East Campus Residence Hall Project
and
East Campus Area Open Space Framework Plan

PROJECT DESCRIPTION
The East Campus Residence Hall project is a major residence hall housing 400-500 students from diverse backgrounds and accommodating a variety of different student living spaces, shared and common areas, dining facilities, and academic program spaces. The approved site for this facility is the area directly to the east of the Museum of Natural and Cultural History at the corner of East 15th Avenue and Moss Street, in Design Area H, Sub-Area 72. This site is zoned PL (Public Land) and is designated in the East Campus Area Development Plan as “Institutional.”

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 work is being done in parallel with the East Campus Area Student Housing programming and conceptual design development.

East Campus Residence Hall Project
Lists of Policies and Patterns

The following pages contain a list of relevant policies and patterns for the East Campus Area Student Housing project. As prescribed in the Campus Plan, patterns in bold typeface must be considered for every project. Patterns unique to the East Campus Area are highlighted with an asterisk (*). Every pattern on this list must be discussed with the user group during the process of design, and designs may be evaluated using this list as a tool.

POLICIES
POLICY 1: PROCESS AND PARTICIPATION
POLICY 2: OPEN-SPACE FRAMEWORK
POLICY 3: DENSITIES
POLICY 4: SPACE USE AND ORGANIZATION
POLICY 5: REPLACEMENT OF DISPLACED USES
POLICY 6: MAINTENANCE AND BUILDING SERVICES
POLICY 7: ARCHITECTURAL STYLE AND HISTORIC PRESERVATION
POLICY 8: UNIVERSAL ACCESS
POLICY 9: TRANSPORTATION
POLICY 10: SUSTAINABLE DESIGN
POLICY 11: PATTERNS
POLICY 12: DESIGN AREA SPECIAL CONDITIONS
(Refer to 2003 Development Policy for the East Campus Area)
PATTERNS

LARGE-SCALE CAMPUS: This first set of patterns defines how the campus is formed at the greatest scale and looks at the composition of the entire campus.

- Universal Access
- Sustainable Development*
- Open-space Framework
  - University Shape and Diameter*
  - Campus Trees
  - Open University*
  - Good Neighbor
  - Outdoor Classroom
  - Student Housing*
  - University Mission*
  - Connected, Smaller-scaled Designated Open Spaces*
  - Use What We Have Wisely*
  - Planning Process Participation*

TRANSPORTATION: This set of patterns defines the transportation systems (including pathways) of the entire campus.

- Local Transport Area*
- Bike Paths, Racks, and Lockers
- Path Shape
- Paths and Goals
- Road Crossings
- Pedestrian Pathways*
- Hierarchy of Streets*
- Spillover Parking
- Shielded Parking and Service Areas
- Peripheral Parking
- Street Grid*
- Transportation-related Land Use Planning*
- Incentives for Alternative Modes*
- Traffic Management*
- Balanced Parking*
- Displaced Parking*
- Collaborative Parking Solutions*
- Landscape Buffering*

SITE ARRANGEMENT: This set of patterns informs how buildings should be arranged to become a part of the campus.

- Site Repair
- Use Wisely What We Have
- Existing Uses/Replacement*
- Positive Outdoor Space
- South Facing Outdoors
- Quiet Backs
- Water Quality
- Local Sports*
Public Outdoor Room
Main Building Entrance
Activity Nodes
Building Complex
Connected Buildings
Family of Entrances
Tree Places
Access to Water
Seat Spots
Sitting Wall
Landscape Maintenance*

BUILDING DESIGN: This set of patterns informs how each building should be designed.

Four-story Limit
Architectural Style*
Building Character and Campus Context
Arcades
Operable Windows
Materials and Operations
Flexibility and Longevity
Future Expansion
Wholeness of Project
Wings of Light
Pools of Light
Quality of Light
Public Gradient
Organizational Clarity
No Signs Needed
Building Hearth
Enough Storage
Building Maintenance*
Appendix D: East Campus Policy Summary

East Campus Policy Summary 8/08 CPRE
(refer to the East Campus Policy for a complete description)

General Institutional (Sub-areas 71-75)

Zoning
- PL Public Land [City]

Prohibited Uses
- Uses prohibited in the PL Public Land zone [City]
- General university parking (parking not associated with East Campus development) that exceeds the existing percentage of general parking provided in East Campus relative to all areas of campus (about 27%).

Note: Other potential uses not identified on this list will be restricted by the East Campus patterns and policies that address compatibility, character, size, height, etc.

Height Limitations:
- Generally a maximum of four stories.

Density Ratios - Maximum Allowable Floor Area Ratios (FAR) and Coverages
- 71 .5 FAR and .35 Coverage
- 72 .9 FAR and .3 Coverage
- 73 1.25 FAR and .35 Coverage
- 74 .75 FAR and .4 Coverage
- 75 .7 FAR and .5 Coverage

Primary Patterns
University Mission, Student Housing, Local Sports, University Shape and Diameter, Tapered Density, Open University, Architectural Style, Pedestrian Pathways, Street Grid, Sustainable Development, Hierarchy of Streets, Transportation-related Land Use Planning, Balanced Parking, Landscape Buffering, Building Maintenance, Landscape Maintenance
Open Space Requirements
• An open-space framework plan must be prepared prior to construction of any facilities larger than 15,000 GSF.
• Development projects must establish the following amount of designated open space in accordance with the open-space framework plan:

<table>
<thead>
<tr>
<th>Building Size GSF in SF</th>
<th>Minimum Required Designated Open Space in SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-24,999 GSF</td>
<td>10 percent of GSF</td>
</tr>
<tr>
<td>25,000-49,999</td>
<td>12 percent of GSF</td>
</tr>
<tr>
<td>50,000 – 99,999</td>
<td>14 percent of GSF</td>
</tr>
<tr>
<td>100,000 and up</td>
<td>16 percent of GSF</td>
</tr>
</tbody>
</table>

Note: Designated open spaces are defined by the CP & an East Campus open-space framework plan.

Traffic Requirements
• Limit any increase in traffic through the single-family neighborhood east of Villard Street and south of 15th Avenue. [City & UO]
• Encourage alternative modes of transportation.
• Encourage the use of 15th and 17th Avenues for automobile entrances and exits to and from the area.

Parking Requirements
• Refer to prohibited uses.
• Provide effective, appropriately placed parking as required by city code. [City & UO]
• If structured parking is constructed, consolidate required parking to maximize efficient use of land and to provide open spaces.

Maintenance Requirements
• Institutional-quality structures, high-density student housing and associated landscaping/open spaces—Long-term Maintenance Measures required (refer to the East Campus Policy).
• Existing wood-frame houses (including those occupied by non-residential uses) and landscaping—Interim Maintenance Measures required (refer to the East Campus Policy).
• When possible, move rather than demolish existing houses that are structurally sound particularly if they have notable historic significance.

Communication Requirements
• Notify Campus Planning and Real Estate of any proposal for development or demolition.
• Notify university neighbors as described in the Notification to University Neighbors table in the East Campus Policy.