December 8, 2008

MEMORANDUM

To: Virginia Cartwright, AAA faculty member
   Susan Lesyk, Director, Academic Learning Services
       (Academic Support Representative)
   Sean Landry, Student CPC Member (CPC Representative)
   Ryan Wagner, Student Housing User (Housing User Representative)
   AJ Eaton, Student Housing User (Housing User Representative)
       Allen Gidley, Interim Director of Housing
       (Housing Administration Representative)
   Sandy Schoonover, Associate Director of Housing and Director of
       Resident Life (Housing Administration Representative)
   Tom Driscoll, Associate Director of Housing and Director of Food
       Services (Housing Administration Representative)
   Jon Erlandson, Director, Museum of Natural and Cultural History
       (Neighbor Representative)
   Gregg Lobisser, Chair

From: Cathy Soutar
      Campus Planning and Real Estate

Subject: East Campus Area Student Housing

On behalf of Gregg Lobisser, Chair of the Campus Planning Committee, thank you for agreeing to serve on the User Group for the East Campus Area Student Housing project. According to the terms of the university’s Campus Plan, a user group appointed by the Campus Planning Committee chair must guide each project undertaken on the campus.

This group will be responsible for developing the programmatic requirements of the project; interviewing and selecting an architectural firm to design the facility; helping design the project in conjunction with the firm that is selected; and making all appropriate recommendations to the Campus Planning Committee. That committee, in turn, will make recommendations to the president. A description of the project, a more in-depth explanation of the User Group role and function in University of Oregon facility planning, and a User Group charge from Robin Holmes, Vice President for Student Affairs (VPSA), are attached for your reference.
Gregg Lobisser, Assistant to the VPSA for Capital Construction Planning, will chair the user group, and Cathy Soutar with Campus Planning and Real Estate will provide staff support.

Thank you.

Cc: Darin Dehle, Campus Construction  
Chris Ramey, Campus Planning and Real Estate  
Fred Tepfer, Campus Planning and Real Estate

Attachments:  
Role and Function of the User Group in Facility Planning  
User Group Charge  
Project Description and Site Plan
Role and Function of User Group in Facility Planning
(This is an excerpt from the Campus Plan, page 13)

A user group serves as the client representative throughout a project’s design process. Its members are appointed by the chair of the Campus Planning Committee, and it is made up of faculty, staff, and students who use (or will use) the facility, as well as representatives from neighboring buildings, one of the professional design schools (landscape architecture, architecture, or interior architecture), and the Campus Planning Committee. A user group also may include community members and neighborhood representatives. This broad base of representation ensures that the resulting design meets the specific program needs and fits into the larger campus setting as described in this Plan.

The user group is responsible for developing a project description. It then works with the University Planning Office to select an architect, landscape architect, or other suitable professional designer and to forward its recommendation to the president. Members of the Campus Planning Committee are invited to join the process of identification, evaluation, and selection of these professionals. The user group works directly with the consultant(s) to prepare a schematic design for Campus Planning Committee review.

A note about Conceptual Plans and Feasibility Studies:
User groups are not and should not be bound by feasibility studies or conceptual plans. Many projects begin with a conceptual design phase, which, as its title suggests, is conceptual in nature. This phase describes construction or program needs so that funding can be identified. Such studies usually are conducted without broad campus-wide input (although most include broad input from the expected project users) and do not address campus-wide issues such as those enumerated within this Plan.
To: Tom Driscoll, Assistant Director/Director of Food Services, Housing
Jon Erlandson, Professor, Museum of Natural and Cultural History
Allen Gidley, Interim Director, Housing
Sean Landry, GTF, Architecture
Susan Lesyk, Director, Academic Learning Services
Gregg Lobisser, User Group Chair and Assistant to the VPSA for
Capital Construction Planning
Sandra Schoonover, Associate Director/Director of Resident Life, Housing
TBA, Architecture Faculty Member
TBA, 2 Student Housing Representatives

From: Robin Holmes
Vice President for Student Affairs

Re: User Group Charge
East Campus Residence Hall

Date: November 25, 2008

Thank you for agreeing to serve on the user group for the East Campus Residence Hall. The Campus Planning Committee has recommended approval for siting the residence hall within campus Area 72, which includes the Bean Parking Lot.

The efforts of many staff and several work groups have identified some overarching principles that provide guidance for renovation and construction of UO residence halls. Our commitment in the years to come is to modernize existing residence halls through renovation and/or replacement. Our residence hall stock will be diversified in such a way that accommodates our growing freshmen class and strategically develops student living spaces that will also attract and retain sophomores through seniors in on-campus living. We will increase our overall capacity to house students on campus, possibly housing up to 25% of the UO undergraduate population. Given the fact that the current academic plan calls for a future increase in the undergraduate population, it is imperative to move this project through quickly and efficiently. As modeled in the Living Learning Center, we are committed to creating spaces in residence halls that support academic linkages, thereby moving us closer to our goal of becoming a premiere residential university.
User Group Charge
The East Campus Residence Hall user group will serve as the primary advising body to architects and planning staff on matters pertaining to building design and program. Where consensus is difficult to achieve, Gregg Lobisser, User Group Chair and Assistant to the VPSA for Capital Construction Planning, will provide necessary direction. Progress regarding this project will be regularly shared with the Vice President for Student Affairs.

To begin these initiatives the user group for the east campus residence hall is charged as follows:
1. The facility will be a major residence hall housing 400-500 students.
2. The hall will include new dining facilities.
3. Student living spaces should include a combination of both traditional double-occupancy rooms arranged with group shower and common areas, as well as non-traditional configurations that provide for greater student independence.
4. The hall will include spaces that can support academic linkages and out-of-classroom learning.
5. Common areas and public spaces will be purposefully organized and designed to promote community, enhancing the quality of the student living experience, and contributing to the residential nature of campus as a whole.
6. Priority should be placed on sustainable design and operation; and, as practical, create opportunities for residents to engage sustainability initiatives as a living/learning laboratory.
7. Design options should be considered that provide for flexibility of spaces in the future so that emerging needs and student living trends may be addressed.
8. The user group is responsible for finding solutions for the replacement of on-site uses that will be displaced by construction.

Construction of the East Campus Residence Hall and adjacent space will make an important contribution to the development of the UO campus. To this end, user group members should carefully attend to policies and patterns framed in the Campus Plan relating to building architecture, landscape and open space, universal access, parking, transportation and pedestrian movement.

Please accept my appreciation for your commitment to this exciting project. Your work will positively affect the lives of UO students for decades to come.

Copy: Frances Dyke
Chris Ramey
Fred Tepfer
Cathy Soutar
East Campus Area Student Housing
User Group Appointment
November 25, 2008
Page 6

East Campus Area Student Housing

PROJECT DESCRIPTION

The East Campus Area Student Housing project currently is envisioned as an approximately 400-500-bed multi-level student housing facility complete with dining facilities, academic support spaces and associated parking. The preferred site for this facility is the area to the east of the Museum of Natural and Cultural History bordered by East 15th Avenue and Moss Street, in Design Area H, Sub-Area 72.

The facility will be designed to accommodate the needs of freshman and upper level students. Initial plans have identified dining facilities and academic program space, affordability, and built-in flexibility for future program changes as project components.

This project triggers the requirement to develop and adopt an open-space framework plan for the East Campus Area. This project proposes to do this work in parallel with the East Campus Area Student Housing programming and conceptual design development.

Proposed Site:
The project will be sited for compatibility with adjacent neighborhoods and relationship to institutional buildings in support of the residential character of campus.

After considering multiple sites, the Design Area H, Sub-Area 72 area was identified as the preferred site. The Campus Planning Committee recommended approval of this site November 17. Refer to attached "Map 1: East Campus Area Student Housing Project".

This site is zoned PL (Public Land) and is designated in the East Campus Area Development Plan as “Institutional.”