expected from decreased fan experience during football events. This loss is not accounted for here.	
Note: Additional design costs may be incurred for development within the 100-yr. floodplain.	
Subtotal - Cost Differential	**$ 7,536,500**

Cost Savings Opportunities:

Shared parking available

Visitor lockers at Autzen available

Moshofsky & Casanova Center facilities adjacent to site

University of Oregon - Softball Siting

Cost Differential Estimating

19 September 2014

Cost evaluation assumes basic template program elements, access improvements, basic landscape improvements, and minimal parking (20 spaces) will be provided at each site. Costs shown are in addition to these basic costs. If existing uses need to be relocated, it is assumed that land exists within the campus boundary to accommodate this relocation and land acquisition will not be required. Unless specified within the evaluation, references for costs can be found in the Notes section at the end of this appendix.

SITE	Estimate
SITE D: ALTON BAKER/BMX	
Anticipated Expenses	
Land Acquisition	$221,909 *
Site Demolition: 1,250 gsf	$7,500
Relocation of Existing Uses	N/A
Parking: Assumes shared parking	N/A
Land Use Entitlement Allowance: Willamette Greenway, SR or CU, possible TIA	$50,000
Note: The Land Use Entitlement process will require additional costs to amend the IGA and/or address the charter amendment required for this site. This cost is currently undefined.	
Subtotal - Cost Differential	**$ 279,409**

Cost Savings Opportunities:

Shared parking available

Visitor lockers at Autzen available

Moshofsky & Casanova Center facilities may provide some benefits

SITE E: SOUTH BANK	
Anticipated Expenses	
Land Acquisition	N/A
Site Demolition	N/A
Relocation of Existing Uses: Soccer field	$500,000
Parking	N/A
Land Use Entitlement Allowance: Willamette Greenway, CU, possible TIA	$50,000 +
Note: Assumes Conditional Use Permit for Riverfront Research Park Master Plan. If a new Plan is required, an additional +/-$500K will be required.	
Other: Re-alignment of Riverfront Trail	$150,000
Other: Road Improvements to the site 630 ft. @ $400/LF	$252,000
Subtotal - Cost Differential	**$ 952,000**

Cost Savings Opportunities:

University of Oregon - Softball Siting

Cost Differential Estimating

19 September 2014

Cost evaluation assumes basic template program elements, access improvements, basic landscape improvements, and minimal parking (20 spaces) will be provided at each site. Costs shown are in addition to these basic costs. If existing uses need to be relocated, it is assumed that land exists within the campus boundary to accommodate this relocation and land acquisition will not be required. Unless specified within the evaluation, references for costs can be found in the Notes section at the end of this appendix.

SITE	Estimate	
SITE F: NORTH CAMPUS		
Anticipated Expenses		
Land Acquisition	$1,376,000	**
Site Demolition: 30,620 gsf	$183,720	
Relocation of Existing Uses:	—	
AAA Studios: 26,620 sf @ $350/sf	$9,317,000	
Greenhouse structures & prep area: 4,000 sf @ $200/sf	$800,000	
Urban Farm Allowance	$50,000	
Sewer control station (assumes relocating across Riverfront Parkway	$600,000	
Parking: 90 spaces	$495,000	
Land Use Entitlement Allowance: Willamette Greenway, SR, Riverfront Research Park Planning, & possible TIA	$50,000	+
Note: Assumes Conditional Use Permit for Riverfront Research Park Master Plan. If a new Plan is required, an additional +/-$500K will be required.		
Note: Site topography could potentially increase costs of development along the north side of the site		
Subtotal - Cost Differential	**$ 12,871,720**	

Cost Savings Opportunities:

Shared Parking opportunities exist

SITE G: FORMER ROMANIA DEALERSHIP		
Anticipated Expenses		
Land Acquisition	N/A	
Site Demolition: 40,000 gsf	$240,000	
Relocation of Existing Uses:	—	
AAA's Product Design space (8,000 gsf @ $350/sf)	$2,800,000	
Warehouse space (47,500 gsf @ $225/gsf)	$10,687,500	
Parking: 10 spaces (in addition to assumed 20)	$55,000	
Land Use Entitlement Allowance: Historic Review, Design Review, possible TIA	$50,000	
Other: Renovations to showroom (5,000 sf @ $300/sf)	$1,500,000	
Subtotal - Cost Differential	**$ 15,332,500**	

Cost Savings Opportunities:

Matthew Knight Arena amenities (lockers, meeting space)

Shared parking might be available

University of Oregon - Softball Siting

Cost Differential Estimating

19 September 2014

Cost evaluation assumes basic template program elements, access improvements, basic landscape improvements, and minimal parking (20 spaces) will be provided at each site. Costs shown are in addition to these basic costs. If existing uses need to be relocated, it is assumed that land exists within the campus boundary to accommodate this relocation and land acquisition will not be required. Unless specified within the evaluation, references for costs can be found in the Notes section at the end of this appendix.

SITE	Estimate
SITE H: WALNUT STATION	
Anticipated Expenses	
Land Acquisition	N/A
Site Demolition: 21,000 gsf	$126,000
Relocation of Existing Uses:	—
UO Police Department (3,985 gsf @ $350/gsf)	$1,394,750
UO Police Storage Annexes (13,451 gsf @ 225/gsf)	$3,026,475
Parking and Transportation (3,753 @ $350/gsf)	$1,313,550
Parking: 40 Spaces	$220,000
Land Use Entitlement Allowance: Design Review, possible TIA	$20,000
Subtotal - Cost Differential	**$ 6,100,775**

Cost Savings Opportunities:
Shared parking might be available

SITE I: HOWE FIELD	
Anticipated Expenses	
Land Acquisition	N/A
Site Demolition: 9,500 gsf	$57,000
Relocation of Existing Uses	N/A
Parking	N/A
Land Use Entitlement Allowance	N/A
Note: additional design costs may be required for designing in accordance with Campus Plan policies and for possible removal or relocation of the Historic Gate & Fence.	
Subtotal - Cost Differential	**$ 57,000**

Cost Savings Opportunities:
No parking required

University of Oregon - Softball Siting

Cost Differential Estimating

19 September 2014

Cost evaluation assumes basic template program elements, access improvements, basic landscape improvements, and minimal parking (20 spaces) will be provided at each site. Costs shown are in addition to these basic costs. If existing uses need to be relocated, it is assumed that land exists within the campus boundary to accommodate this relocation and land acquisition will not be required. Unless specified within the evaluation, references for costs can be found in the Notes section at the end of this appendix.

SITE	Estimate	
SITE J: GLENWOOD WEST		
Anticipated Expenses		
Land Acquisition	$3,450,000	*
Site Demolition: 94,500 gsf	$567,000	
Relocation of Existing Uses	N/A	
Parking: quantity undefined, assumes 200 spaces	$1,100,000	
Land Use Entitlement Allowance: SR, Annexation, & Parking Study	$40,000	
Other: Riverfront Trail & Restoration (27,000 gsf @ $50/sf)	$1,350,000	
Note: Brownfield mitigation requirements for this site are currently unknown.		
Subtotal - Cost Differential	**$ 6,507,000**	
Cost Savings Opportunities:		
None noted		
SITE K: GLENWOOD EAST		
Anticipated Expenses		
Land Acquisition	$4,200,000	*
Site Demolition	N/A	
Relocation of Existing Uses	N/A	
Parking: quantity undefined, assumes 200 spaces	$1,100,000	
Land Use Entitlement Allowance: SR, Annexation, & Parking Study	$40,000	
Other: Riverfront Trail & Restoration (36,000 gsf @ $50/sf)	$1,800,000	
Subtotal - Cost Differential	**$ 7,140,000**	
Cost Savings Opportunities:		
None noted		

Cost Estimate Notes:

** Estimate based on Lane County Assessor's Office determination of Real Market Value.*

*** Estimate based on University's 2010 appraisal, adjusted for current year (SITE F only).*

**** Estimate based on Information provided by City of Springfield.*

- *Site Demolition: Estimates for demolition are based on $6/sf for existing structures.*
- *Relocation of Existing Uses: Cost and SF estimates provided by Campus Housing and CPDC.*
- *Parking: Parking requirements are based on surface parking space estimate of $5.5K per space (provided by CPDC).*
- *Land Use Entitlement Allowance: Estimates are provided by Cameron McCarthy.*
- *Restoration estimates of $50/sf were provided by the City of Springfield.*

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LEED v4 (NC-v4), LTc5 (Location & Transportation, Access to Quality Transit). LTc4 (Surrounding Density and Diverse Uses).

[2] A grace period for LEED v3 extends to June 2015 for projects that opt to apply for LEED credits under v3 rather than LEED v4.