

Campus Plan And East Campus Plan

Overview of proposed changes

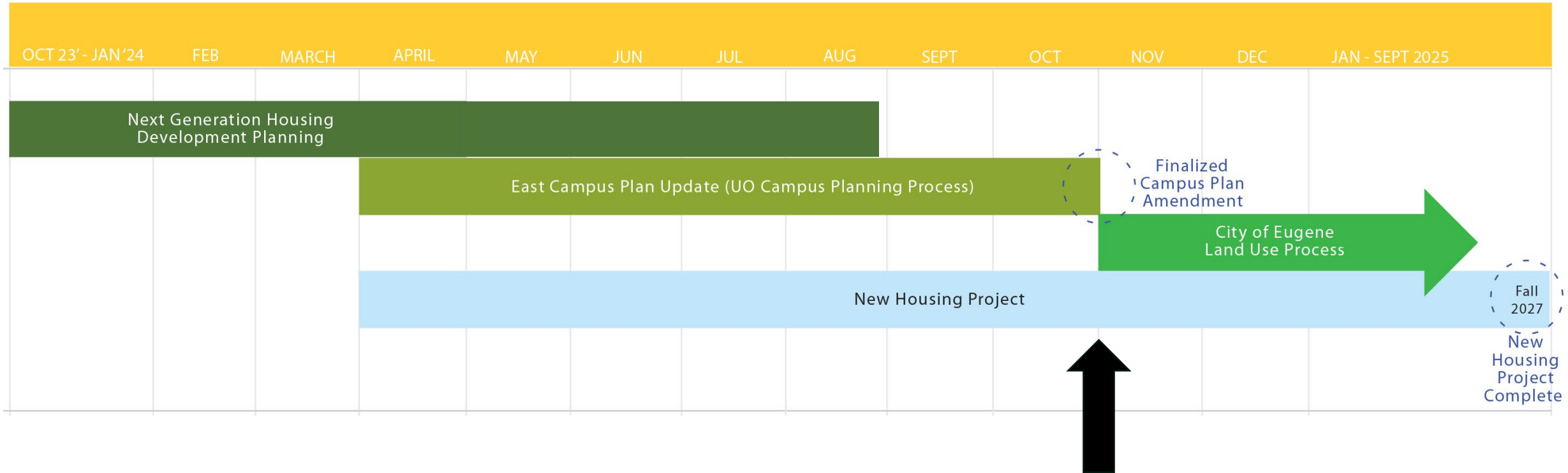
October 29, 2024



UNIVERSITY OF
OREGON

Office of
Campus Planning

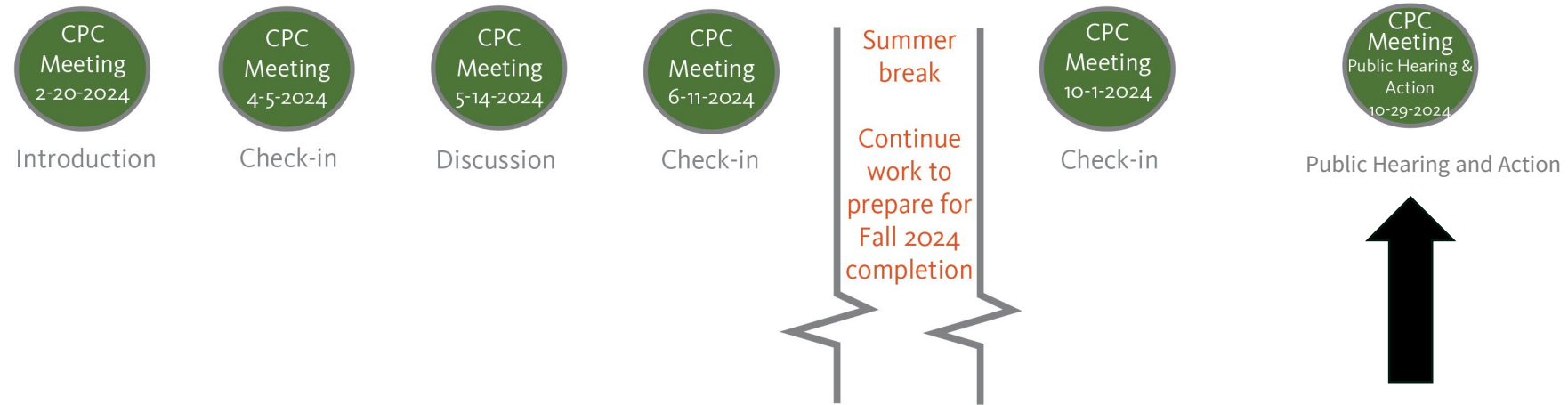
Timeline



Timeline

Campus Plan Amendment - East Campus - Process Diagram

Campus Planning Committee



Outreach Summary

Campus Planning Committee

Fairmount Neighborhood Association

South University Neighborhood Association

Community focus group meetings (2)

UO Stakeholders: Vivian Olum Center, Museum of Natural and Cultural History, School of Law, Military Science, Student Life (EMU, Moss St Children's Center, Grove Garden, Black Cultural Center, Basic Needs Program), College of Education, Many Nations Long House, College of Arts and Science/School of Global Studies and Languages (Northwest Indian Language Institute), ASUO, Graduate School, Dean of Students (Nontraditional Students, Veterans House), Transportation Services, UO Libraries

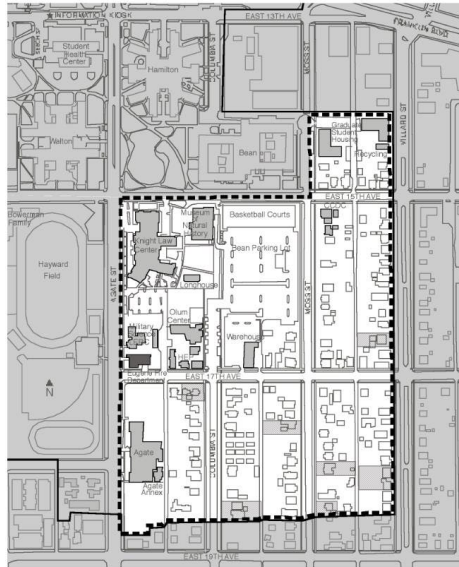
Public Open House (March 13, 80-90 attendees) (September 23, 50-60 attendees)

Student Open House (June 2024) (October 2024)

City of Eugene staff and leadership

Introduction

University of Oregon 2003 Development Policy for the East Campus Area



Campus Planning and Real Estate
04/08/03 (reprinted 08/08)

CAMPUS PLAN 2022 EDITION

Universities are
extraordinary
places.



East Campus Plan Proposed Amendments - Changes



Reorganize to improve clarity

- Maintain 3 plan areas (Institutional, Limited Institutional, Residential)
- Remove sub-areas within plan areas

Institutional plan area:

- Increase allowed density
- Remove the /EC overlay from property north of 15th Ave

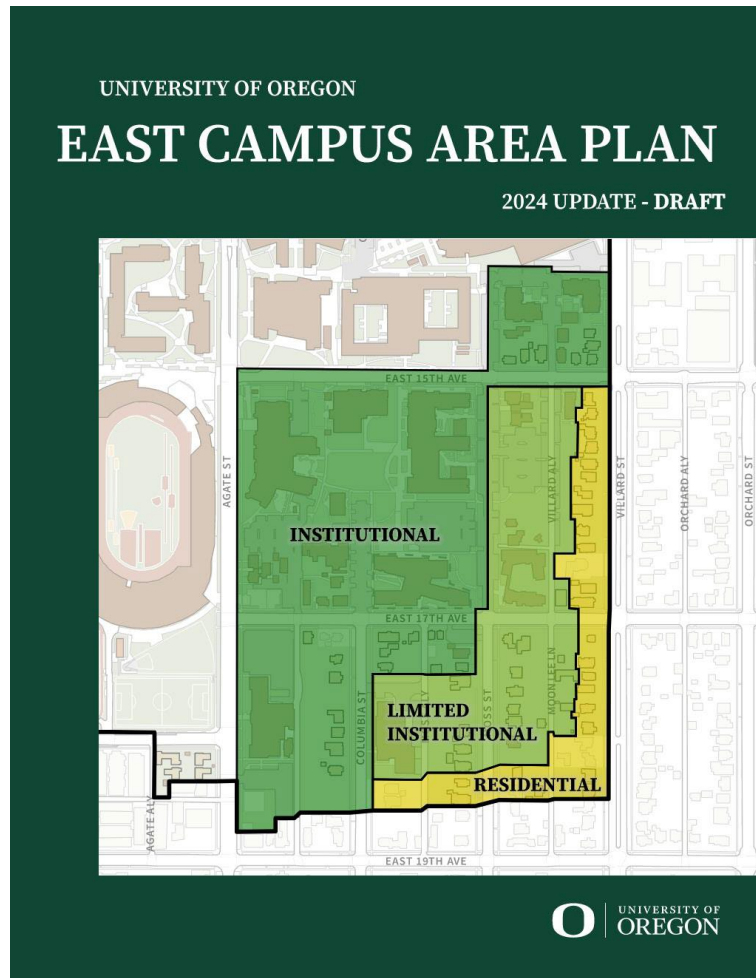
Limited Institutional plan area:

- Allow residence halls
- Increase allowed height from 45 feet (3 stories) to 85 feet (7 stories)
Increase allowed height within residential transition area from 30 feet to 45 feet
- Increase residential transition area to 75 feet where abutting R1 zoned property
- Remove parking requirement ratio of 0.8 spaces per net new university employee and 1 space per residential unit (apartment); base on need instead

Residential

- Reflect current R1 zoning/middle housing

East Campus Plan Proposed Amendments - Keep



Institutional plan area:

- Corner of 17th and Agate appropriate for parking structure or major building
- Reference to 4 story height recommendation (clarify “story” is for institutional scale)

Limited Institutional plan area:

- Prioritize student housing
- Institutional uses should operate independent of 50-minute class schedule
- Area not appropriate for parking structure or large lot (100+ spaces)
- Establish 15th and Villard as campus gateway
- When possible, move existing houses rather than demo

Residential

- Create transition between campus and neighborhood
- Area devoted primarily to student family housing
- Limited institutional uses to occur
- Preserve the areas residential character
- When possible, move existing houses rather than demo

East Campus Plan Proposed Amendments – Transportation

PROPOSED CHANGES

Traffic:

- Reference to limit traffic south of 15th Ave; change to 17th Ave
- Add consideration for 15th Ave and Moss St to become pedestrian prioritized (vacated)
- Add intent to vacate alleys
- Add consideration to remove street parking to support pedestrians and multi-modal transportation
- Add consideration for drop-offs at residence halls
- Add support for study of Agate and 17th intersection to improve safety

Parking:

- Reference to provide parking based on city code; change to provide parking based on need

KEEP

Traffic:

- Reference to take measures to limit traffic east of Villard
- Encourage use of 17th Ave for auto entrance/exit to the area
- Encourage alternate modes of transportation

Parking:

- Encourage use of alternative transportation and coordination with LTD
- Percentage of general parking in the area should only increase as required for new development in this area

East Campus Plan Proposed Amendments – Maintenance

PROPOSED CHANGES

- Focus on wood-frame houses only
- Remove note about Villard edge being a good location to relocate “contributing ranked houses”

KEEP

- Responsible party to maintain is the department using the structure
- Requirement to maintain houses and property along Villard

East Campus Plan Proposed Amendments – Communication

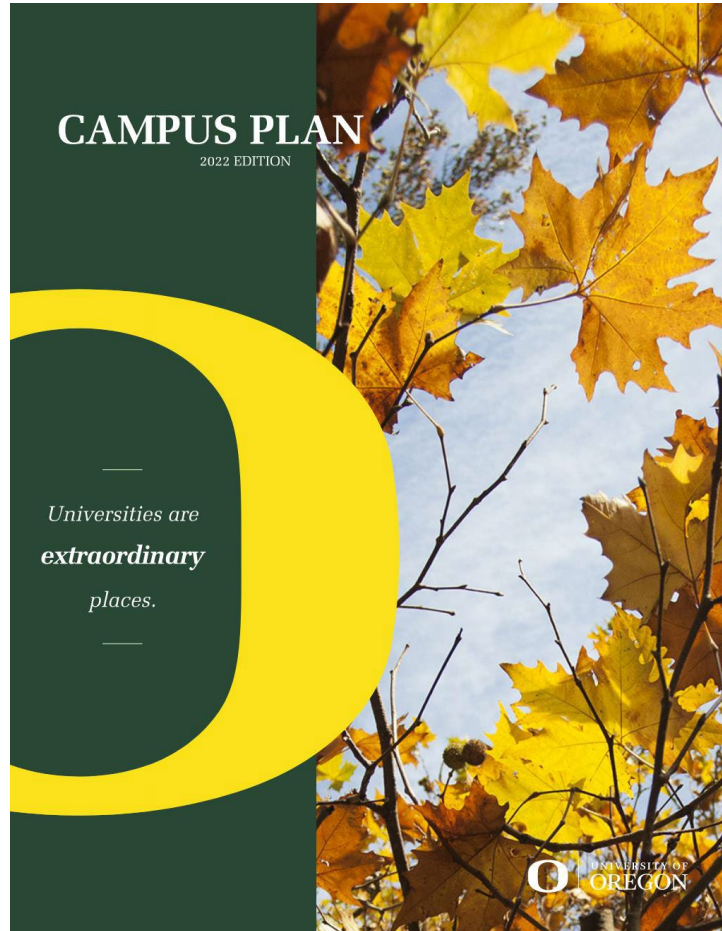
PROPOSED CHANGES

- Remove reference to Community Liaison Committee (no longer exists)
- Change public hearing notification to neighbors from 45 days to 30 days

KEEP

- University rep will attend neighborhood meeting when invited
- University will provide opportunities for an exchange of information, separate from required public hearings, as resources allow
- Amendments to this policy require a CPC public hearing
- Broader area notice (east to Fairmount) for policy amendments and land use processes that affect Limited Institutional and Low Density Residential areas

Campus Plan Proposed Amendments



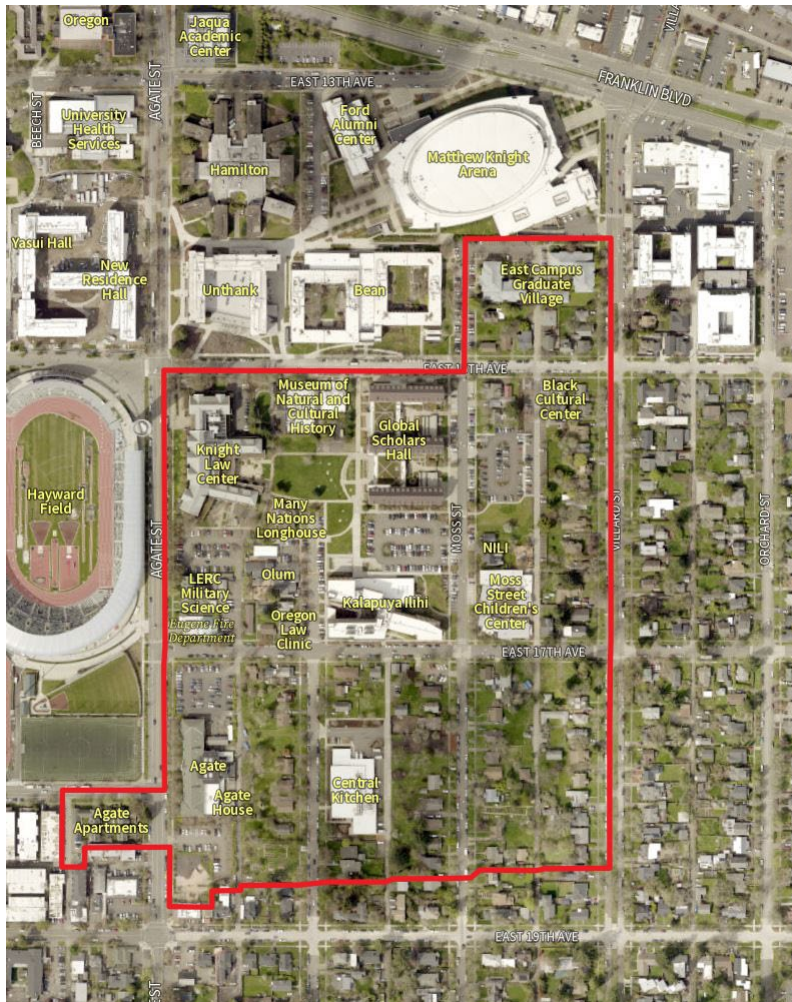
Principle 2: Update open space framework

Principle 3: Density table

Principle 12: Design Area Special Conditions

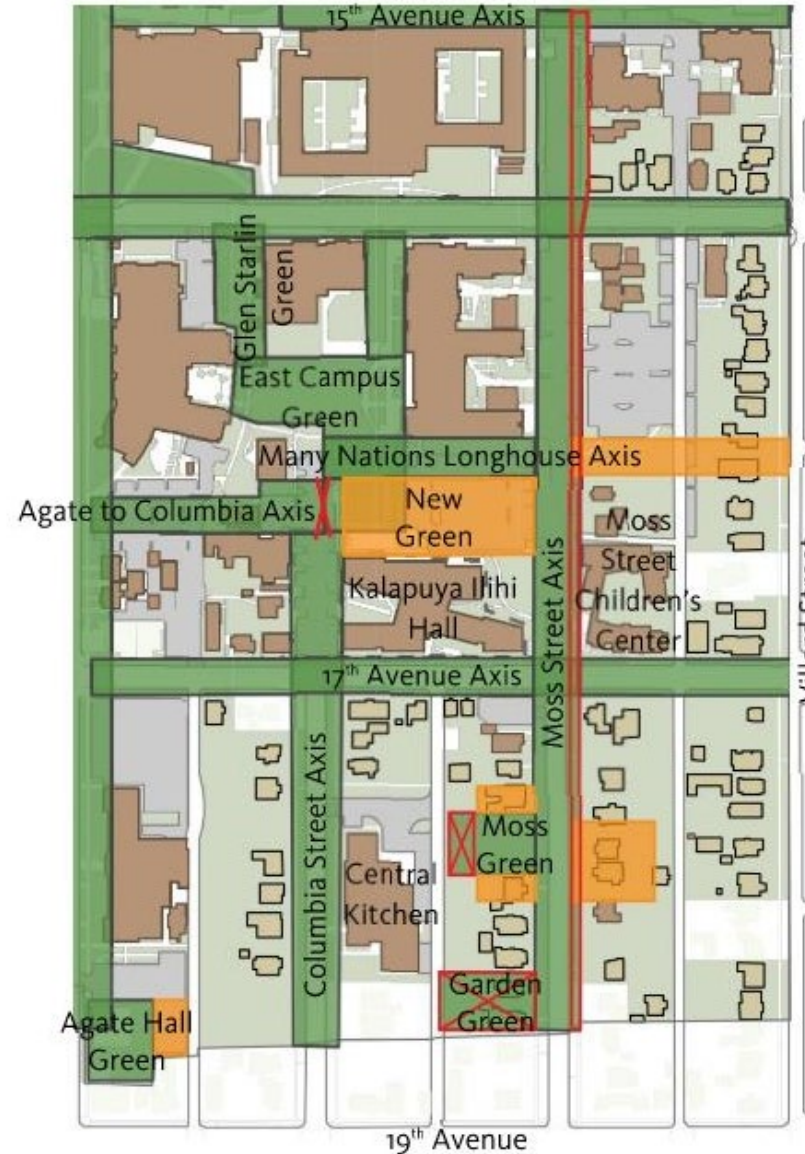
Campus Plan Proposed Amendments

East Campus Design Area



Campus Plan Updates – Principle 2: Open-space Framework

- Extend Many Nations Longhouse Axis
- Create “New Green” to reflect “Eco-commons”
- Expand Agate Hall Green
- Expand Moss Green
- Remove Garden Green
- Narrow Moss Street Axis



**Proposed Designated
Open Space
Amendment (orange)
and Removal (red)**

Campus Plan Updates – Principle 2: Pathways



- Existing Pathway to remain
- Removed Pathway
- Amended Pathway



Campus Plan Updates – Principle 3: Densities

Design Area (sf)	Max Bldg Footprint (sf)		Max Gross Square Footage		2024 Available Bldg Footprint	2024 Available GSF
	% coverage allowed	sf (size x%)	floor area ratio	gsf (size x ratio)		
East Campus*	29.5%	496,000	1.19	2,001,989	324,877	1,581,803

*For residential zone, follow density requirements in the City of Eugene R-1 zone.

- Add the new Agate Apartments Design Area with note to follow density requirements in the City of Eugene R-4 High Density Residential Zone.

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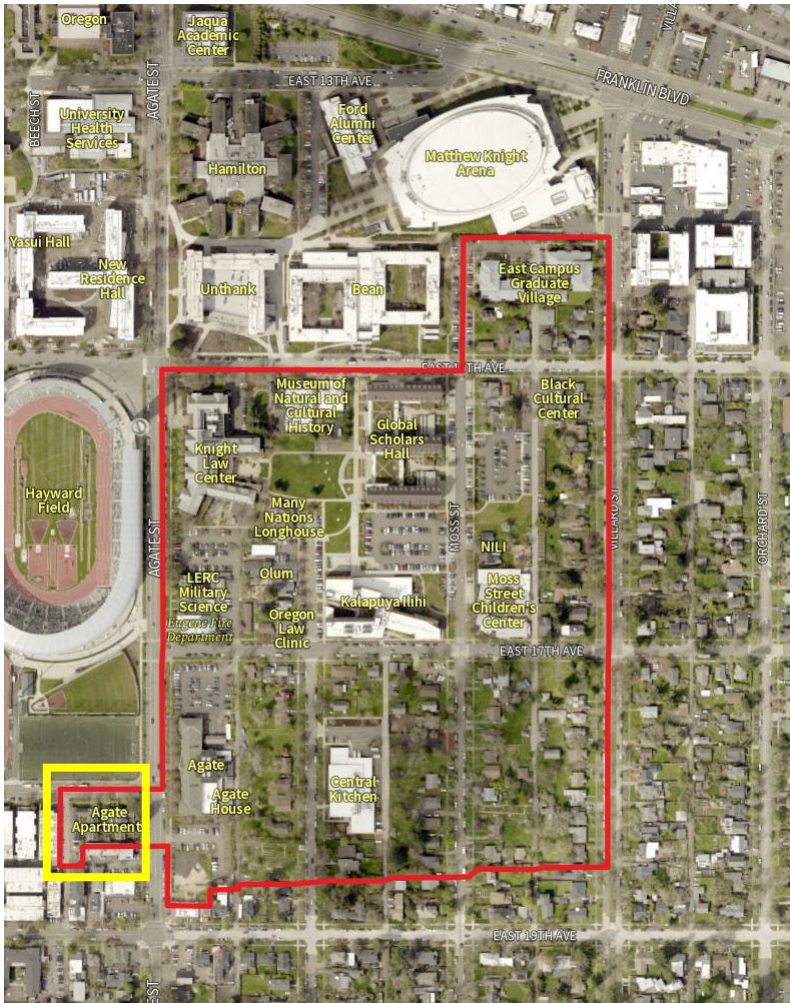
DESIGN AREA	SUB AREA	SIZE (total square feet (sf) in design area)	MAX BUILDING FOOTPRINT (sf)		MAX GROSS SQUARE FOOTAGE		2023 AVAILABLE BUILDING FOOTPRINT (see notes 1,4)	2023 AVAILABLE gsf (see notes 1,4)	NOTES	
			% coverage allowed	sf (size x%)	floor area ratio	gsf (size x ratio)				
NORTHEAST CENTRAL CAMPUS (ACADEMICS, STUDENT SERVICES, and HOUSING)		1,016,196	34% (.34)	347,845	1.14	1,154,292	51,031	153,547		
	20						Desired	Desired		
	21						---	---		
	22						---	---		
	23						---	---		
SOUTHEAST CAMPUS (ACADEMICS, ATHLETICS, and RECREATION)		1,175,343	44% (.44)	667,077	.81	1,210,333	75,399	451,075		
ATHLETICS, STUDENT SUPPORT, & ADMINISTRATION		514,434	39% (.39)	198,100	1.20	612,800	14,395	80,652		
STUDENT HOUSING		418,279	36% (.36)	150,677	1.24	518,655	(138,098)	(70,514)	See note 5.	
EAST CAMPUS		1,291,271	*	462,428	*	1,073,778	135,265	405,440	405,440 See note 7.	
	17	198,581	33% (.33)	69,003	1.23	248,226				
	28	106,146	35% (.35)	37,051	.600	51,675				
	29	261,000	38% (.38)	99,443	1.29	336,697				
	30	23,251	10% (.10)	6,976	1.000	13,051				
	31	186,980	40% (.40)	74,792	.730	140,225				
	32	48,000	50% (.50)	24,000	.700	33,600				
	33	116,143	33% (.33)	34,811	.600	69,746				
	34	164,096	30% (.30)	49,229	.700	82,048				
	35	94,000	30% (.30)	28,228	.500	17,047				
	36	55,074	41% (.41)	38,283	.52	48,000				
	37-41									See East Campus Development Policy

NOTES: Agate Apartments Design Area: follow density requirements in the City of Eugene R-4 High Density Residential Zone

Campus Plan Updates – Principle 3: Densities

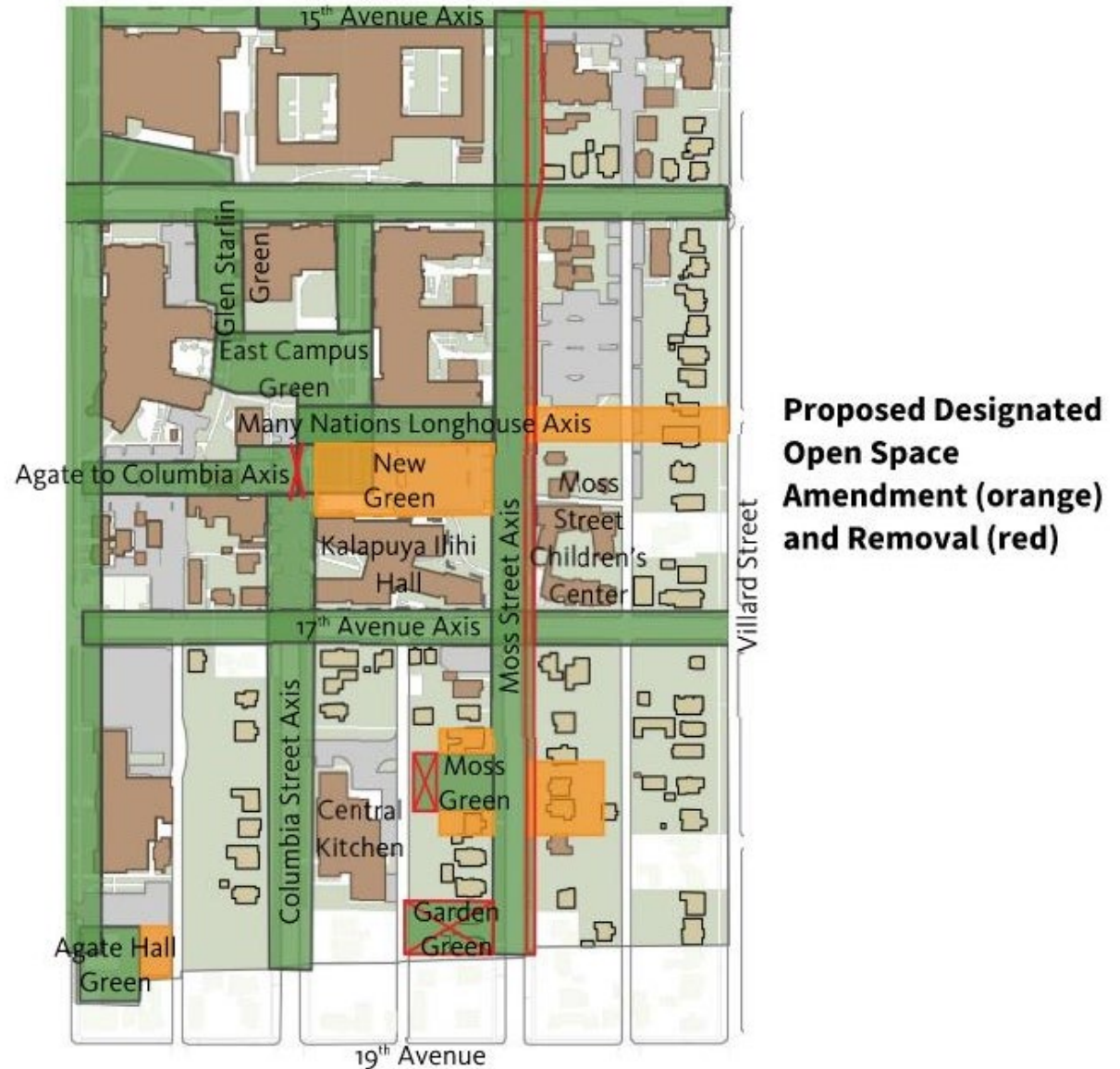
Revise East Campus Design Area boundary

Create new Design Area for “Agate Apartments”



Campus Plan Updates – Principle 12: Design Area Special Conditions

Create and update Design Area Special Conditions





<https://cpfm.uoregon.edu/historic-preservation>
(UO Historic Preservation Planning Documents)