



January 28, 2013

MEMORANDUM

To: Campus Planning Committee

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

Subject: **Record** of the January 18, 2013 Campus Planning Committee Meeting

Attending: Carole Daly (Chair), Molly Bacon, George Hecht, Katy Lenn, Gregg Lobisser, Janet Lobue, Ron Lovinger, Dennis Munroe, Chris Ramey, Greg Rikhoff, Xiabo Su, Rob Thallon, Frances White

Staff: Christine Taylor Thompson (Campus Planning and Real Estate)

Guests: Camilla Bayliss (Fairmount Neighbors), Martina Bill (CPRE), Tom Driscoll (Housing), Carole Dumond (neighbor), Don Dumond (neighbor), Allen Gidley (Housing), Michael Griffel (Housing), Karen Hyatt (Community Relations), Garrick Mishaga (Campus Operations), Kay Porter (Fairmount Neighbors), David Opp-Beckman (Housing)

Agenda:

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

Background: The chair introduced the purpose of Meeting One. She added that the proposed project site is in the East Campus area. The East Campus Development Policy was developed in 2003 to define how the campus could grow and meet institutional needs in this area, yet be respectful of the adjacent neighborhood.

Staff summarized the requested Campus Planning Committee actions as described in the meeting mailing. She reminded the committee that the project would include an open-space amendment to the *Campus Plan* as required by the East Campus Development Policy. All projects in the East Campus area are required to expand the open-space framework, which is undeveloped in this part of campus. This is the same process that was undertaken by the Global Scholars Hall project.

Michael Griffel from University Housing introduced the project and its purpose as described in the meeting mailing. The central kitchen would be a food preparation facility for all dining units on campus. The existing facilities that serve this need are very dysfunctional and unsafe. In addition to enhancing safety and efficiency, the goal is to allow for the use of more local, healthy food sources. The new facility would allow for more on-campus food preparation as opposed to pre-made deliveries.

CAMPUS PLANNING AND REAL ESTATE

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The proposed new woodshop would address safety and sustainability concerns.

Michael said that a number of different sites were assessed to determine the best fit for these uses. The preferred site was selected because it is not in the heart of campus but is close enough to accommodate golf-cart food deliveries. The existing university housing units would be removed; they are not serving students well and would not be replaced.

Martina Bill From Campus Planning and Real Estate reviewed the details of the site selection process. Key site selection considerations included distance to Barnhart Hall (the furthest campus housing facility), access to campus via golf carts, access to Franklin Boulevard for large trucks, efficient use of allowed development densities (allowed building heights in particular), and potential for future expansion. Of the four sites considered, the preferred site best fit the criteria.

Martina reviewed relevant *Campus Plan* patterns and policies as described in the meeting mailing. Two key *Campus Plan* policies are Policy Two: Open-space Framework and Policy Nine: Transportation. In addition, the East Campus Development Policy applies directly to the project. This policy requires the establishment of a designated open-space framework plan for the affected city block. The East Campus Development Policy also stresses the importance of limiting traffic flow through the adjacent single-family residential neighborhood. Key patterns relate to the East Campus open-space framework, the graceful edge, building composition, and neighborhood compatibility.

Martina presented the proposed makeup of the user group as described in the background materials.

Discussion: Martina clarified that the proposed user group neighborhood representative would be from a campus department.

Members discussed the preferred site. They asked about the potential impact of truck and golf-cart traffic. Tom Driscoll from Housing verified that the proposed project would not result in increased truck traffic. The typical schedule is about 4 to 10 truck deliveries per day between 7 and 9 A.M. Tuesdays and Fridays tend to be busier days. The same trucks deliver to the 19th and Agate commercial area. While the university has significant influence on commercial vendors and routes of travel, ultimately trucks will use the most efficient route. The number of on-campus golf cart and van trips should remain the same as well; however, the routes will change. Most campus deliveries are via golf cart.

A member asked about the potential for noxious fumes and noise, particularly from the woodshop. Michael said that the woodshop would be used to finish products including painting. The facility would meet all appropriate Federal and State regulations related to ventilation, noise, and safety. He did not anticipate concerns from neighbors given that the existing facility has not resulted in any complaints.

A member questioned the appropriateness of an industrial function in a residential area with truck traffic on Columbia Street, which is considered a pedestrian access route. He thought the ODOT site might be a better fit. Michael said that the ODOT site was omitted from consideration because construction of

a single-story building on a site that has the capacity for much larger buildings would be inefficient and limit future development options. The city recently changed the ODOT site's zoning to allow for four- and five-story commercial and retail mixed-use development.

At the request of a member, Martina summarized the types of uses and densities allowed in the different East Campus area zones. The preferred site was chosen to best match these allowed uses and densities.

A member supported the proposal to construct a new on-campus central kitchen facility but questioned the need to use valuable campus lands for a woodshop. She questioned whether it was possible to separate the two uses and move the woodshop off campus. Michael said other sites were considered but this appeared to be the best one for both uses. Also, there are shared efficiencies with access and deliveries between the kitchen and woodshop. A member questioned whether the woodshop needs of Housing could be accommodated by sharing a woodshop used by other campus departments, for example AAA or Campus Operations. Member representatives from these departments indicated that co-location is challenging. Another member said that given the limited campus space it may be time to reconsider a shared facility. Michael clarified that the existing housing woodshop is located on the proposed site. It is not a new use on the site.

In response to a member's question, Tom said service delivery vehicle parking would be provided on site. In addition, Tom said that the number of Central Kitchen employees would remain the same (about 15).

A guest asked whether a basement was planned. Another guest supported the use of locally sourced foods, but as a nearby resident she is concerned about truck traffic. Already she is affected by truck delivery traffic between Market of Choice and the 19th and Agate Street commercial area. She said any effort to mitigate truck traffic in the neighborhood would be appreciated.

A member explained that the East Campus Development Policy states that campus development should develop available university lands north of 17th Avenue before building south of 17th Avenue. The current proposal is sited south of 17th Avenue because all available lands north of 17th Avenue are reserved for known, higher-density residential projects. This part of East Campus is in transition from single-family residential to more institutional uses. As a result there will be times when uses appear somewhat disjointed. He is less concerned about the proposed industrial use, which is relatively small in scale, versus the architectural style and design, which should be compatible with adjacent single-family residential zones and uses. Another member said the committee should be forward thinking. He questioned whether it is appropriate to use the preferred site for a single-story building when it has capacity for 3-1/2 stories. The first member noted that there is no single-story industrial land available for campus use; therefore, the site appears to be the most appropriate place to site a lower-scale structure since it is adjacent to R-1 zoned land and can serve as a transition.

Members discussed the proposed user group membership. A member said it is important to provide opportunities for neighborhood input in a manner similar to the Global Scholars Hall project. Karen Hyatt from University Relations said she had reached out to neighbors and the Fairmount Neighbors co-chairs to

inform them of the proposed project. Michael indicated that existing university housing tenants have been notified of the proposed project.

A guest said he and his wife occupy one of two houses in the area occupied by long-term residents in the area. All others are short-term rentals. He has watched the area transition to university uses over the last 50 years. It has been a slow process, but it is clear that ultimately the area will fully transition to university uses. In the meantime, it is important to recognize the remaining residential character. The existing woodshop is invisible and inaudible so it is likely that the new woodshop will not present problems. The only issue to date has been temporary student workers parking on the alley during the summer months. Truck traffic for the central kitchen will be the biggest issue. However, the level of existing alley use from on-site residents may be about the same as the proposed new use.

A member said that, while some truck traffic issues would need to be addressed, the proposed new site would eliminate truck traffic concerns at Carson Hall on 13th Avenue. Moving delivery trucks out the center of campus is a significant, positive attribute of the project. It would greatly enhance the safety of students and bicyclists. In addition there are some exciting opportunities to repurpose the vacated space in Carson Hall for a use more in keeping with its academic core location. Also, the new facility would support high-quality food service and the enhanced use of local foods.

Members reviewed the pattern list. A member said the Shielded Parking and Service Areas pattern and the Good Neighbor pattern should be emphasized. The Building Hearth pattern does not seem to apply to this project.

Action: The committee unanimously agreed to recommend to the president the following actions related to the University Housing Central Kitchen and Woodshop Project and East Campus Area Open-space Framework Plan:

- A. Approve the preferred site with the understanding that the comments listed in the next action item will be considered as the project moves forward.
- B. Support the identified *Campus Plan* patterns and policies for the project with the understanding that the following comments will be considered as the project moves forward:
 1. Carefully consider the impact of exterior venting and related noise and fumes on adjacent neighbors.
 2. Consider the potential impact on the nearby children's centers.
 3. Research the potential for a shared woodshop facility with other campus departments.
 4. Provide on-site parking for service delivery vehicles.
 5. Carefully consider ways to mitigate truck traffic through the adjacent residential neighborhood.
 6. Ensure that the architectural style and design is compatible with the adjacent single-family residential zones and uses.
 7. Thoughtfully consider ways to make the facility multi-storied to more efficiently use the site. At a minimum consider ways to add upper floors in the future.
 8. Integrate appropriate buffer spaces and design elements for the consideration of adjacent single-family neighbors.
 9. Carefully consider how to address truck ingress and egress.

10. Emphasize the Shielded Parking and Service Areas pattern and the Good Neighbor pattern
 11. Do not emphasize the Building Hearth pattern.
- C. Support the identified user group representation for the project with the understanding that the design team will be available to listen and respond to neighbors' questions and concerns about the project.

Please contact this office if you have questions.

- c. Camilla Bayliss, Fairmount Neighbors
Martina Bill, CPRE
Gwen Bolden, Parking and Transportation
Jane Brubaker, Campus Operations
Carolyn Burke, Eugene Planning
Darin Dehle, Campus Operations
Tom Driscoll, Housing
Carole Dumond, Neighbor
Don Dumond, Neighbor
Allen Gidley, 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 McDermid, UOPD
Garrick Mishaga, Campus Operations
Kay Porter, Fairmount Neighbors
David Opp-Beckman, Housing