

**From:** [Emily Eng](#)  
**To:** [Mike Harwood](#)  
**Cc:** [Christine Thompson](#)  
**Subject:** North Campus Land Use Options  
**Date:** Tuesday, March 27, 2018 2:53:00 PM  
**Attachments:** [North Campus Land Use Options 03272018.pdf](#)  
[North Campus Land Use Options 03272018.docx](#)

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Mike,

Attached is the summary from yesterday's meeting. Let me if this is what you had in mind or if you need any more information.

Note: Alissa had mentioned that the code amendment (to remove the CUP requirement for south of the tracks) would be a Type IV process because it is site-specific, but I double checked and it seems clear that it would be a Type V as we originally thought. There is a site-specific zone change, which would be a Type IV process (and that is also one of our options).

Thanks,  
Emily

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## **North Campus Land Use Options**

Prepared by Campus Planning  
March 27, 2018

Campus Planning and Facilities Management (Mike Harwood, Christine Thompson, Emily Eng) met with City of Eugene Planning and Development (Robin Hostick, Alissa Hansen, Jenessa Dragovich) on March 26, 2018 to discuss alternatives to the North Campus Conditional Use Permit application that has been submitted to the City. This memo summarizes all the options suggested by the City and considerations.

### **Option 1: Stay the course.**

- Type III Hearings Official decision.
- Would likely be approved in August/September 2018.
- Opposition will continue to spread negative narrative amongst community members and organized groups.
- Likely to be appealed to highest court; at least 18-month delay from approval.

### **Option 2: Submit a phased CUP (identifies the area north of the tracks as “subject to a future CUP”).**

- Type III Hearings Official decision.
- Potentially would not meet the definition of a “master site plan” and could be denied. Further legal analysis needed.
- LTD is currently pursuing this approach for a PUD (Planned Unit Development) application for its River Road property; has not yet been approved.
- Previous Riverfront Research Park CUP called out the AAA (College of Design) art studios area as being subject to a separate CUP (also now expired).
- How large an area could we call out as “subject to future CUP” and still meet the definition of a master site plan?
- This approach may not satisfy the opposition, unless the potential for recreation fields in the future CUP is specifically removed.
- Would need to restart the CUP submittal process (including a pre-submittal neighborhood meeting).
- Would need to submit a separate CUP for land north of the tracks in the future.

### **Option 3: Code Amendment to remove the master site plan and CUP requirement for the area south of the tracks.**

- Type V- Initiated by City Council, reviewed by Planning Commission for recommendation, then approved by City Council.
- Requires City Council initiation; speed of initiation is uncertain.
- Would require UO and opponents to work together to lobby City Council to initiate.
- Reason for Code Amendment will need to be compelling to City Council.
- Council will not initiate if it has even a hint of controversy.
- Simple Code Amendment has more chance of success.
- Once initiated, Code Amendment process typically takes 6 to 9 months.
- Neighbors successfully lobbied City Council to initiate code amendment to modify parking requirement for Edison Elementary School.
- Land south of the tracks is still in Willamette Greenway; would need individual permit for any future development (i.e., the parking structure).
- Would permanently remove the need for a CUP south of the tracks.
- Would need to submit a separate CUP for land north of the tracks in the future.

### **Option 4: Zone Change.**

- Type IV Quasi-Judicial- reviewed by Planning Commission for recommendation, then approved by City Council.
- Would require Metro Plan amendment.
- Would require new Refinement Plan or amendment.
- Multi-year, high-cost effort.
- The resulting zone (Public Land) would be less flexible in terms of allowed uses (i.e. wouldn't allow research uses not operated by the university unless the university declares the land surplus, plus CUP required); Code amendment to Public Land Zone may be opposed.
- Could consider creating a new zone or zone(s).
- Any proposal affecting land north of the tracks would draw high concern.

### **Option 5: Submit a CUP only for the area south of the tracks.**

- Type III Hearings Official decision.
- Potentially would not meet the definition of a “master site plan” and could be denied by the Hearings Official. Further legal analysis needed.
- No precedents.
- Potentially riskier than Option 2 (Phased CUP).
- Would need to restart the CUP submittal process (including a pre-submittal neighborhood meeting).
- Would need to submit a separate CUP for land north of the tracks in the future.

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March 27, 2018

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- Previous Riverfront Research Park CUP called out the AAA (College of Design) art studios area as being subject to a separate CUP (also now expired).
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- Would need to restart the CUP submittal process (including a pre-submittal neighborhood meeting).
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Option 3: Code Amendment to remove the master site plan and CUP requirement for the area south of the tracks.

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- Would need to restart the CUP submittal process (including a pre-submittal neighborhood meeting).
- Would need to submit a separate CUP for land north of the tracks in the future.

**From:** [Emily Eng](#)  
**To:** [Mike Harwood](#)  
**Cc:** [Christine Thompson](#)  
**Subject:** North Campus Land Use Options - Revised for Monday  
**Date:** Friday, March 30, 2018 4:09:00 PM  
**Attachments:** [North Campus Land Use Options 03302017.docx](#)

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Mike,

Here's the revised summary. I'm here until 5 pm, so feel free to let me know if you have questions.

-Emily

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[eeng@uoregon.edu](mailto:eeng@uoregon.edu) | (541) 346-5606

## **North Campus Land Use Options**

### **Option 1: Stay the course.**

- (+) Would likely be approved in August/September 2018.
- (-) Opposition will continue to spread negative narrative amongst community members and organized groups.
- (-) Highly likely to be appealed, up to 18-month delay from approval.

### **Option 2: Submit separate CUP's or a phased CUP (per Bart Johnson's recommendation).**

- (-) Per legal opinion, [REDACTED]  
[REDACTED]
- (+) LTD is currently pursuing a phased approach for a PUD (not CUP); has not yet been approved.
- (+) Previous CUP called out art studios and Urban Farm area as being subject to a separate CUP (also now expired).
- (-) If phased, may not satisfy the opposition, unless the potential for recreation fields in the future is specifically removed.

### **Option 3: Option 1 plus Code Amendment (to remove the master site plan and CUP requirement for south of the tracks).**

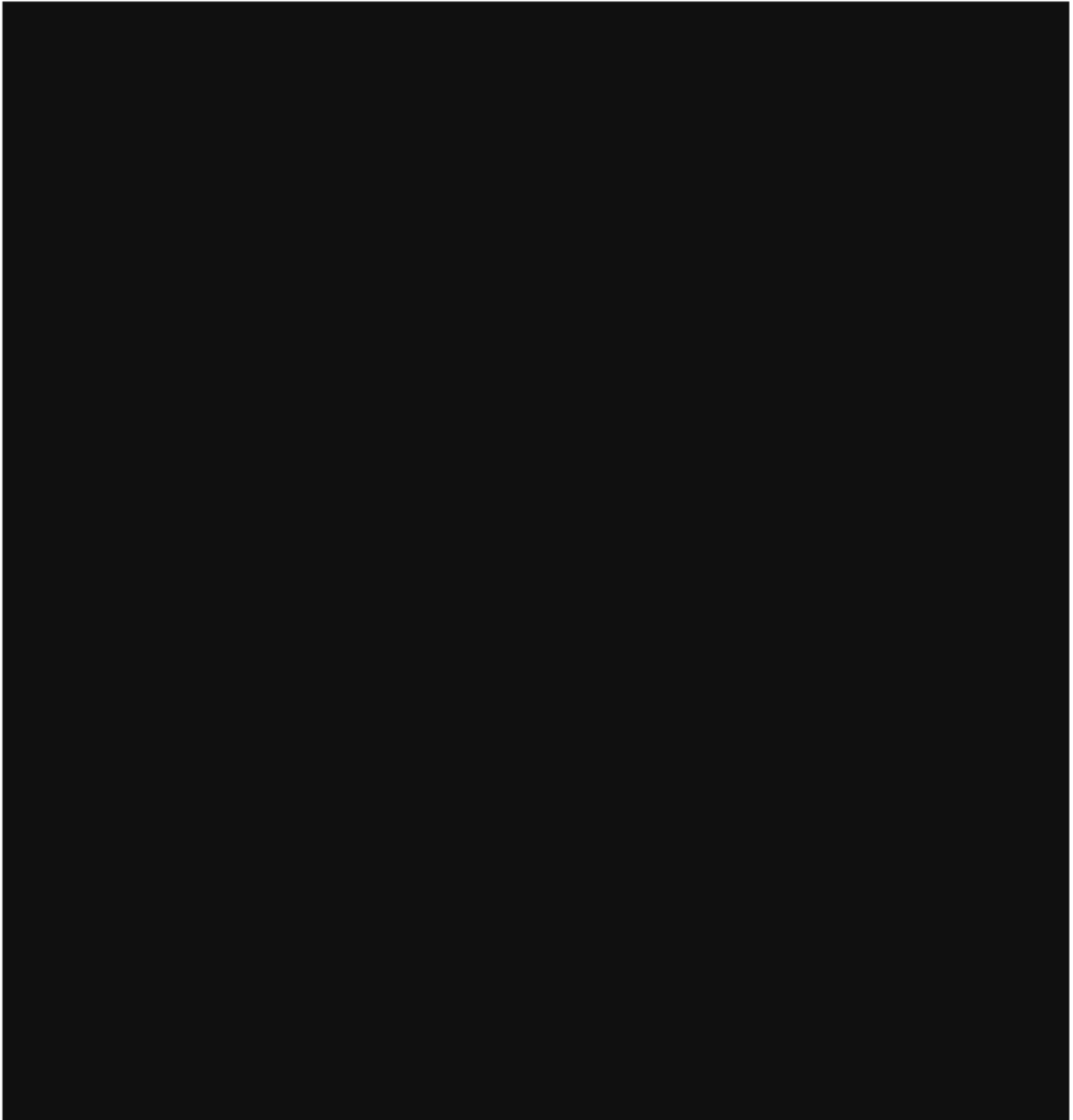
- (+) Would permanently remove the need for a CUP south of the tracks.
- (-) Requires City Council initiation; speed of initiation is uncertain.
- ( ) Would require UO and opponents to work together to lobby City Council to initiate.
- (+) Once initiated, Code Amendment process typically takes 6 to 9 months.
- (+) School District and neighbors successfully lobbied City Council to initiate code amendment to waive parking requirements for a new Edison Elementary School (hearing set for 4/10/18).
- (-) Land south of the tracks is still in Willamette Greenway; would need individual Type III permit for each new development (i.e. the parking structure).
- (-) Possible opposition by "new" groups.
- (-) May raise City Council interest in bringing the S-RP zone regulations more in line with newer adjacent zones such as S-DR Downtown Riverfront Special Area Zone (EWEB) and S-WS Walnut Station Special Area Zone (a multi-year, high cost process).

**From:** Paul Vaughan  
**To:** [Mike Harwood](#); [Kevin Reed](#)  
**Cc:** [Daphne Joubran](#); [Anne Schwarz](#); [Julia Cohalan](#); [Jamie Moffitt](#); [Emily Eng](#); [Christine Thompson](#)  
**Subject:** [REDACTED]  
**Date:** Friday, March 30, 2018 1:46:02 PM  
**Attachments:** [image001.png](#)  
[S-DR Downtown Riverfront Special Area Zone - District Regulations.PDF](#)  
[S-WS Walnut Station Special Area Zone - District Regulations.PDF](#)

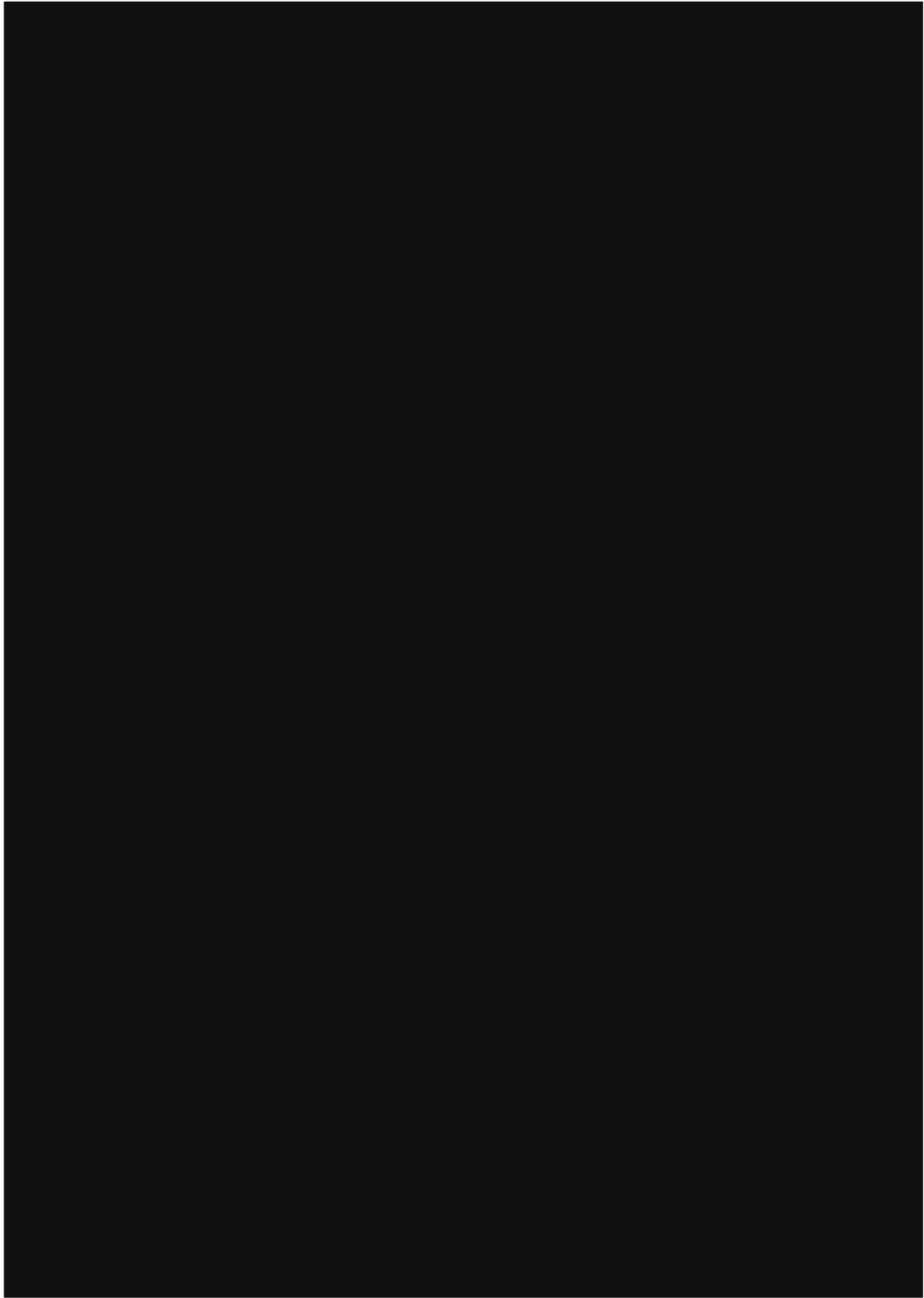
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Mike and Kevin:

I have set out below an outline of some considerations we may want to discuss (or in some cases, further discuss) this afternoon.









Paul

**HERSHNER HUNTER** LLP

Paul V. Vaughan | Attorney

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**From:** Mike Harwood [mailto:maharwoo@uoregon.edu]

**Sent:** Thursday, March 29, 2018 4:25 PM

**To:** Julia Cohalan <jcohalan@uoregon.edu>; Jamie Moffitt <jmoffitt@uoregon.edu>; Kevin Reed <ksreed@uoregon.edu>; Paul Vaughan <pvaughan@hershnerhunter.com>; Christine Thompson <cthumps@uoregon.edu>; Emily Eng <eeng@uoregon.edu>

**Cc:** Daphne Joubran <joubran@uoregon.edu>; Anne Schwarz <annecs@uoregon.edu>

**Subject:** 





Mike

Michael A. Harwood, FAIA  
Associate Vice President and University Architect  
Campus Planning and Facilities Management  
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**From:** Julia Cohalan

**Sent:** Thursday, March 29, 2018 4:15 PM


**To:** Jamie Moffitt <[jmoffitt@uoregon.edu](mailto:jmoffitt@uoregon.edu)>; Mike Harwood <[maharwoo@uoregon.edu](mailto:maharwoo@uoregon.edu)>; Kevin Reed <[ksreed@uoregon.edu](mailto:ksreed@uoregon.edu)>; Paul Vaughan <[pvaughan@hershnerhunter.com](mailto:pvaughan@hershnerhunter.com)>; Christine Thompson <[cthomp@uoregon.edu](mailto:cthomp@uoregon.edu)>; Emily Eng <[eeng@uoregon.edu](mailto:eeng@uoregon.edu)>

**Cc:** Daphne Joubran <[joubran@uoregon.edu](mailto:joubran@uoregon.edu)>; Anne Schwarz <[annecs@uoregon.edu](mailto:annecs@uoregon.edu)>

**Subject:** 

All,

I am writing to confirm a follow-up call for this group, which has been set for tomorrow, Friday, March 30<sup>th</sup>, at 2pm PT.

Please use the same dial-in number you used today: 888-721-8686, passcode: 

Until then, feel free to contact me with any questions or concerns. Thank you.

Best,  
Julia



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[generalcounsel.uoregon.edu](http://generalcounsel.uoregon.edu)

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**From:** Julia Cohalan

**Sent:** Thursday, March 29, 2018 11:58 AM

**To:** Jamie Moffitt <[jmoffitt@uoregon.edu](mailto:jmoffitt@uoregon.edu)>; Mike Harwood <[maharwoo@uoregon.edu](mailto:maharwoo@uoregon.edu)>; Kevin Reed <[ksreed@uoregon.edu](mailto:ksreed@uoregon.edu)>; Paul Vaughan <[pvaughan@hershnerhunter.com](mailto:pvaughan@hershnerhunter.com)>

**Cc:** Daphne Joubran <[joubran@uoregon.edu](mailto:joubran@uoregon.edu)>; Anne Schwarz <[annecs@uoregon.edu](mailto:annecs@uoregon.edu)>

**Subject:** [REDACTED]

**Importance:** High

Good Morning,

On behalf of Kevin Reed, I am writing to confirm a conference call this afternoon to discuss North Campus land use options. This call has been set for 3pm.

To access the call, please dial: 888-721-8686 and enter the passcode: [REDACTED].

Participants:

Kevin Reed

Mike Harwood

Paul Vaughan, attorney with Hershner Hunter

Jamie Moffitt, if able

Mike - feel free to invite Christine Thompson and/or Emily Eng.

Until then, feel free to contact me with any questions or concerns. Thank you.

Best,

Julia



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