MEMORANDUM

To: Campus Planning Committee

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

Subject: Campus Planning Committee November 10, 2009 Meeting

The next meeting of the Campus Planning Committee (CPC) will be held on Tuesday, November 10, 2009 from 1:00 P.M. to 3:00 P.M. in the Many Nations Longhouse (1630 Columbia Street, southeast of the Knight Law Center).

Please review the background materials and visit the site prior to the meeting. All meetings are open to the public.

Agenda:

1. **Campus Plan Amendments to establish an East Campus Area Open-space Framework Plan – Public Hearing**

   **Background:** The purpose of this agenda item is to hold a public hearing and take action on the proposed *Campus Plan* open-space amendments associated with the East Campus Residence Hall Project. A summary of the relevant policies is attached (pp. 4-7). A description of the proposed *Campus Plan* amendments is provided as a separate attachment. The proposed amendments incorporate prior comments and suggestions from committee members.

   As defined in the *Campus Plan* (pp. 19-20), a public hearing is required when Plan amendments are proposed. Notice of the public hearing and other opportunities for input were provided as required by the *Campus Plan*.

   Following the public hearing, the Campus Planning Committee will be asked to complete its review of the proposed amendments, taking into consideration all input provided by interested parties. It will forward a recommendation to the university president, who will have final approval authority. If approved, the amendments will be submitted to the City of Eugene to ensure they are consistent with local planning policies.

   Members made the following comments about the open-space framework at Meeting One (November 17, 2008):

   - Accommodate the in-progress and proposed Museum of Natural and Cultural History expansion projects.
- Consider the relationship of the proposed building and open-space framework plan to all adjacent uses; for example, the Knight Law Center and the Many Nations Longhouse (special indoor and outdoor needs).
- Strive to make new development and the adjacent East Campus area “a part” of campus.
- Ensure that the site is developed in a thoughtful, efficient manner. Recognize that limited land remains for new, large-scale buildings.

In addition, members made the following comments about the proposed open-space framework plan at the June 10, 2009 CPC meeting:

- Consider identifying an Agate Street pedestrian crossing (within the four-block area between 15th Avenue and 19th Avenue) as a primary pedestrian pathway to resolve existing safety concerns.
- Look into ways to establish a new open-space corridor (in addition to the proposed pathway) south of the Knight Law Center that extends from the proposed central open space to Agate Street to allow “views in” and to convey the UO’s image from Agate Street, the area’s most important public edge.
- Ensure that adequate service parking is provided for the MNCH in a way that does not disrupt the open space.
- Consider the impact the proposed residence hall and open-space framework would have on the future building potential in the superblock area, particularly the southeast corner (one of the last remaining sites available for a larger-scale campus building). Demonstrate that options to build another campus-scale building which would help define the central open space and street edges are retained (with the understanding that it may be necessary to explore options to increase allowed densities in the area before pursuing a future project).

Action: The committee is being asked to conduct a public hearing, then review the proposed amendments, and provide a recommendation to the president.

2. East Campus Residence Hall Project – Schematic Design

Background: The purpose of this agenda item is to review and take action on the schematic design for the East Campus Residence Hall Project. A description of relevant Campus Plan policies and patterns is attached (pp. 8-10). Project drawings are provided as a separate attachment.

Members made the following comments about the schematic design at Meeting One (November 17, 2008):

- See comments above.
- Ensure that academic uses are appropriate for the location (outside most seven-minute walking circles).
- Regarding the proposed user group representation: Ensure broader campus planning issues are addressed. Given the large impact this project will have on the area, recognize the importance of having neighbor representation (e.g., Moss Street Children’s Center, Museum of Natural and Cultural History, Knight Law Center, etc.). Provide a way to allow broader, substantive campus neighbor involvement in the open-space framework planning process without burdening the user group. For example, set up a separate open-space framework group with greater neighbor representation.

In addition, members made the following comments about the proposed siting and massing at the June 10, 2009 CPC meeting:
- Better define the central open space by altering the shape of the proposed residence hall (refer to the Positive Outdoor Space pattern). For example, shift a portion of the first-floor massing to better define the open space’s eastern edge or consider a four-bar scheme that, when fully built out, would relate to the Knight Law Center.

- Consider ways to enhance the quality and light of the proposed courtyards formed by the vertical bars. For example, consider making the southern bar shorter in height.

- Consider all MNCH expansion options (to the south and east). Address MNCH preferences; the current preference is to expand east, but other options are being explored.

- Consider ways to preserve views of the eastern hills from the central open space.

- Explore options to enhance the living-learning center experience. For example, explore ways to create a more intimate and integrated design by adding visible exterior stair entrances to living quarters, modifying the building configuration, and reducing the overall project scale. Ensure that the resulting design is flexible and possible to convert to other uses.

- Explore options to provide natural light in both sides of suite rooms.

**Action:** The committee will be asked to determine if the proposed schematic design is consistent with the Campus Plan and to make a recommendation to the president.

Please contact this office if you have questions.

cc. Vince Babkirk, Facilities Services  
  Gordon Bettles, Many Nations Longhouse  
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  Martina Bill, CPRE  
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  Sandy Cummings, Bach Festival (Bldg Mgr)  
  Darin Dehle, Facilities Services  
  Priscilla Elder, Development (Bldg Mgr)  
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  Jon Erlandson, MNCH  
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  Lisa Gardner, Eugene Planning Division  
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  Jane Gordon, Knight Law Center  
  Terri Harding, Eugene Planning  
  Herb Horner, DPS  
  Jim Horstrup, Knight Law Center  
  Karen Hyatt, Community Relation  
  Emma Kallaway, ASUO  
  Lee Kerns, ZGF  
  Roger Kerrigan, Facilities Services  
  Patty Krier, MNCH  
  Karen Logvin, Human Resources  
  Deborah Mailander, LERC  
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  Jamie Moffitt, Knight Law Center  
  Joel Montemayor, HEP  
  Margie Paris, Knight Law Center  
  Judi Pruitt, MNCH (Bldg Mgr)  
  Matt Roberts, Knight Law Center  
  Shelly Robertson, Fairmount Neighbors  
  Dan Rodriguez, U O Alumni Association (Bldg Mgr)  
  Sandy Schoonover, Housing  
  Carlyn Schreck, Development (Bldg Mgr)  
  Susie Smith, Fairmount Neighbors  
  Carol Sneda, Olum Child Development Center  
  Cathy Soutar, CPRE  
  Fred Tepfer, CPRE  
  Karen Thomas, Military Science  
  Doug Tripp, DPS  
  Janne Underriner, NILI/CICS  
  Peggy Veltman, Moss Street Children’s Center  
  Zach Vishnoff
Background
East Campus Area Open-space Framework

The East Campus Residence Hall Project, located in the block bounded by 15th and 17th Avenues and Agate and Moss Streets, triggers the requirement to prepare and adopt an open-space framework plan for the affected area. This will result in a series of amendments to the Campus Plan.

The East Campus Area open-space framework plan is designed to:
- provide clear direction for the residence hall siting, basketball court replacement (which likely would be within the new designated open space), and future expansion of the Museum of Natural and Cultural History;
- clearly delineate the boundaries of open spaces adjacent to the proposed residence hall;
- define the location of pathways that transverse the project site and the block bounded by 15th and 17th Avenues and Agate and Moss Streets.
- demonstrate how it would be possible to expand and develop a complete East Campus Area Open-space Framework. This will likely result in a series of scenarios. The plan does not need to delineate the exact boundaries of all other East Campus Area open spaces and pathways.

What is an Open-space Framework Plan?
As described in the Campus Plan:

The campus is developed around a series of open spaces connected by pathways. This system is the framework that dictates the arrangement of buildings. These public open spaces are intended for use by the entire campus community. The Plan refers to these spaces as Designated Open Spaces and Pathways. The Memorial Quadrangle, the Old Campus Quadrangle, and 13th Avenue Axis are three examples of Designated Open Spaces.

. . . An important characteristic of public spaces is that of allowing people to pass through them. They should not be dead-end spaces and should always include a connection to other spaces along one edge or through one end.

In addition, the intended use (active/passive) and environmental benefits (for example, light and wind) of the open spaces are important considerations.

The campus is home to several types of Designated Open Space. The primary types are quadrangles, axes, promenades, and greens.” (CP, p. 25)

No development shall occur in these Designated Open Spaces unless an exception is noted in Policy 12: Design Areas Special Conditions. Policy 12 establishes special conditions for each open space to ensure that the unique characteristics of specific campus areas (known as Design Areas) are not overlooked. These Design Area Special Conditions must be considered whenever construction is proposed. (CP, p. 69)

East Campus Area Open-space Framework Requirements from the University of Oregon 2003 Development Policy for the East Campus Area (EC Plan)

The following excerpts from the EC Plan (pp. 17-18) describe key components of an open-space framework plan for the East Campus area. A complete copy of the document is available on line at: http://uplan.uoregon.edu/plandoc/plandoc.html.
3.D Policies and Standards: Creation of Open Space, All Areas

When new development occurs the campus open-space framework shall be extended in accordance with the policies and standards below (refer to the East Campus Open Space Framework Conceptual Study).

Preparation of an Open-Space Framework Plan for the East Campus Area
Construction of facilities larger than 15,000 GSF in the Institutional or Limited High-density/Limited Institutional areas should be undertaken only after the preparation and adoption of an open-space framework plan. In the absence of an independently prepared open-space framework plan, the first major building project to be undertaken should provide for the preparation of this plan prior to proceeding with the building siting and design. It shall incorporate the following:

- All applicable patterns included in this section and in the Campus Plan shall apply.
- As a general rule, buildings in the area will face the streets, have their primary façade along the street, main entrances off of the street, and a small setback from the street’s sidewalk (15 feet maximum). Secondary entrances will be located at the rear of the buildings, connecting relatively smaller designated open spaces and pedestrian pathways. Service will be from the streets and may be located along the sides of the buildings (Figure 2).

Figure 2 – Conceptual sketch of open-space framework.

- Pedestrian pathways will connect to and extend the existing pathway system that crosses Agate Street, passes through the Humpy Lumpy open space, and then crosses 15th Avenue at the Museum of Natural and Cultural History. In doing so, the university recognizes that Agate Street is an arterial and the raised pedestrian crossing between 13th and 15th Avenues reduces the efficiency of this street. Continued work with the city will address this inefficiency (see Traffic on page 21) and may result in changes, including signals at the crosswalk. Pathways also will connect to Villard Street, and possibly other adjacent streets, at mid-block locations to encourage pedestrian through-travel and to provide access to nearby commercial nodes (Figure 3).

Figure 3 – Conceptual diagram of possible pedestrian pathways. Exact locations will be determined when a framework plan is created.
• As a general rule (subject to the interpretation of the Campus Planning Committee), the framework plan shall identify at least twenty-five percent of the available uncovered land in each Sub-area as designated open space or spaces (see definition in the pattern Connected, Smaller-scaled Designated Open Spaces). The intent of this standard is to prevent uncovered land in each Sub-area from being overly developed as surface parking lots. Twenty-five percent is slightly lower than the percentage of designated open space on campus, reflecting the intent to transition from institutional to low-density residential uses in the East Campus Area.

• No development shall occur in designated open spaces. Building placements and entries shall reinforce the open spaces and their associated pedestrian pathways.

• Designated open spaces shall be constructed using a mix of planting materials, hard surfaces, and other landscape features appropriate for a collegiate campus.

• Existing open spaces in the following Sub-areas should be preserved and enhanced:

71 - The Glenn Starlin Green and the East Campus Green should be preserved. (Using the Glenn Starlin Green as an outdoor display space is consistent with this policy.)

The promenade extending from the EMU, across Agate Street, through the Hamilton/Bean Green (Humpy Lumpy) and the Glenn Starlin Green, and ending at the East Campus Green should be preserved and enhanced. (CP)

In doing so, the university recognizes that Agate Street is an arterial and the raised pedestrian crossing between 13th and 15th reduces the efficiency of this street. If feasible, alternative crossing strategies (under- or overpasses) and/or installation of signals should be considered.

72, 73, and 74 - Agate Street should be preserved as a major north/south view corridor, and development should reinforce the experience along the street frontage by providing views in and through the adjacent open spaces. (CP) Also refer to 71 above.
Open Space Patterns Referenced in the EC Plan:
(Text is provided for the two patterns unique to the EC Plan. Full pattern text for all others are provided in the Campus Plan.)

Architectural Style
Main Gateways
Pedestrian Pathways
Sustainable Development
Use What We Have Wisely

Connected, Smaller-scaled Designated Open Spaces
Open spaces for rest, contemplation, and viewing are an essential part of a college campus and a long-lasting and honored tradition on the University of Oregon campus. Because of the expected building scale and the existing street grid, it is unlikely that large quadrangles will be a part of an open-space system for the East Campus. Therefore: Designated open spaces in the East Campus Area will be relatively smaller on the scale of the open space east of the Knight Law Center (approximately 20,000 sf) and most likely formed by buildings. These open spaces will be connected by pedestrian pathways to other campus pathways, to the street grid within the East Campus Area, and to the surrounding neighborhood street grid. These open spaces will be accessible to the public.

Street Grid
It is assumed that the established city-owned street grid in the East Campus Area (Agate, Columbia, Moss, 15th and 17th) will remain functional. It will consist of city-owned and operated streets or university-owned streets primarily for the use of automobiles (similar to Moss north of 15th and Columbia north of 17th) and university-owned streets primarily operated as pedestrian and bicycle pathways (13th on the main campus). Therefore: These streets will provide a significant element of the open-space framework plan.
East Campus Residence Hall Project

The following pages contain a list of relevant policies and patterns for the East Campus Residence Hall Project. As prescribed in the Campus Plan, patterns in bold typeface must be considered for every project.

Patterns identified in the 2003 Development Policy for 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.

CAMPUS PLAN 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)

CAMPUS PLAN 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**
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**
Maintenance*

**Wings of Light**
**Pools of Light**
**Quality of Light**
Public Gradient
**Organizational Clarity**
No Signs Needed
**Building Hearth**
Enough Storage
Building

**Development Policy for the East Campus Area (EC Plan)**

Text from relevant Patterns found only in the EC Plan:
(all other pattern descriptions are provided in the Campus Plan)

**Tapered Density**
The university has essential development needs that may have an
impact on adjacent neighborhoods.

Therefore: Provide a variety of options for development without
without diminishing the quality or adversely altering the character
character of the neighborhood as a whole. (1982 EC Policy) Use
Use university property in an orderly fashion: intensity of use will
use will be greatest near the already dense central campus area
area (Agate Street and 15th Avenue) and become less intense as the
as the properties approach low-density residential uses. Use lands
lands zoned PL (Public Land) with energy-efficient and space-
space-efficient structures and land-use patterns. (Fairmount)
(Fairmount)

**Transportation-related Land Use Planning**
The university acknowledges that people traveling to campus
generate traffic in the surrounding area. Appropriately planned
planned land use can help mitigate traffic on campus and in the
the surrounding area.

Therefore: Acknowledge that transportation planning is an essential element of overall planning
for the university; the wider community must be considered when doing transportation planning for the campus. For example, encourage faculty, staff, and students to live conveniently close to campus. Encourage provision of housing in the area east of Agate Street. Support development and maintenance of housing near campus, which enhances the quality of life and is consistent with the university’s central mission. Also, site activities with a high degree of public interaction in peripheral locations, where parking facilities that accommodate greater concentrations of vehicular traffic can be developed (if they are not already in place). Locate activities that depend on frequent delivery service, especially by large trucks, adjacent to major thoroughfares and/or sited in a way that does not require or encourage truck travel through the central campus (CP and Long Range Campus Transportation Plan) and adjacent residential neighborhoods.

**Displaced Parking**

Parking systems adopted for one area should avoid creating parking problems for any other neighborhood area or land use. (Fairmount/University of Oregon Special Area Study)

Therefore: Provide appropriately placed, adequate, off-street parking in conjunction with any new institutional use that creates additional demand for parking. Also, develop high- and medium-density residential units with concern for adequate parking and appropriate parking solutions. Take steps to gain better use of existing off-street parking areas and to discourage long-term storage of vehicles on the street. (Fairmount/University of Oregon Special Area Study)

**Landscape Buffering**

Landscape materials serve as effective buffers for service uses.

Therefore: Whenever possible and appropriate, use plant materials to screen uses, such as parking lots and service areas, and to soften the visual impact of fences and similar barricades. (CP)

Use landscape materials, where appropriate, to help make adjacent, differing land uses more compatible. Plant and manage vegetation in a way that eliminates conditions that contribute to personal safety problems. (CP)