



April 23, 2008

MEMORANDUM

To: Campus Planning Committee

From: Christine Taylor Thompson, Planning Associate
Campus Planning and Real Estate

Subject: **Record** of the April 11, 2008 Campus Planning Committee Meeting

Attending: Carole Daly (Chair), Christian Cherry, Samantha Chirillo, Will Cooksey, Tom Driscoll, Frances Dyke, Ally Frueauf, Gregg Lobisser, Randall McGowan, Garrett McSorley, Brianna Orr, Chris Ramey, Dale Smith, Greg Stripp, Donald Swain, Rob Thallon

Staff: Christine Taylor Thompson (Campus Planning and Real Estate)

Guests: Bob Beals (Athletics), Larry Gilbert (CMGS), Joe Giasante (Athletics), George Horton (Athletics), Charlene Lindsay (Facilities Services), Gene Mowery (Campus Planning and Real Estate), Aaron Olsen (CMGS)

Agenda:

- **Baseball Stadium Project: Phase 1 Field Package – Schematic Design**

1. Baseball Stadium Project: Phase 1 Field Package – Schematic Design

Background: Staff reviewed the related *Campus Plan* patterns and policies as described in the meeting mailing.

Larry Gilbert of CMGS reviewed the project as described in the meeting mailing. He distributed revised project drawings and new drawings for a proposed covered player development area. Phase 1 improvements are linked directly to the needs of Phase 2 Stadium Package.

Permanent components of Phase 1 include a synthetic field turf, fenced (with windscreen) home and visitors bull pens, 8-foot chain link outfield fencing, and a player development area. If funds are available other project components will be considered including a permanent cover over the player development area (as shown in the distributed drawings), four permanent outfield lights with banners, and a video scoreboard.

Temporary components of Phase 1 include bleachers with seating for 1,000-1,500, temporary fencing around the bleachers and in other areas that will eventually be built out, dugouts with a cover and windcreens, a trailer for team meetings and a coach's office, and four infield lights if funding permits.

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Staff confirmed that the committee should consider all presented Phase 1 improvements in its review.

Larry said some existing trees will be removed. The project will address all required Willamette Greenway requirements.

Future phases will include a stadium with seating from 4,000-5,000, concessions, press boxes, sky suites, restrooms, and an entry plaza.

Discussion: In response to a member's question about changes to parking and vehicular circulation, Joe Giasante from Athletics said that Phase 1 will result in the loss of about 500 parking spaces. In addition, one new curb cut is planned during Phase 2. Existing primary access points for football parking will not be affected.

Joe said remaining football stadium parking is still well within city parking requirements for football games, but some of the existing motorhome parking will be converted into car parking to accommodate revenue loss. When Phase 2 is completed, the baseball stadium will be used for tailgate party space and related activities that currently are located elsewhere. When these activities move, the existing landscaped areas will be considered for conversion to parking to replace some of the parking lost during Phase 1. In response to another member's question, Larry said that if conversion occurs, additional existing trees--all relatively young--will be removed from the existing landscaped tailgate activity areas.

Another member pointed out the need to address *Campus Plan* Policy 5: Replacement of Displaced Uses. While the intent of the policy is to require replacement of uses deemed necessary by the affected department, it states that only the president can waive this requirement. Therefore the committee should consider requesting this waiver for the removed parking spaces. Joe confirmed that the affected parking is dedicated solely for use by Athletics, and it has been determined that replacement of the lost parking is not warranted.

Larry said Phase 1 landscaping will be limited to artificial field turf and unirrigated turf areas surrounding the site to meet Willamette Greenway requirements. This area will be redeveloped during Phase 2 at which time additional permanent landscape areas will be added. All designated natural areas will be protected throughout. In response to a member's question, Larry said it was unlikely existing trees could be reused. Another member expressed the idea of offering the trees to others if the university is unable to use them.

In response to a member's question, Larry explained that the purpose of the future plaza is to serve as an entry point for both the baseball stadium and Autzen Stadium. It will be designed as a hardscape urban plaza possibly with decorative lighting, bike parking, pedestrian access, and bus drop-off. Options to improve MLK Jr. Boulevard pedestrian crossings are being explored as well. Members supported the creation of a public plaza, which will be a positive contribution to the site's uses, the university, and the community as a whole. They stressed the importance of maintaining this focus as Phase 2 moves forward. Joe agreed, saying that they paid particular attention to entrances when touring other sites. Another member said it is important to consider carefully the design and use of the space between Autzen Stadium and the proposed Baseball Stadium so that it serves as a north/south pedestrian and bike link between the proposed plaza and the existing Autzen entry plaza. At this phase, it is important to ensure that enough space is allocated to maintain access between the two complexes.

A member noted that the proposed curb cut would detract from the proposed plaza area. Larry said it would serve only as a required emergency and service access similar to elsewhere on campus.

In response to a member's question, Joe said the baseball stadium's busiest times would be March through May (UO baseball season) and June through August (Ems' baseball season).

In response to a member's question, Joe said the existing ticket booth will be used for baseball games. Temporary perimeter fencing will be installed as needed.

Joe confirmed that Phase 2 will follow immediately after Phase 1, assuming funding is secured. At that time all temporary improvements will be replaced with permanent improvement.

Larry confirmed that existing paved areas will be used to accommodate universal access needs.

In response to a member's question, Larry said existing bike access routes will be used. Additional bike parking will be provided as needed. A member said it is important to provide convenient bike parking. This likely will result in the need to add bike racks closer to the stadium entrance.

Larry summarized sustainable practices including the use of porous paving, turf surfaces, and a drainage swale. A sub-grade drainage system still will be installed as required. Bob Beals from Athletics added that the stadium's location will allow shared use of existing facilities, parking, and maintenance equipment. A member suggested installing solar panels on the player development roof. Another member suggested integrating non-herbicidal weed control methods especially when near Patterson slough. Larry said the university's integrated pest management program would continue to be implemented, including current practices to protect an existing rare plant that lives in the gravel lot.

A member expressed concern about substantial use of chain-link fencing to address security issues. Another member recommended using 10-foot panelized fencing mounted on a retaining wall similar to Autzen Stadium to replace temporary fencing around the perimeter during Phase 2.

A member expressed concern about the design of the player development area, which he described as a metal shed. As a permanent building it should relate better to the buildings nearby in appearance and quality. He suggested using the Moshofsky Center as an example of how to integrate design details (e.g., at building corners) and natural light (yet avoid glare). He also suggested using perimeter panelized fencing. Another member suggested waiting to construct the player development area as part of Phase 2 to ensure it is integrated with the design of other stadium facilities. Joe said the proposed design is substantially better than most seen at other collegiate ballparks.

In response to a member's question, Larry said the proposed outfield lights would be similar to those at Hayward Field but mounted on a steel-frame structure with fittings for changing banners. He confirmed that the proposed scoreboard is not subject to the city's sign code because all signage will face inwards towards the stadium. A member said that utmost care should be given to properly siting and adjusting the lights to eliminate off-site glare. Larry said the lights will meet the city's cut-off requirements. He added that they met with neighbors to address concerns.

Action: The committee agreed, with sixteen in favor and one opposed, that the schematic design for the Baseball Stadium Project: Phase 1 Field Package is consistent with the *Campus Plan* and recommended to the president that it be approved subject to the following conditions:

1. Consider reusing existing trees scheduled for removal. If not possible, look into ways to allow others to remove and relocate them off site while keeping within the project's timeline.
2. Pay particular attention to the design of the proposed public plaza as Phase 2 moves forward. Also carefully consider the design and use of the space between Autzen Stadium and the proposed baseball stadium so that it serves as a north/south pedestrian and bike link between the proposed plaza and the existing Autzen entry plaza.
3. Ensure that convenient bike parking and access are provided. This likely will result in the need to add bike racks closer to the stadium.
4. Refine the player development area design using the Moshofsky Center as an example of how to integrate design details (e.g., at building corners) and natural light (yet avoid glare). Consider using panelized fencing. Bring the revised design back to the Design Review Subcommittee.
5. Give utmost care to ensure that all field lights are properly sited and adjusted to eliminate off-site glare.

In addition, the committee unanimously recommended that the president waive the *Campus Plan* Policy 5: Replacement of Displaced Uses requirement to replace the approximately 500 parking spaces associated with the Baseball Stadium Phase 1 Project (p. 39, policy refinements (a) and (b)). This recommendation is made with the understanding that the parking spaces are dedicated solely for use by Athletics who has determined that their replacement is not warranted. Therefore, the proposed new use (Baseball Stadium) is not benefiting at the expense of an existing use (Autzen Stadium), which is the intent of the policy.

Please contact this office if you have questions.

cc. Renee Baumgartner, Athletics
Bob Beals, Athletics
Ken Boegli, DPS
Lisa Gardner, Eugene Planning Division
Joe Giansante, Athletics
Larry Gilbert, CMGS
Terri Harding, Eugene Planning
George Horton, Athletics
Bob Kline, Harlow Neighbors
Charlene Lindsay, Facilities Services
Gene Mowery, Campus Planning
Greg Rikhoff, Community Relations
Gordon Sayre, English (University Senate)