East Campus Area Student Housing
User Group Meeting #1: Notes

December 2, 2008, 9:00-11:00
EMU Century E

Attended: Tom Driscoll, Allen Gidley, Sean Landry, Susan Lesyk, Gregg Lobisser, Sandy Schoonover, Ryan Wagner, Cathy Soutar, Fred Tepfer
Absent: Ginger Cartwright, AJ Eaton, Jon Erlandson
Notes by: Cathy

1. Introduction of project: (Lobisser)
   - is the first of a series of student housing projects
   - a large residence hall of 400-500 beds
   - will contain student living spaces in traditional and non-traditional configurations
   - will house freshman and upper-level students
   - will include a major dining facility, common areas and shared spaces
   - have academic linkages and programs
   - will be located in East Campus site location is east of the Museum of Natural and Cultural History bordered by East 15th Avenue and Moss Street, in Design Area H, Sub-Area 72
   - project components include creation of community within the campus context, sustainability, built-in flexibility for future program changes, maintaining the safety of residents, and accessibility
   - since first project in East Campus Area project triggers the requirement to create an open-space framework plan for the East Campus Area
   - open-space framework plan will be done in parallel with the East Campus Residence Hall programming and conceptual design development
   - displaced facilities need to be replaced
   - total project cost $50-$70 million
     • project User Group is tasked with creating a “residential campus” pattern in conjunction with the Residential University Committee
     • project goal to include sustainable design initiatives that actively engage students
     • project goal to create practical residential hall operations
     • Please refer to attached East Campus Residence Hall Project Description for complete description of project

2. Project Process: (Soutar)
   - draft schedule handout
   - tight timeline initiated until project occupancy date known
   - User Group meetings will be in full swing starting January, through winter and spring terms

3. Programming introduction: (Tepfer)
   • Program = summation of users’ needs

Campus Planning and Real Estate
Brainstorming ideas:
- “different scales of community” – an important Living Learning Center (LLC) pattern that will also be important for this project
- security – number and arrangement of entrances and ability to observe/supervise entrances important for security of community and individuals
- security layers
- approachability – see interior activities from exterior, transparent
- sense of publicness and levels of privacy:
  - appropriate transparency
  - various levels of privacy
  - defined line of security (i.e. upper floors locked and accessible to building residents only)
  - quieter spaces
  - living/learning, social and private spaces
  - use of floor level differentiation, at LLC public main floor level and private upper floors (like a 3-D puzzle)
- layers of community, from public to private (Eugene; UO; Residence Hall, block/wing, floor, corridor, room)
- sense of welcome, comfortable setting
- clear entrance and presence
- “nerve center” = the place to go and congregate, readily apparent from entrance
- nerve center elements:
  - visible vibrancy
  - communication for public, visitors, residences, not Oregon Hall
  - access/orientation
  - starting point
  - welcoming
  - services – mail, food information, service center much like a hotel lobby
- different types of nerve centers: classrooms, dining/bistro areas
- every room should have a window to the outside
- easy supervision by RA
- “staged independence” – differing social and housing needs depending on class level, most particularly between 1st year and upper level students
- project goal: to attract broad spectrum of 2nd year and beyond
  - 1st year student community
  - 2nd thru 4th year student community
- significant staffing differences between freshman and upper level students (upper level = less staffing needs)
- sophomores – the forgotten class? Need their own special community
- can create community through class level or by affinity (i.e. Language House)

4. Action Plan: (Tepfer)
- members to submit community sizes vs. staffing ratio models
- members to submit articles on long-term building flexibility
- members to identify/list changing student needs
- room size information, i.e. noted by University Housing that room sizes are an important issues and should be no smaller than 225-sf
- information should be submitted to Cathy
- draft RFQ completed with User Group review and to DOJ in December
- meet again in early January

5. Future Meetings: (Soutar)
   - will be set up by Campus Planning and Real Estate staff

FYI: Whiteboard meeting notes will be posted on website.
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Whiteboard meeting notes User Group meeting #1

COMMUNITY

SECURITY - NO. ENTRANCES
SUPERVISION OF ENTS.
ARRANGEMENT
SECURITY LAYOUT

ENTRANCE & PRESENCE - MAIN ENTRANCE
WELCOMING & PREVIEW ACTIVITY
PRIVACY LINE
APPROPRIATE TRANSPARENCY - USE OF FLOOR LEVEL DIFFERENTIATION

VARIOUS PRIVACY LINES - FIRST LINE
- QUIETER PLACE

PUBLIC / UD COMMUNITY / RESIDENT COMMUNITY

NEUVE CENTER - VISIBLE SERVING AS UD CENTER
ASSOCIATE WITH MAIN ENTRANCE & ACTIVITY
COMMUNICATION TO RESIDENTS & ACTIVITY
STARTING POINT
ACCESS & ORIENTATION TO ACTIVITIES & INDOOR SERVICES - MAIL & FOOD
MAIL & LOBBY ANARCHY
STAGED INDEPENDENCE
1st yr community
& 2-4 ym community
Community that attracts
2-4 students

- Sophomores: forgotten class?
  Need their own special
  Community by class level
  or
  Community by affinity
  (e.g., language house)

Layers of community
Supervision by RA

Next steps: staffing group
Community size

Know size importance

Future flexibility in room
configuration
Long term

LLC data
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Whiteboard meeting notes from User Group meeting:

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WELCOMING & PREVIEW ACTIVITY
PRIVACY LINE
APPROPRIATE TRANSPARENCY - USE OF FLOOR LEVEL DIFFERENTIATION
PUBLIC/GROUND FLOOR, WELCOME

GO D PUZZLE

VARIOUS PRIVACY LINES - FIRST LINE,
- QUIETER PLACE
PUBLIC/LC COMMUNITY RESIDENT

NEUVE CENTER - VISIBLE WORKSHPL AS LC WORKSHPL
ASSOCIATE, MINI ENTRANCE, VISIBILITY
COMMUNICATION TO RESIDENTS, VISIBILITY
STARTING POINT
ACCESS & ORIENTATION TO BLDG. ACTIVITIES & INFO
WELCOMING, WELCOME, SERVICES, MAIL, FOOD, HUB
HOTEL LOBBY, ANGELIC

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