



January 14, 2013

MEMORANDUM

To: Campus Planning Committee

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

Subject: Campus Planning Committee Meeting, January 18, 2013

The next meeting of the Campus Planning Committee (CPC) will be held on Friday, January 18, 2013 from 10:00 to 11:30 A.M. in the Many Nations Longhouse (in the East Campus Area, east of the Knight Law Center).

*Members, please visit the proposed site prior to the meeting. Also, please bring your copy of the Campus Plan to the meeting. All meetings are open to the public.*

**Agenda:**

**1. University Housing Central Kitchen and Woodshop Project and East Campus Area Open-space Framework Plan – Meeting One**

Background: The purpose of this agenda item is to hold “Meeting One” for the University Housing Central Kitchen and Woodshop Project (described in the attached background materials). The proposed location for this new building is in the East Campus Area. An open-space framework plan must be developed as part of this project.

As part of Meeting One (further described in the *Campus Plan* on page 19), the committee is asked to:

1. identify key policies, patterns, and other appropriate campus design issues from the *Campus Plan* and the East Campus Development Policy (the latter document, which is separate from the *Campus Plan*, applies to this project because the preferred site is located in East Campus Area);
2. review the preferred site and make a site recommendation;
3. identify potential opportunities to address campus-wide needs within the subject area or opportunities to cooperate with other nearby development efforts; and
4. review the proposed user group representation and provide comments to the CPC chair, who appoints group members (refer to page 12 of the *Campus Plan* for more information about user groups).

Please use the following resources to identify key policies, patterns, and related issues:

- Project background materials provided as a separate attachment;

**CAMPUS PLANNING AND REAL ESTATE**

- *Campus Plan available on line at* <http://uplan.uoregon.edu/plandoc/plandoc.html>; and
- East Campus Development Policy – A summary is attached and a complete copy is available on line at <http://uplan.uoregon.edu/plandoc/plandoc.html>.

The project user group will consider the identified key policies, patterns, and issues during the project design process. The user group eventually will present the proposed schematic design to the Campus Planning Committee for its formal review to ensure that the design is consistent with these key policies and patterns.

Action: The committee is being asked to:

1. Identify key *Campus Plan* policies and patterns for the University Housing Central Kitchen and Woodshop Project.
2. Make a site recommendation.
3. Identify other appropriate campus design issues and opportunities.
4. Comment on the proposed user group representation.

Please contact this office if you have questions.

cc. Camilla Bayliss, Fairmount Neighbors  
Martine Bill, CPRE  
Gwen Bolden, Parking and Transportation  
Jane Brubaker, Campus Operations  
Carolyn Burke, Eugene Planning  
Darin Dehle, Campus Operations  
Tom Driscoll, Housing  
Michael Griffel, Housing  
Terri Harding, Eugene Planning  
Lucia Hardy, Fairmount Neighbors  
Laura Hinman, ASUO  
Dave Hubin, President's Office  
Karen Hyatt, Community Relations  
Carolyn McDermed, UOPD  
Garrick Mishaga, Campus Operations  
David Opp-Beckman, Housing

**Attachment- East Campus Development Policy**

Summary of the Limited High-density Residential/Limited Institutional Area  
 (The proposed project location is in the area marked as AA54)

**Limited High-density Residential/Limited Institutional (AA 51-54)**

Zoning: PL Public Land /EC East Campus Overlay [City]  
 Site review is required at the NW corner of 15<sup>th</sup> and Villard and within 100 feet of the one privately owned parcel (TL 3400 in AA 54). [City & UO]

Prohibited Uses:

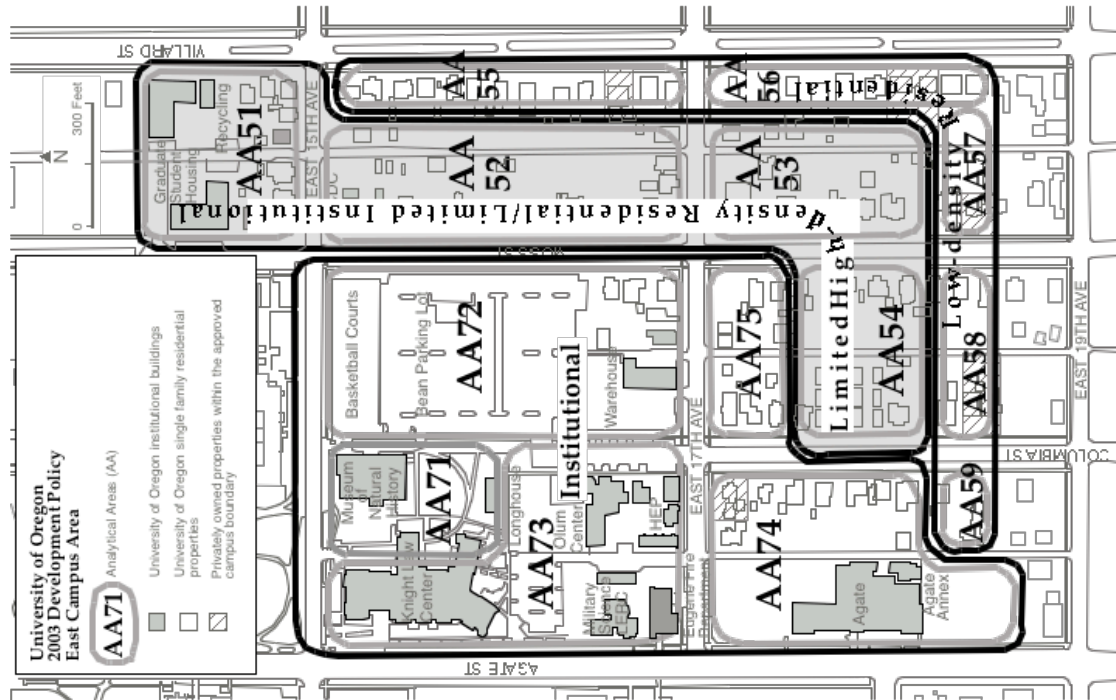
- Uses prohibited in the PL Public Land zone with an /EC East Campus Overlay [City]
- General university parking (parking not associated with new East Campus development) that exceeds the existing percentage of general parking provided in East Campus relative to all areas of campus (about 27%). No general parking allowed under any circumstance in AA 53 & 54.
- Structured parking (/EC Overlay) [City & UO]
- Large-scale parking lots--lots exceeding 100 spaces (/EC overlay) [City & UO]
- Dormitories (/EC Overlay) [City & UO]
- Refer to additional prohibited uses listed in the City's /EC East Campus Overlay Zone [City]

*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:

Three stories or 45 feet, and 30 feet when within 60 feet of the abutting boundary of Low-density Residential Analytical Areas 55 and 56. [City & UO] Building size limited to 50,000 gsf.

**East Campus Policy Summary**  
 (refer to the East Campus Policy for a complete description)



(Limited High-density Residential/ Limited Institutional continued)

Density Ratios - Maximum Allowable Floor Area Ratios (FAR) and Coverages:

- AA 51 .6 FAR and .3 Coverage
- AA 52 .5 FAR and .3 Coverage
- AA 53 .5 FAR and .3 Coverage
- AA 54 .5 FAR and .3 Coverage

*Note: In general, development of AA 53 \* 54 should occur only after AA 51 & 52 are fully developed.*

Primary Patterns:

University Mission, Student Housing, Local Sports, Graceful Edge, Tapered Density, Open University, Connected Smaller-scaled Designated Open Spaces, Architectural Style, Main Gateways, 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:

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

*Note: Designated open spaces are defined by the LRCDP & 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 15<sup>th</sup> Avenue. *(City & UO)*
- Encourage alternative modes of transportation.
- Encourage the use of 15<sup>th</sup> and 17<sup>th</sup> Avenues for automobile entrances and exits to and from the area.

Parking Requirements:

- Refer to prohibited uses.
- Provide a ratio of .8 spaces per net new university employee and one space per residential unit (relocated current employees would not trigger additional parking).

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). Maintaining homes and landscapes in AA 53 & 54 is a higher priority than in AA 51 & 52.
- In AA 51 & 52, move rather than demolish existing houses that are structurally sound when possible.
- In AA 53 & 54, retain existing houses that are structurally sound until development occurs and then move rather than demolish them.

Communication Requirements:

- Notify the University Planning Office of any proposal for development or demolition.
- Notify university neighbors as described in the Notification to University Neighbors table in the East Campus Policy.

### **Project Description**

University Housing has been given approval by the president and provost to begin the design of a Central Kitchen/Woodshop. As currently envisioned, the project will create 25,000 gross square feet of new space to accommodate kitchen and related storage facilities currently located in Carson Hall and Bean Hall and woodshop space currently scattered throughout University Housing facilities. The current plan anticipates that the Central Kitchen/Woodshop will be completed and operational by mid-June 2014.

Location: The preferred location for the facility is on university-owned land between 17th and 19th Avenues and Moss and Columbia Streets, which currently is occupied by housing units rented to students and managed by University Housing. The land was purchased by the university several decades ago and has been intended for use by university functions not related to academic instruction. The location and function are consistent with the 2003 Development Policy for the East Campus Area, the 2005 *Campus Plan*, and the relevant City of Eugene plans including the Fairmount/University of Oregon Special Area Study.

Several sites in the East Campus area were analyzed and assessed against key project goals, including distance to Barnhart Residence Hall (being farthest from campus); access to the campus core via small service vehicles (i.e., golf carts); access from Franklin Boulevard for deliveries; matching building size with development height potential based on zoning; and room for expansion. Other UO properties north of East 17<sup>th</sup> Avenue in the East Campus area that met some of these criteria were not considered viable sites for this project since they already have been identified for future projects, both for University Housing and for University-related academic programs. Based on these criteria it was determined that the preferred location, between 17<sup>th</sup> and 19<sup>th</sup> Avenues and Moss and Columbia Streets, is the best fit.

The preferred location removes truck traffic from heavily used pedestrian areas of the campus, enhancing the safety of students, faculty, and staff, and moves non-instructional functions from the center of the campus closer to the campus's edge. Delivery trucks will access and depart from the facility using Agate Street, 17<sup>th</sup> Avenue, Moss Alley, and Columbia Street, keeping traffic away from the streets in the low-density housing areas to the west and south of the campus boundary.

Open-space Framework Plan: As required by the 2003 Development Policy for the East Campus Area, an open-space framework plan will be developed as part of the development of this project. The extent of the framework development will be limited to the project block (between East 17<sup>th</sup> and 19<sup>th</sup> Avenues and Columbia and Moss Streets). The 2004 East Campus Open Space Framework study by Rowell Brokaw Architects will serve as a preliminary design for the area around the project site. A minimum of 3,000 square feet of Designated Open Space will be constructed based on the proposed building size of 25,000 gross square feet.

Funding: University Housing will fund the \$8.5 million project cost with current cash reserves. No bonding or general fund resources will be used in this project. The new facility will allow housing to combine kitchen operations and woodshop operations, resulting in a minimum savings of approximately \$500,000 per year.

Next Steps: The next steps for University Housing's Central Kitchen/Woodshop project include gaining approval from the Oregon University System's Board; hiring a design-build (architect/contractor) team; following university project procedures outlined in the *Campus Plan*, which include meeting with the Campus Planning Committee and completing an open-space framework plan for the preferred location; completing a Site Review application with the City of Eugene as required by the site's current zoning code; and continuing communications with nearby neighbors throughout the design and construction process.

### **User Group Membership**

Chair – Michael Griffel, University Housing  
University Housing staff and students  
Student Affairs representative  
A&AA faculty member  
Campus Planning Committee member  
Neighboring campus department representative

### ***Campus Plan* Policies and Patterns**

The following pages contain a list of *Campus Plan* policies and patterns most relevant to the project.

POLICY 2: OPEN-SPACE FRAMEWORK – Development of a framework plan for this area will occur in parallel to the project design, though the 25,000 square-foot project is responsible to build a designated open space of at least 3,000 square feet.

POLICY 3: DENSITIES – As part of the East Campus Area, maximum allowed densities will be maintained. The project is required to apply for a Site Review with the City of Eugene as required by the site's current zoning code.

POLICY 4: SPACE USE AND ORGANIZATION – Space allocation; Flexible and compatible use.

POLICY 5: REPLACEMENT OF DISPLACED USES – University Housing has decided that displaced housing units will not be replaced, but will assist current residents in finding other accommodations on campus.

POLICY 6: MAINTENANCE AND BUILDING SERVICE – Service area and access; Campus utilities and infrastructure improvements will be necessary

POLICY 7: ARCHITECTURAL STYLE AND HISTORIC PRESERVATION – Architectural style; Campus character; and Neighborhood Compatibility

POLICY 9: TRANSPORTATION – Traffic, Parking, and Deliveries

POLICY 10: SUSTAINABLE DEVELOPMENT - Oregon Model of Sustainable Development

POLICY 11: PATTERNS – See below

POLICY 12: DESIGN AREA SPECIAL CONDITIONS – Design Area East Campus, Sub-area 54 Limited High-Density Residential/Limited Institutional, subject to policies and standards of the 2003 Development Policy for the East Campus Area

As described in the *Campus Plan*, patterns in **bold typeface** must be considered for every project. Every pattern in this list must be discussed with the user group during the design process, and designs may be evaluated using this list as a tool. The Central Kitchen/Woodshop project user group will create additional project-specific patterns and add them to this list.

### **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.*

Campus Trees  
Good Neighbor  
Graceful Edge\*

**Open-space Framework**  
**Sustainable Development**  
**Universal Access**  
**Welcoming to All**

### **TRANSPORTATION**

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

Bike Paths, Racks, and Lockers  
Hierarchy of Streets\*  
Path Shape  
**Local Transport Area**  
Paths and Goals  
Pedestrian Pathways\*  
Peripheral Parking  
Shielded Parking and Service Areas  
Road Crossings  
Street Grid\*  
Traffic Management\*

### **SITE ARRANGEMENT**

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

### **Building Complex**

#### **Connected Buildings**

Landscape Buffering\*

#### **Main Building Entrance**

Planning Process Participation\*

#### **Positive Outdoor Space**

#### **Quiet Backs**

Seat Spots

#### **Site Repair**

Sitting Wall

#### **South Facing Outdoors**

Water Quality

### **BUILDING DESIGN**

*This set of patterns informs how each building should be designed.*

#### **Architectural Style**

Building Character and Campus Context

#### **Building Hearth**

#### **Flexibility and Longevity**

Enough Storage

#### **Four-story Limit**

#### **Future Expansion**

Materials and Operations

Places to Wait

#### **Operable Windows**

#### **Organizational Clarity**

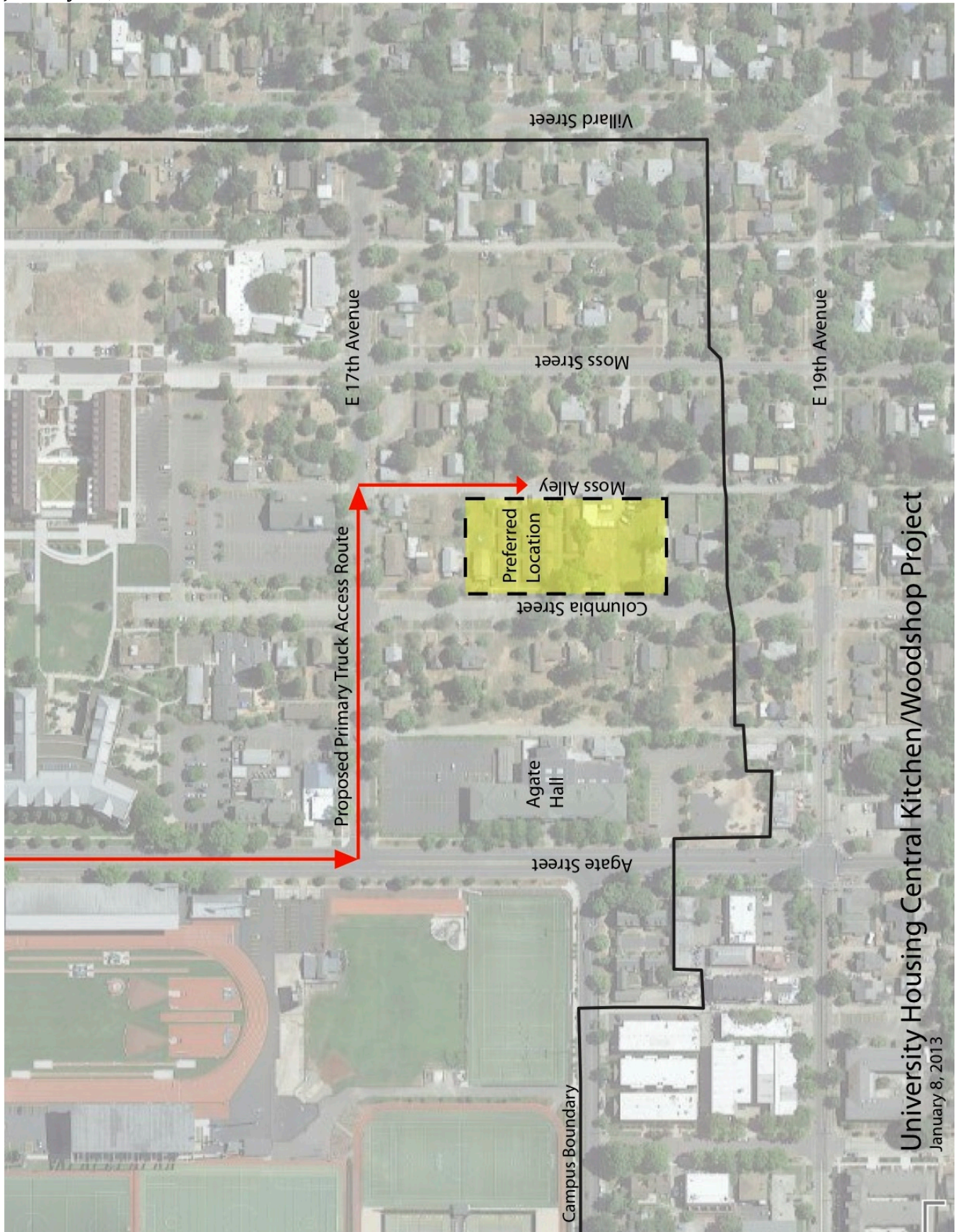
#### **Quality of Light**

#### **Wings of Light**

#### **Wholeness of Project**

\* Patterns from the *2003 Development Policy for the East Campus Area*

University Housing Central Kitchen and Woodshop Project  
Campus Planning Committee – Meeting 1  
January 18, 2013



University Housing Central Kitchen/Woodshop Project  
January 8, 2013