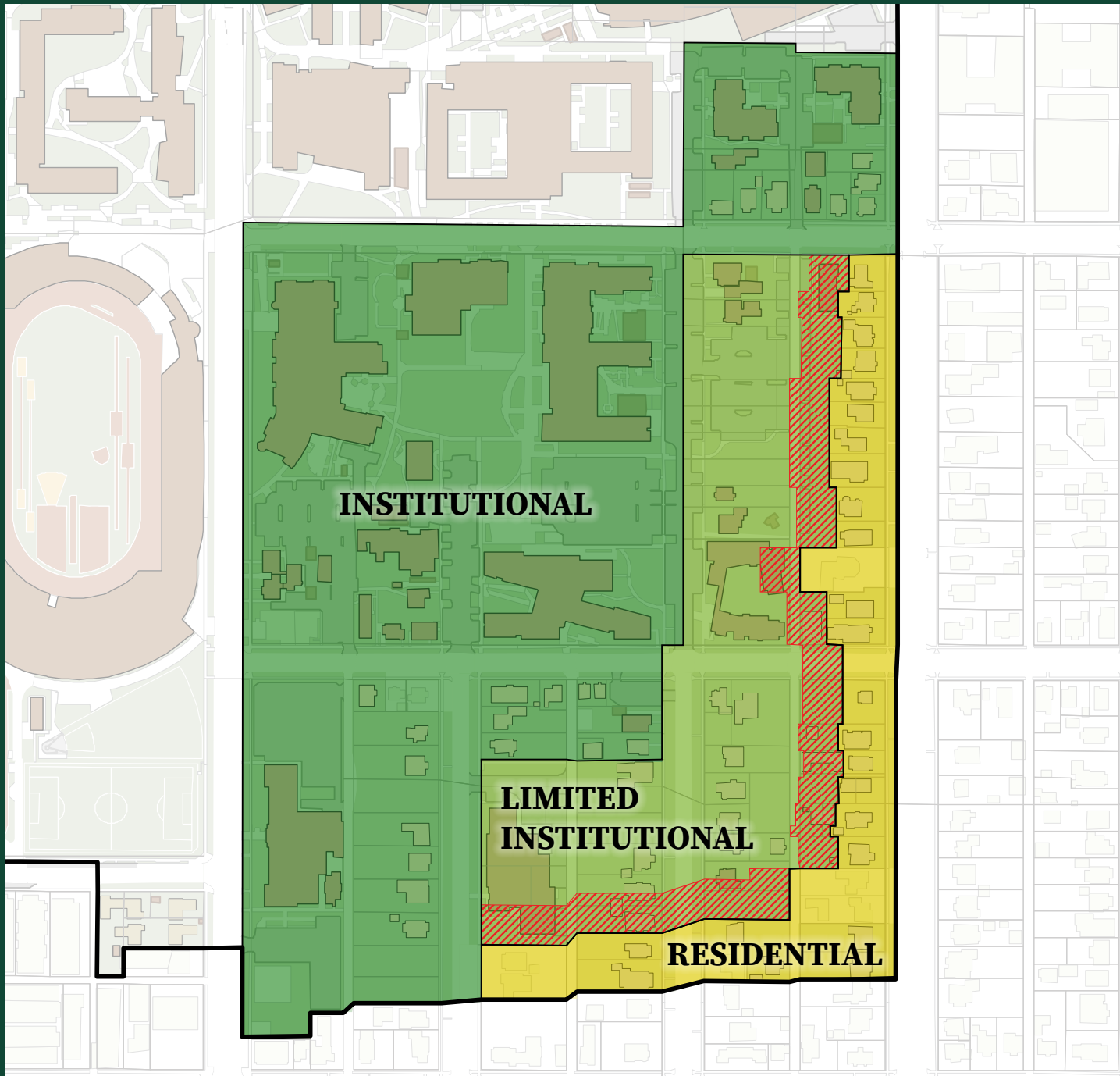


UNIVERSITY OF OREGON

EAST CAMPUS AREA PLAN

DRAFT 2024 UPDATE

December 5, 2024



UNIVERSITY OF OREGON
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LAND ACKNOWLEDGMENT

The University of Oregon is located on Kalapuya Ilihi, the traditional indigenous homeland of the Kalapuya people. Following treaties between 1851 and 1855, Kalapuya people were dispossessed of their indigenous homeland by the United States government and forcibly removed to the Coast Reservation in Western Oregon. Today, Kalapuya descendants are primarily citizens of the Confederated Tribes of Grand Ronde and the Confederated Tribes of Siletz Indians, and they continue to make important contributions to their communities, to the UO, to Oregon, and to the world.

In following the Indigenous protocol of acknowledging the original people of the land we occupy, we also extend our respect to the nine federally recognized Indigenous Nations of Oregon: the Burns Paiute Tribe, the Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians, the Confederated Tribes of the Grand Ronde, the Confederated Tribes of Siletz Indians, the Confederated Tribes of the Umatilla Indian Reservation, the Confederated Tribes of Warm Springs, the Coquille Indian Tribe, the Cow Creek Band of Umpqua Tribe of Indians, and the Klamath Tribes. We express our respect to the many more tribes who have ancestral connections to this territory, as well as to all other displaced Indigenous peoples who call Oregon home.

EAST CAMPUS AREA PLAN

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1. Introduction

Purpose

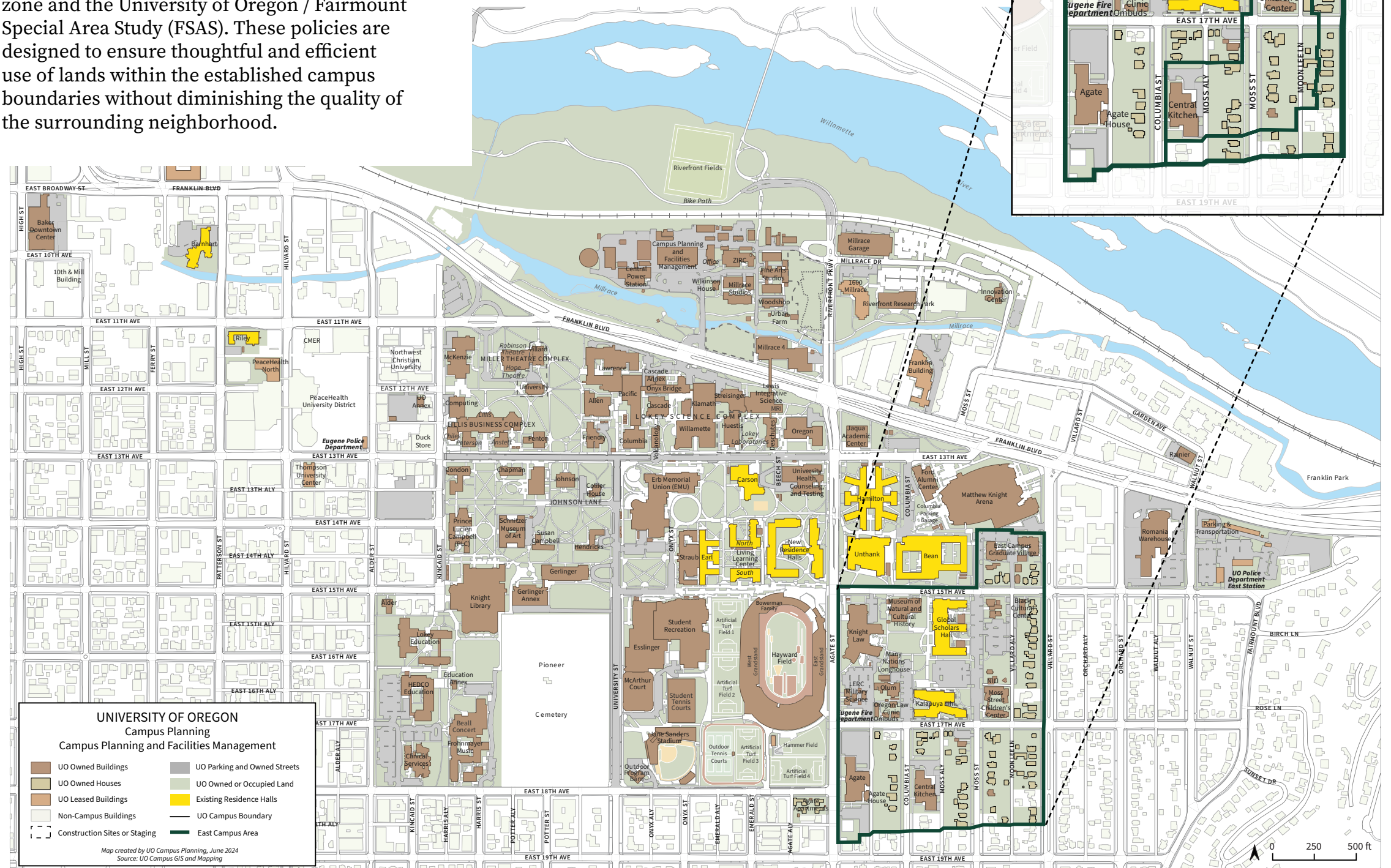
The East Campus Area Plan (“the Plan”) is a University of Oregon document that provides guidelines and requirements for future development in the East Campus Area. The East Campus Area is comprised of approximately 43 acres of university-owned properties, generally between Agate Street, Villard Street, 15th Avenue, and 19th Avenue. These properties include a mix of institutional structures, student housing units, and Designated Open Space.

The East Campus Area Plan replaces the 2003 Development Policy for East Campus Area to accommodate current and projected needs for student housing and institutional uses, align with current land use codes, and maintain a gradual transition between the university campus and the surrounding residential neighborhood. The East Campus Area Plan also responds to Governor Brown’s Executive Order No. 20-04 calling for higher density development near major transit corridors by amending existing policies to increase height limits and density allowances.

The East Campus Area Plan is a Subject Plan supplemental to the University of Oregon *Campus Plan*.¹ Subject Plans detail site-specific guidance for development based on the campus-wide design principles described in the *Campus Plan*. The *Campus Plan* will be updated to reflect the development guidelines and requirements contained in this document, including amendments to the Open-Space Framework (Principle 2), Densities (Principle 3), and Design Area Special Conditions (Principle 12).

The University of Oregon adopts the patterns, guidelines, and requirements contained herein. East Campus Area development policies are also codified in the Eugene Code in the form of an East Campus Overlay (/EC) zone and the University of Oregon / Fairmount Special Area Study (FSAS). These policies are designed to ensure thoughtful and efficient use of lands within the established campus boundaries without diminishing the quality of the surrounding neighborhood.

Figure 1. University of Oregon campus map (2024) with East Campus Area boundary. Interior lines show Institutional, Limited Institutional, and Residential Plan Area boundaries.



¹ University of Oregon, *Campus Plan*, 2022, 12, <https://cpfm.uoregon.edu/campus-plan>.

History

The University of Oregon began purchasing lands in the East Campus Area for institutional expansion over sixty years ago. The East Campus Area is bounded to the west by central campus, to the north by student housing and the Matthew Knight Arena, and to the east and south by the residential Fairmount neighborhood.

As a landowner, the university recognizes its responsibility to retain the character of the surrounding neighborhood. The university has demonstrated its commitment to maintaining good relationships with neighbors by participating in the development of a Fairmount neighborhood refinement plan, internal planning efforts with input from local residents, a codified /EC Overlay zone to establish policies for future growth, and the 2024 update to the East Campus Area Plan.

The following sections contextualize the East Campus Area Plan in relation to past planning efforts and recent campus development.

Photo: Historic Shoup House along Villard Avenue.



1982 Fairmount / University of Oregon Special Area Study (FSAS)

In 1982, collaborative efforts led by the Fairmount Neighbors Planning Committee with the University of Oregon Planning Office culminated in the city’s adoption of the Fairmount Special Area Study (FSAS) as a neighborhood refinement plan. The FSAS provides specific policy direction for the portion of the Fairmount Neighborhood which lies directly east of the University of Oregon campus. The boundaries of the study area extend from East 19th Avenue to Franklin Boulevard and from Agate Street to Fairmount Boulevard (Fig. 3). Single-family residential properties predominantly define the area.

The FSAS contains a section on University of Oregon development with policies parallel to those adopted internally by the university the same year (1982 University of Oregon Development Policy East Campus Area).² The policies outlined in the FSAS are actively recognized by the Eugene City Council and are consulted in the public’s evaluation of development requests. They encourage “future evolution of the campus through an orderly pattern in which increased intensity of land use proceeds without ‘leapfrogging’”.³

The 1982 East Campus Development Policy contained within the FSAS established three distinct “Plan Areas” defined by intended use: ‘Institutional,’ ‘Medium-Density Residential,’ and ‘Low-Density Residential.’ The terminology and standards associated with these Plan Areas continue to evolve with periodic review of the policies, but all subsequent amendments maintain the same objectives put forth in 1982: “..to provide for expansion of institutional

² City of Eugene, *Fairmount / University of Oregon Special Area Study*, 1982, 28, <https://www.eugene-or.gov/DocumentCenter/View/41510/Fairmount-University-of-Oregon-Special-Area-Study>.

³ City of Eugene, *FSAS*, 24.

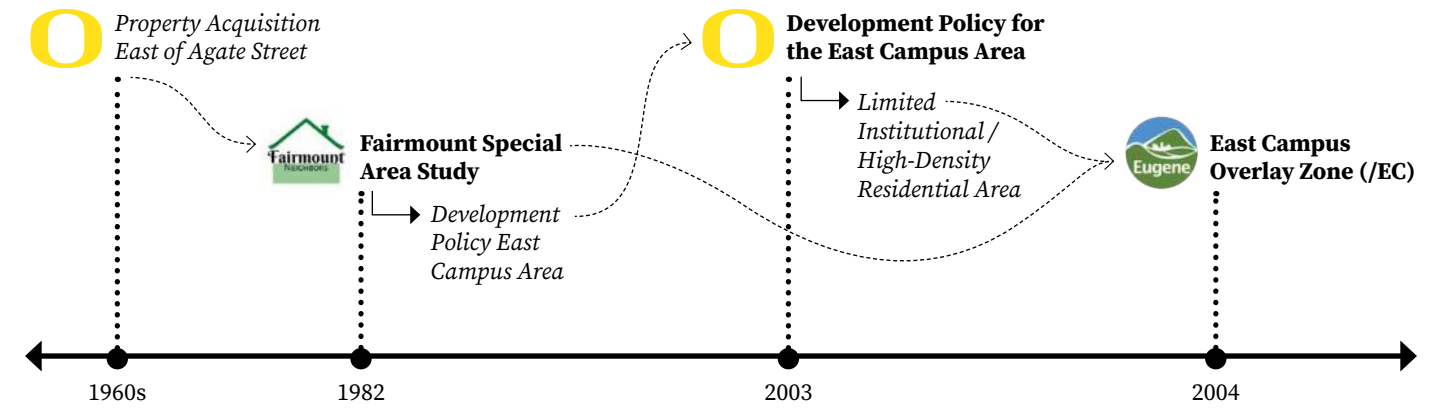


Figure 2. East Campus development policy timeline.

facilities as they are needed, and to provide a variety of options in housing for university students...without diminishing the quality or adversely altering the character of the neighborhood as a whole.”⁴

2003 Development Policy for the East Campus Area

In the 20 years following the adoption of the 1982 FSAS, the University of Oregon developed numerous facilities within the East Campus Area, including the William M. Knight Law School, Museum of Natural & Cultural History, Vivian Olum Child Development Center, and graduate student housing. Significant development also occurred within the central academic core of campus, limiting the amount of land remaining to accommodate future academic instructional functions, student housing, and support services. Having maximized development potential in the area, as constrained by the 1982 FSAS and accompanying East Campus Development Policy, the university amended its internal policies to redefine the use areas and development allowances on university-owned lands. The amended policies increased height and density thresholds near the central campus area to accommodate future

⁴ City of Eugene, *FSAS*, 28.

⁵ City of Eugene, *EC 9.4200 Purpose of the /EC East Campus Overlay Zone*, https://eugene.municipal.codes/EC/09_ECZone

⁶ City of Eugene, *FSAS*, 28-34.

⁷ City of Eugene, *Ordinance No. 20312*, 2004, 10, <https://eugene.municipal.codes/enactments/Ord20312>.

institutional needs, which made it possible to maintain lower densities where the East Campus Area meets the low-density residential neighborhood along Villard Street.

An amended Development Policy for the East Campus Area was adopted by the university in 2003 to guide internal development review processes. The policies outlined therein led to the establishment of a codified /EC East Campus overlay zone the following year.

2004 East Campus Overlay Zone (/EC)

The /EC East Campus Overlay Zone was enacted by the City of Eugene in 2004 through Ordinance No. 20312. The overlay zone is intended to implement the 1982 FSAS “by providing for a land use transition between the University of Oregon and the adjacent low-density residential neighborhood to the east and south.”⁵ The ordinance also amended the FSAS to reflect the university’s 2003 policy updates and replace the 1982 University of Oregon Development Policy East Campus Area⁶ with a simplified statement noting the adoption of select policies.⁷ Thus, while the FSAS retains some parallel land use policies, the full East Campus Development Policy is no

longer contained within the FSAS but instead recognized as a separate University of Oregon document intended to guide development internally.

The /EC Overlay Zone applies to just one of the three Plan Areas defined in the original FSAS: the Limited High Density Residential/Limited Institutional zone (Fig. 3). The overlay outlines prohibited uses and codifies development standards informed by the FSAS and university policies, which include a prohibition on university dormitories and parking structures. Faced with student population growth and insufficient housing capacity, the Plan will be used to amend the /EC Overlay Zone to allow for the expansion of institutional uses while maintaining a residential transition.

Recent Development

In the past 20 years, all development projects that have occurred in the East Campus Area have aligned with the policies set forth by the 2003 Development Policy for the East Campus Area. These developments have included Global Scholars Hall, Kalapuya Ilihi Hall, the Lyllye Reynolds-Parker Black Cultural Center, the Central Kitchen, the Many Nations Longhouse, and an addition to the Museum of Natural and Cultural History. Some of these developments have involved changing the city's zoning designation from Residential to Public Land to conform to other university-owned properties within the campus boundary. Today, the university's future development needs cannot be met without altering the 2003 land use policies that define allowed uses and development densities for university-owned lands. The limited amount of land remaining within the central academic core must be reserved for future academic instructional functions, leaving future student housing and support services without viable development sites.

Land surrounding the East Campus Area has also undergone significant change since 2003. In 2010, the City of Eugene adopted the Walnut Station Special Area Zone (S-WS), which included the area between Franklin Boulevard and East 15th Avenue that had been studied as part of the Fairmount/University of Oregon Special Area Study.⁸ Design objectives for the S-WS included recognizing 15th Avenue as a transition area between commercial and mixed uses within Walnut Station and the predominantly single-unit residential Fairmount neighborhood. Development standards adopted with the S-WS included height step-downs, increased setbacks, and design standards along 15th Avenue to match the residential scale of the existing neighborhood.

More recently, Oregon House Bill 2001 (HB 2001), passed in 2019, requires large cities in Oregon, including Eugene, to allow middle housing (duplexes, triplexes, fourplexes, rowhouses, and cottage clusters) to be built in all neighborhoods. This legislation is intended to increase housing supply and allow for more housing types of all shapes and sizes in more places. As of August 1, 2024, the City of Eugene will be applying the State's Middle Housing Model Code, which includes siting and design standards, to middle housing developments in areas zoned for residential use that allow detached single family dwellings, such as Eugene's R-1 Low-Density Residential zone.

In 2023, the university embarked on a process to update East Campus Area development policies to allow for more high-quality, learning-centered residential communities on campus for students today and in the future. The updated East Campus Area Plan maintains the original goal to meet the needs of the growing student population without diminishing the quality of the surrounding neighborhood.

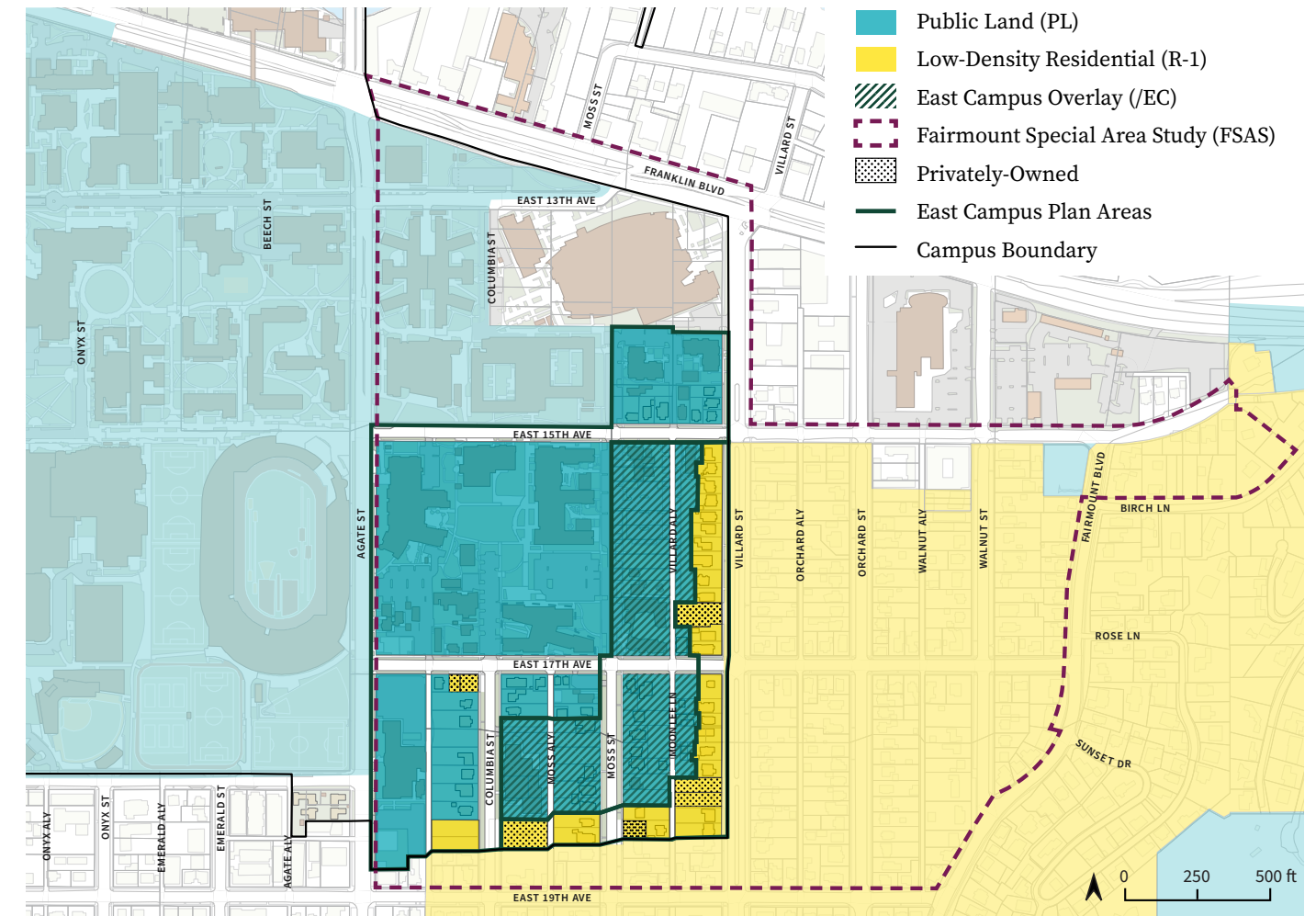


Figure 3. East Campus Area land use diagram.

How to Use the Plan

Document Organization

The remainder of the East Campus Area Plan is divided into the following three chapters: Process, Development Guidelines and Requirements, and Transportation. The Plan applies to university-owned properties within the boundaries of the East Campus Area established in the 2003 Development Policy for the East Campus Area and the 1982 FSAS (Fig. 1). The patterns and principles contained in the university's *Campus Plan* also apply.

Chapter 2 (Process) provides contextual information related to recent and concurrent university planning processes, as well as

general design objectives that respond to these efforts, which inform the specific development guidelines and requirements contained in this East Campus Area Plan. The 2022 *Campus Plan* is a university-adopted document which, along with past studies like the 2015 Physical Framework Vision Project, provides guidance for future building development and open space enhancements across campus. The 2024 Next Generation Housing Development Plan was developed concurrently with the East Campus Area Plan and involved extensive public involvement efforts, detailed analyses of the university's projected housing needs, and the evaluation of existing policies that must be modified to achieve the university's development goals. The East Campus Area Plan responds to these efforts with design patterns related to edge conditions, open spaces, transportation, land use, and maintenance.

⁸ City of Eugene, *Ordinance No. 20460*, 2010, <https://eugene.municipal.codes/enactments/Ord20460>

Chapter 3 (Development Guidelines and Requirements)

forms the core policy framework of the East Campus Area Plan. Detailed development guidelines are organized by Plan Area, each responding to a distinct use and design character: Institutional, Limited Institutional, and Residential (Fig. 4). These Plan Areas are based on the original policy framework established in the 1982 FSAS and the corresponding East Campus Development Policy, but the terminology and accompanying criteria have evolved to expand permitted uses, height maximums, and density allowances to meet the long-term needs of the university. Each Plan Area section also contains special notification requirements and maintenance guidelines.

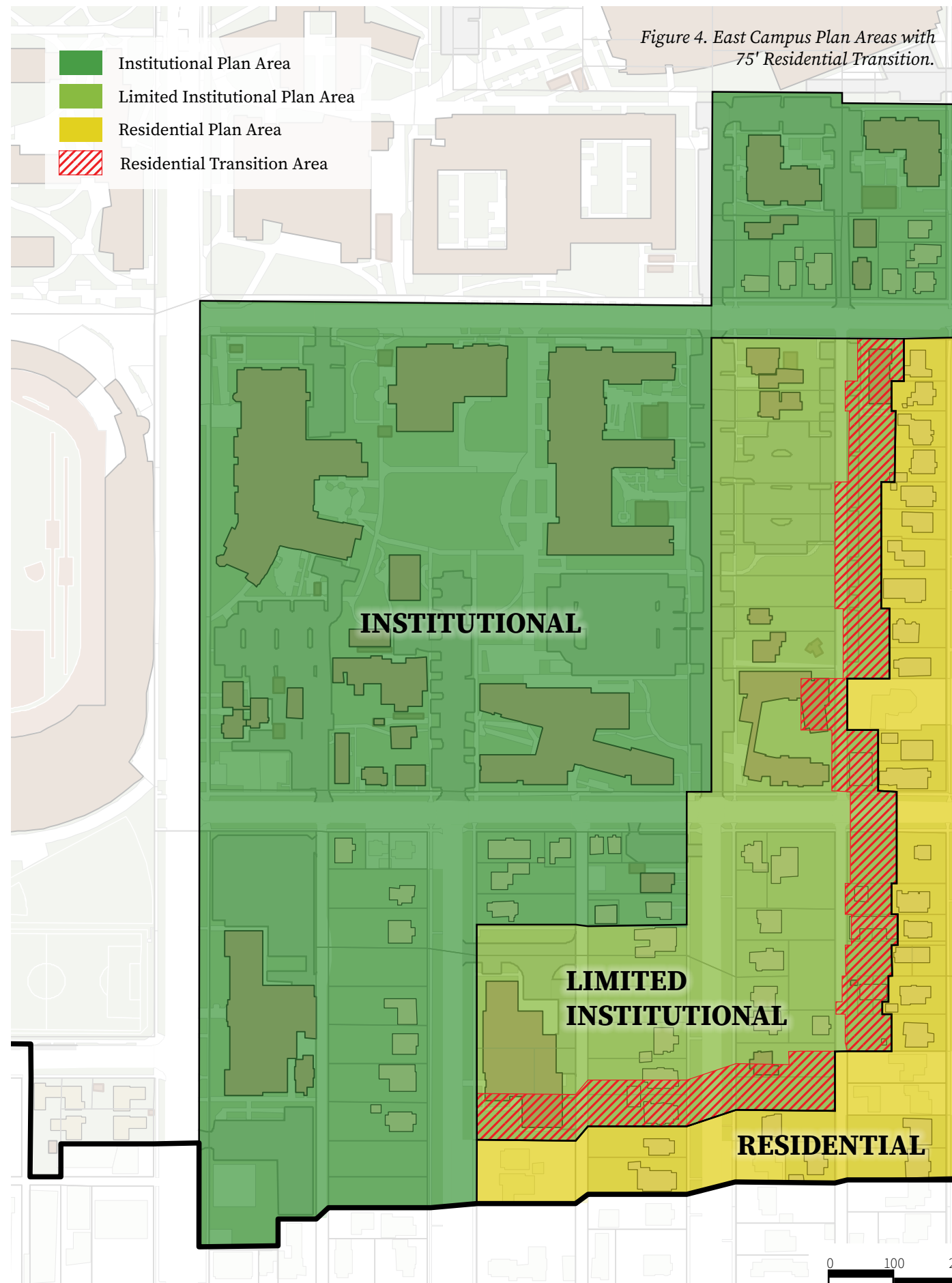
Chapter 4 (Transportation) provides additional development guidelines and requirements related to traffic, access, circulation, and parking. These guidelines were developed in coordination with an update to the university’s 1974 Long-range Transportation Plan, which is scheduled to be completed in 2025 as the University of Oregon Transportation Plan. The UO Transportation Plan is a comprehensive long-term strategy aimed at enhancing accessibility, fostering campus vibrancy, and promoting sustainable travel options, including walking, biking, and transit use.

Plan Areas

Development standards related to use, building height and coverage, transitions, and notification requirements are organized by Plan Area, as defined below. The Plan Areas reinforce a gradual transition from higher-density institutional uses near the campus core to lower-density residential uses abutting existing neighborhoods to the east and south.

Institutional

The Institutional Plan Area is intended to provide for development of institutional uses



by the university, including but not limited to academic, research, and administrative buildings, student support, high-density housing, and vehicle parking.

Limited Institutional

The Limited Institutional Plan Area has evolved in use and terminology since the inception of the East Campus Development Policy in 1982. Originally referred to as the Institutional / Medium-Density Residential area in the 1982 FSAS, it was later codified as the ‘Limited High Density Residential / Limited Institutional’ (LHDR/LI) area with the establishment of the / EC Overlay Zone in 2004.

The 2024 East Campus Area Plan simplifies the terminology for this Plan Area as Limited Institutional. This area prioritizes student housing while also providing space for non-residential, community-oriented activities. Modifications to the permitted uses for this area include the addition of residence halls.

Residential

The Residential Plan Area is primarily devoted to providing student-family housing and maintaining the adjacent neighborhood’s residential character while aligning with current land use code and allowing for middle housing development in accordance with HB 2001.

Periodic Review

The *Campus Plan* asserts the importance of periodic review of plans due to the dynamic quality of campus conditions and development objectives. On that basis, the East Campus Area Plan should be reviewed after five years following its adoption. Amendments should follow the procedures described in the *Campus Plan*. Future review and revision processes will allow for input from the affected neighbors and the City of Eugene, as detailed in the notification requirements in Chapter 3 and Appendix C.

2. Process

Evolution of the Plan

The patterns, guidelines, and requirements included in the East Campus Area Plan provide detailed development direction in response to the principles and patterns established in the *Campus Plan*, the Next Generation Housing Development Plan (2024), and the Campus Physical Framework Vision (or “Framework Vision Project”; 2015). The following section describes the relationship of the East Campus Area Plan to each of these existing, campus-wide efforts, including an extensive public involvement process associated with the Next Generation Housing Development Plan that directly informed the patterns, guidelines, and requirements contained in this document.

Campus Plan (2022)

The *Campus Plan* is a University of Oregon document that defines the type and extent of campus development. The *Campus Plan* is organized around a framework of twelve (12) principles that describe the university’s requirements with respect to the physical development of the campus.⁹ The principles apply to all development within properties owned or controlled by the University of Oregon.

Photo: Kalapuya Ilihi Residence Hall.



Principle 12 – Design Area Special Conditions

The University of Oregon campus is organized into “Design Areas,” each with a distinct history and character. High-quality development requires attention to the details that give each of these individual Design Areas its own identity. Principle 12 of the *Campus Plan* defines the special conditions to be considered as development occurs within each Design Area.

The East Campus Area is one of the campus Design Areas. This area includes a mix of institutional structures and student housing units and lies within the boundaries established by the 2003 Development Policy for the East Campus Area and the Fairmount/UO Special Area Study. Approximately 27% of the East Campus Area is Designated Open Space. Development guidelines and requirements for this Design Area are designed to expand the open-space framework throughout East Campus. Refer to Principle 12 of the 2022 *Campus Plan* for a description of the area’s existing Designated Open Spaces and the unique opportunities and constraints associated with each.

Subject Plans

Subject Plans are created to address specific subjects or areas of campus in greater detail, including Design Areas. They are considered principle refinements. When adopted, they become part of the *Campus Plan*, but they are contained in separate documents and do not require a public hearing process to adopt.¹⁰ The East Campus Area Plan constitutes a Subject Plan.

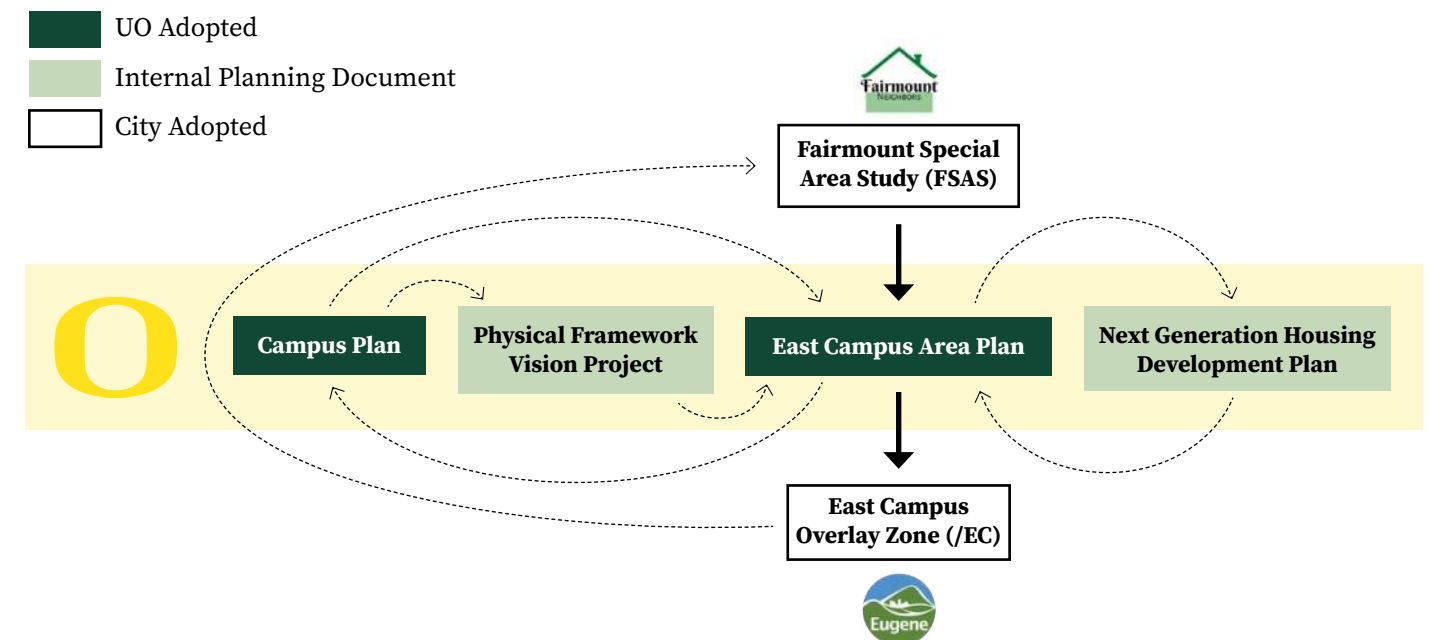
⁹ University of Oregon, *Campus Plan*, 9.
¹⁰ University of Oregon, *Campus Plan*, 11.

Other Planning Documents

Campus Physical Framework Vision Project (2015)

In 2015, the University of Oregon completed the Campus Physical Framework Vision Project (“Framework Vision Project”) which outlines a comprehensive physical structure for the future of the university’s campus. The consultant-prepared document provides greater specificity than the *Campus Plan* with landscape-centric recommendations for expanding and redefining open spaces while addressing issues of density, capacity, and locations for new buildings. The Framework Vision Project includes design recommendations for four of the campus Design Areas, including the East Campus Area. The recommendations build on the existing open-space framework while addressing more detailed design elements related to buildings, gateways, connectors, circulation, edge conditions, and planting strategies. The Framework Vision Project is a comprehensive study and planning tool, but not an adopted plan.

Figure 5. Diagram of relationship to other plans.



¹¹ University of Oregon, *Campus Physical Framework Vision*, 2015, 73.

The Framework Vision Project outlines a series of design recommendations for reinforcing open space in the East Campus Area while addressing the needs of student residents and maintaining residential transition policies with the adjacent neighborhood. The Framework Vision Project also considers the location and orientation of new buildings and parking structures, including their impact on planned expansions for the Many Nations Longhouse and Knight Law Building. Finally, the Framework Vision Project includes extensive recommendations for an ecological approach to landscaping and planting in the East Campus Area, citing opportunities to incorporate green infrastructure, enhance native and naturalized plantings, and limit lawn zones to blend the character of the East Campus with the surrounding neighborhood.¹¹

The 2022 *Campus Plan* reflects increased densities informed by the Framework Vision Project for all campus design areas except for the East Campus Area. The 2024 East Campus Area Plan is an opportunity to incorporate several of the recommendations from the Framework Vision Project, including increased densities and an ecological approach to open space, in conjunction with findings from the Next Generation Housing Development Plan.

PROCESS

Next Generation Housing Development Plan (2024)

The 2024 East Campus Area Plan has been directly informed by the development of the [Next Generation Housing Development Plan \(Next Generation Housing Plan\)](#), a conceptual design plan for the East Campus Area. Driven by an immediate need to build additional student housing based on current demand and anticipated growth, the Next Generation Housing Plan outlines plans for a new residence hall project to be completed in two phases in the East Campus Area, as well as opportunities for future development that align with campus priorities and preserve the character of the adjacent neighborhood. The outcomes of the Next Generation Housing Plan include a long-range plan for housing and infrastructure to inform site selection for new housing projects and identify necessary updates to East Campus development policies.¹² The 2024 East Campus Area Plan is a supplementary deliverable of the Next Generation Housing Plan.

Photo: Open House hosted at EMU, June 2024.



Public Involvement and Participation

As an outcome of the Next Generation Housing Plan, the East Campus Area Plan was informed by the same extensive public involvement strategy that occurred between the fall of 2023 and the fall of 2024. The following goals guided engagement with students, faculty, staff, neighbors, and community leaders:

- Share project vision and goals with the public
- Gather input, advice, and thoughts on project content and process
- Record ideas to inform future phases of the project
- Understand and respond to concerns and questions

Public involvement activities, led by Campus Planning and Government and Community Relations, included outreach to community members; small group sessions with local neighborhood associations and business owners; open house events for residents, students, and other stakeholders; ongoing communication with representatives from the City of Eugene; and meetings with affected university departments and programs including the Vivian Olum Child Development Center, Moss Street Children's Center, Museum of Natural and Cultural History, School of Law, Military Science, Student Life, Erb Memorial Union, Grove Garden, Black Cultural Center, Basic Needs Program, College of Education, Many Nations Longhouse, College of Arts and Science, School of Global Studies and Languages, Northwest Indian Language Institute, Associated Students of the University of Oregon (ASUO), Graduate School, Dean of Students (Nontraditional Students, Veterans House), Transportation Services, Athletics, and UO Libraries.

¹² University of Oregon, [Next Generation Housing Development Plan](#), 2024, 8.



Photo: Open House hosted at EMU, June 2024.



Photo: Open House hosted at Ford Alumni Center, September 2024.

In general, findings from the public involvement process indicate that impacted community members and user groups want the university to prioritize the development of affordable and diverse housing options that facilitate a sense of connectivity with the central campus area and are supported by adequate transportation infrastructure. Additional takeaways include the desire for enhanced green spaces, gardens, cultural centers, integrated childcare, and family amenities.

Because the East Campus Area Plan is a Subject Plan supplemental to the *Campus Plan*, the amended development patterns contained herein have also followed a standard participation process involving the Campus Planning Committee (CPC) as outlined in the *Campus Plan*. CPC members have provided direction and feedback through their regular meetings throughout the duration of the Next Generation Housing Plan and East Campus Area Plan development processes (see Appendix A for a more detailed description).

Patterns

The University of Oregon's *Campus Plan* draws on a framework of "patterns," or design statements that describe and analyze how design issues might be resolved.¹³ Patterns establish a means of articulating commonly held values as they pertain to the campus environment and design. Ideally, patterns function together to create a cohesive whole built on a common design language.

The patterns identified in this section provide general guidance for future development in the East Campus Area. They stem from existing patterns and principles found in the *Campus Plan* and the Fairmount/University of Oregon Special Area Study and should always be used in conjunction with the more detailed guidelines and requirements contained in the following chapters.

Existing Campus Patterns

To achieve effective and meaningful dialog about important campus design issues, all construction projects shall consider the patterns described in Principle 11 of the *Campus Plan*. The Campus-wide Pattern List

is arranged roughly from global issues to specific issues. A subset of these patterns must be considered for every project on campus.¹⁴ Additionally, the *Campus Plan* outlines a process for selecting patterns with issues relevant to a particular project.¹⁵ The following existing patterns apply to development in the East Campus Area in addition to the required patterns that apply to all projects:

- *Campus Trees*
- *Hierarchy of Streets*
- *Local Recreation*
- *Main Gateways*
- *Open University*
- *Pedestrian Pathways*
- *Student Housing*
- *University Shape and Diameter*

Campus Patterns for the East Campus Design Area

The *Campus Plan* also allows for the addition of patterns in response to specific design issues.¹⁶ The patterns below are established in the East Campus Area Plan and apply to the East Campus Design Area. Some of the

patterns have been carried over from the 2003 Development Policy for the East Campus Area, and some are additional patterns informed by the Next Generation Housing Development Plan.

Creating a Residential Transition

The East Campus Area Plan responds to a decades-long commitment by the university to address its own development needs while preserving the character of the adjacent residential neighborhoods. In alignment with this goal, the following patterns supplement those outlined in the *Campus Plan* and are unique to the East Campus Area:

Edge Compatibility

When different kinds of uses and development are adjacent to one another, there is potential for incompatibility, which can be mitigated through appropriate design. This is particularly important in transition areas and edges.

Therefore: Incorporate special design features (including landscaping) to enhance compatibility. Give particular attention to areas with high public visibility. Make the edge facing the adjacent residential neighborhood outside of the university

boundary attractive and well maintained to encourage investment in the neighborhood. Preserve mature trees to the greatest extent possible, such as in current back yards, along with future development to soften the edge. University development facing low-density residential development that is outside of the university boundary should maintain a similar visual scale.

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 diminishing the quality or adversely altering the character of the neighborhood as a whole. Use university property in an orderly fashion: intensity of use will be greatest near the already dense central campus area (Agate Street and 15th Avenue) and become less intense as the properties approach low-density residential uses. Use lands zoned PL (Public Land) with energy-efficient and space-efficient structures and land-use patterns.

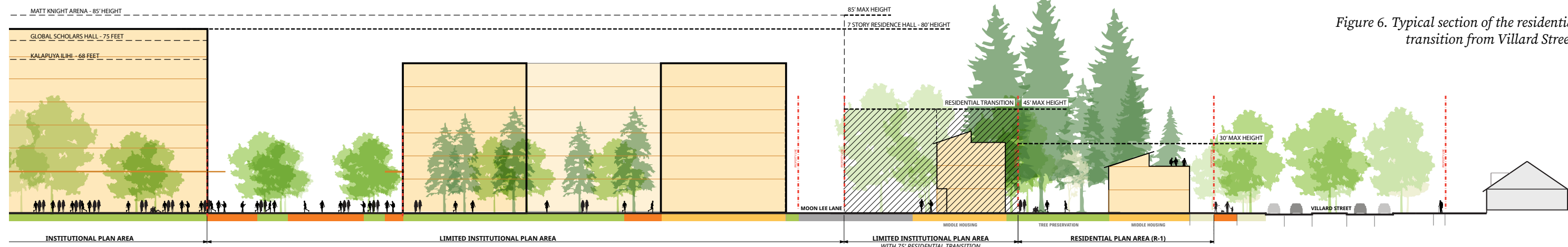


Figure 6. Typical section of the residential transition from Villard Street.

13 The patterns are originally from *The Oregon Experiment* (C. Alexander, et al. Oxford UP, 1975) and *A Pattern Language* (C. Alexander, et al. Oxford UP, 1977). The full pattern texts are summarized in the *Campus Plan*.
 14 University of Oregon, *Campus Plan*, 93.
 15 University of Oregon, *Campus Plan*, 91.
 16 University of Oregon, *Campus Plan*, 92.

PROCESS

PROCESS

Enhancing the Open-Space Framework

The East Campus Area Plan aims to extend the university’s existing open-space framework and respond to the unique character of East Campus. For any new development in the East Campus Area, the following patterns are to be considered in addition to those outlined in the *Campus Plan*.

Ecological Commons

The East Campus Design Area includes several cultural anchors, including the Museum of Natural and Cultural History, Many Nations Longhouse, Northwest Indian Language Institute, Kalapuya Ilihi Hall, and the Lyllye Reynolds-Parker Black Cultural Center, signifying a unique opportunity to celebrate these programs in the landscape.

Therefore: Focus on landscape design that is ecologically rich, catering to all types of species, including birds, pollinators, and humans. Celebrate stormwater in legible ways and support priorities of adjacent cultural programs with potential features such as edible, medicinal, and culturally significant plant gardens that may be managed and cared for by specific campus groups, outdoor classroom spaces, recreational green spaces, and other opportunities. While these landscape characteristics should not be limited to this area of campus, there is a special opportunity for them to be featured here.

Porch

Students in residence halls also benefit from having a place where they can relax and eat outdoors, see their fellow neighbors, and have chance encounters.

Therefore: Provide a covered “porch” with seating adjacent to dining and connected to open space, offering a habitable place to socialize, observe, or soak up the sun.

Activate the edges of the open space with student services and student community uses.

Connected, Smaller-scaled Open Spaces

Because of the smaller expected scale of new housing in the residential transition area, the existing street grid, and the focus on student families in this area, smaller-scaled open spaces will be an important part of an open space system for the East Campus Design Area.

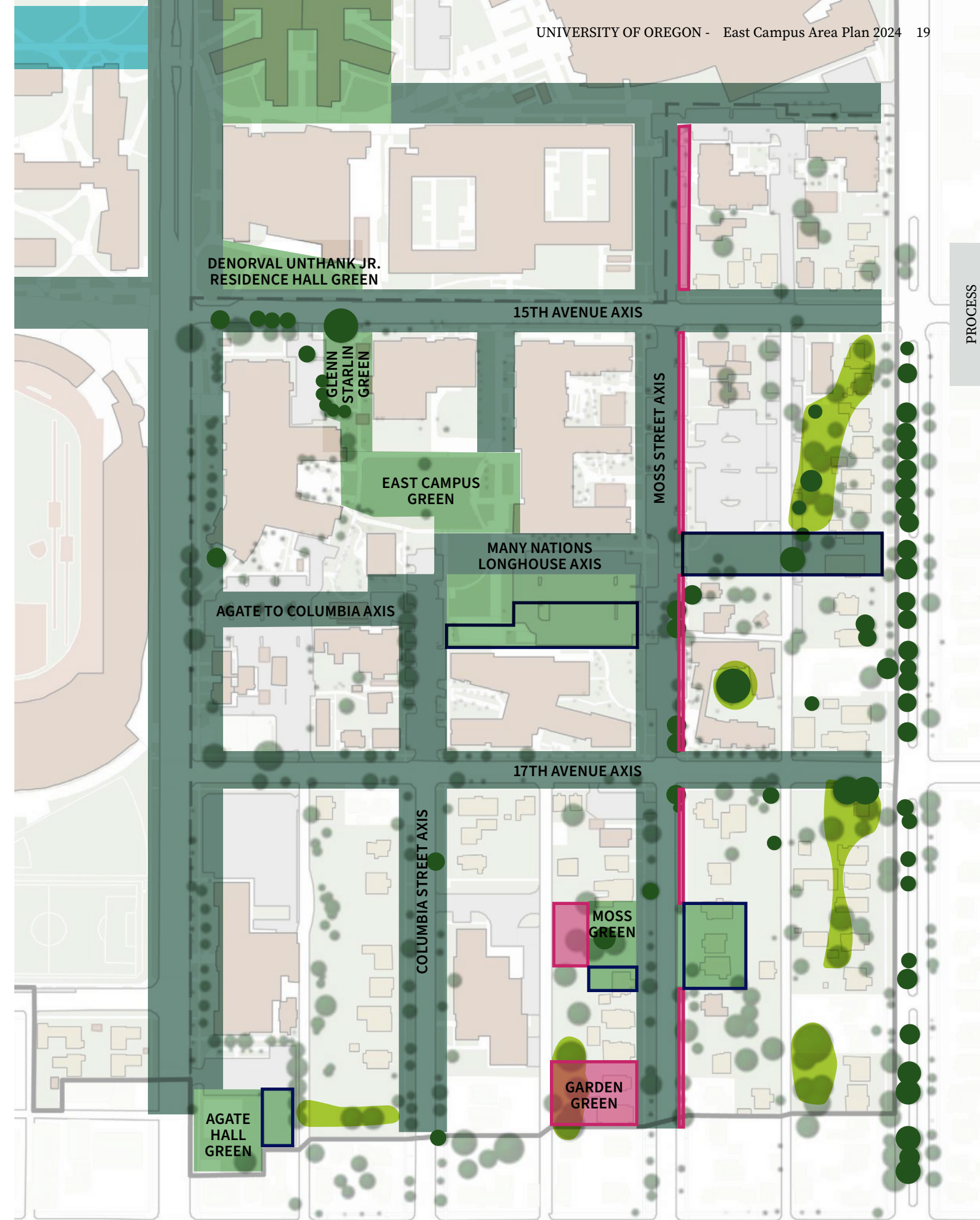
Therefore: Include smaller-scaled open spaces in the East Campus Design Area that are connected by pedestrian pathways to other campus pathways, to the street grid within the Design Area, and to the surrounding neighborhood street grid. Preserve mature trees to the greatest extent possible and consider opportunities for family-oriented play spaces.

Photo: Open space at Yasui Hall and New Residence Hall.



Figure 7. Open-Space Framework for the East Campus Area.

- Campus Boundary
- East Campus Area
- Existing Campus Tree
- Existing Priority Species Tree
Includes mature Oaks, Doug Firs, and Redwoods
- Greens
- Axes
- Promenades
- Undesignated Open Space
- Reduced Designated Open Space
- Added Designated Open Space



PROCESS

PROCESS

Transportation and Land Use

The East Campus Area encompasses an existing vehicular, pedestrian, and bicycle network that connects the university with adjacent neighborhoods and businesses. With a growing density of student housing and institutional uses in the East Campus Area, care must be taken to limit the impacts of vehicular use on neighborhood streets and enhance pedestrian and bicycle infrastructure to support safe, legible, and appealing campus connections.

Transportation-related Land Use Planning

The university acknowledges that people traveling to campus generate traffic in the surrounding area. Appropriately planned land use can help mitigate traffic on campus and in 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 and adjacent residential neighborhoods.

Traffic Management

Traffic patterns should be designed to correspond to the hierarchy of streets to manage traffic traveling to and from the university and through the university area.

Therefore: Continue to use traffic management techniques and develop new techniques to reinforce the idea of a hierarchy of streets. Some streets shall combine their local, collector, or arterial function with a role as primary pedestrian and bicycle ways. The use of low-volume, local neighborhood streets for through movement by trucks and heavy construction equipment shall be discouraged.

Balanced Parking

The university acknowledges its responsibility to provide parking for students, faculty, staff, and visitors, while preserving the quality of the campus and adjacent neighborhood environments, and encouraging the use of active modes of transportation.

Therefore: Continue to pursue programs and projects that reduce student, faculty, and staff's reliance on automobile transportation and, thereby, reduce the demand for automobile parking. Distribute parking in a way that meets parking needs and minimizes traffic in the adjacent neighborhoods.

Displaced Parking

Parking systems adopted for one area should avoid creating parking problems for any other neighborhood area or land use.

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. Continue to gain better use of existing off-street parking

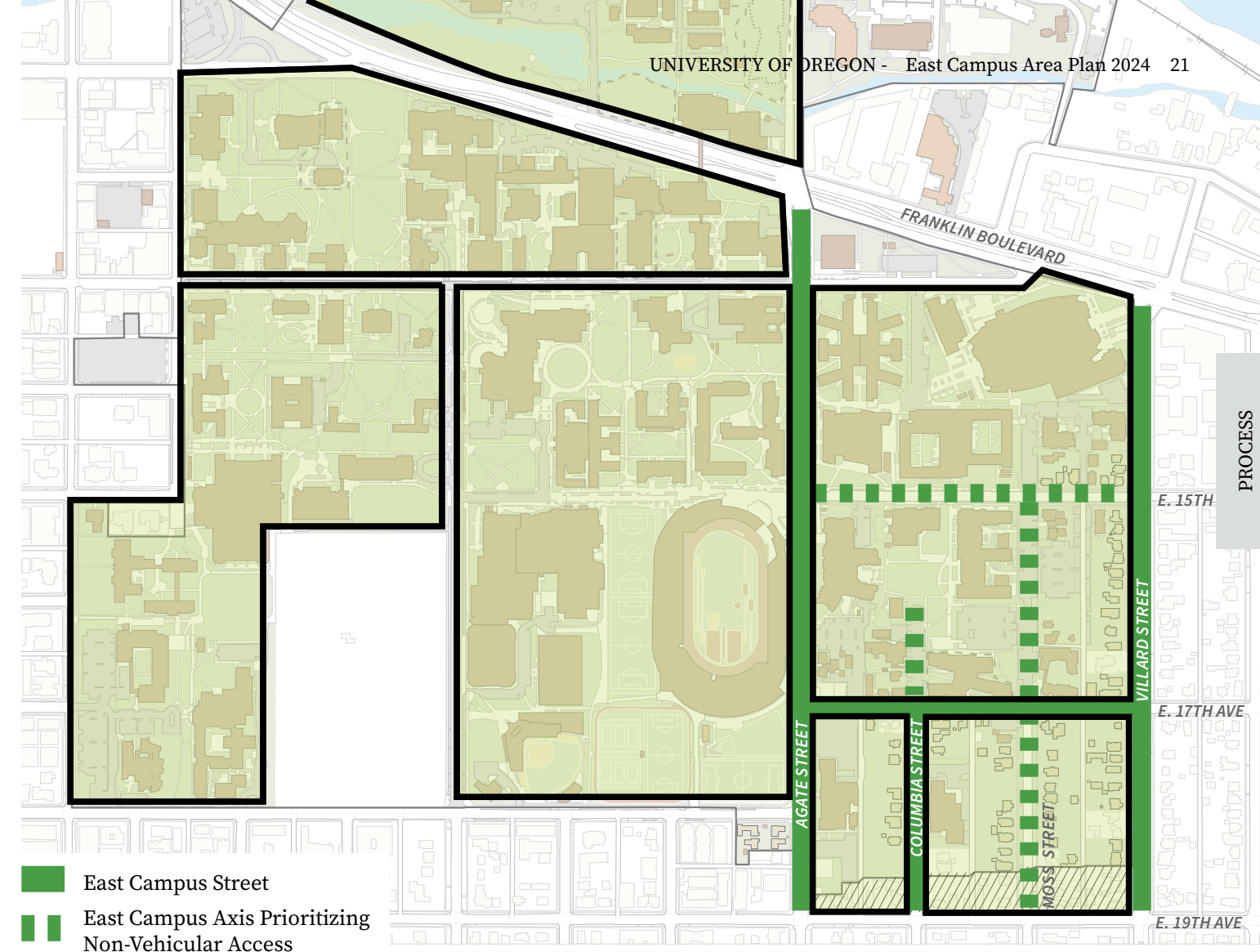


Figure 8. Defining campus block edges.

areas and to discourage long-term storage of vehicles on the street.

Collaborative Parking Solutions

The city recognizes that on-street parking around campus is not solely a university problem, since it involves homes and businesses located near the university.

Therefore: The university and city will continue to cooperate with each other in an effort to achieve solutions to university-related parking needs.

Campus Blocks

Creating a campus environment with generous open spaces, meandering pathways, and plazas can be limited where there is a residential street

grid within the campus boundary. Public streets going through a campus are also in conflict with the high pedestrian activity of a university campus.

Therefore: Develop campus-scale character by creating campus blocks on land owned by the university. Where possible, pursue opportunities to transfer the ownership and control of city streets from the city to the university to create larger development sites. Connect pathways to the residential street grid adjacent to and within campus. Maintain necessary public street connections.

Campus Heart

The further a residence hall is from the center of campus, the less connected to campus the residents can feel.

Therefore: Create a “campus heart,” a hub of student activity, to draw students to the area and help them to feel connected to the campus community. Include features such as dining, a market, and other activities appealing to students and community members that are unique from other campus hearts. Provide pedestrian-prioritized features such as a plaza and active transportation options.

Variety of Housing

Traditional undergraduate students are not the only students who benefit from on-campus housing. Students also include graduate students, non-traditional students, students with disabilities, and students with families.

Therefore: In planning for a variety of housing, consider opportunities to build in flexibility to provide housing for students whose needs are not like those more typical students. For example, avoid providing all one housing type and consider a range of bedrooms per unit for student-family housing.

Maintenance

The university is committed to maintaining good relationships with neighbors by tending to the physical quality of buildings and landscapes in the East Campus Design Area, especially those within public view. The following patterns are used to guide policies related to the maintenance of university-owned properties and structures.

Building Maintenance

The university’s campus environment and the adjacent neighborhood’s environment are materially affected by the quality and maintenance of the buildings.

Therefore: Construct new buildings and remodel spaces using construction methods and high-quality, durable materials and finishes that require minimal maintenance. Furthermore, the university is committed to correcting conditions resulting from deferred maintenance, and the upkeep, rehabilitation, and repair of its facilities on a systematic, continuous basis. It will continue to seek adequate funding for these activities.

Landscape Maintenance

Landscaping begins to lose its value if it is not maintained. This is particularly true in edge areas with high public visibility.

Therefore: The university will continue to use mechanisms to maintain residential yards. The university will continue efforts to appropriately landscape and maintain university-owned, non-residential properties in the special study area. Particular attention will be given to areas with high public visibility.

Photo (left): DeNorval Unthank Jr. Residence Hall.
 Photo (right, top): Mature trees to be preserved along Villard Street and 17th Avenue.
 Photo (right, bottom): Historic Shoup House on Villard Street.

PROCESS

PROCESS



3. Development Guidelines and Requirements

This section details East Campus Design Area development guidelines and design requirements by Plan Area: Institutional, Limited Institutional, and Residential. Each Plan Area is defined by a distinct use and character that translates to specific building density, height, massing, and transition standards. Maintenance guidelines and public notification requirements are also identified where applicable. The guidelines contained in this chapter are adopted by the University of Oregon and are intended to guide future development in the East Campus Area.

Guidelines are general rules intended to guide development or decisions. They help streamline development processes and ensure consistency by following best practices.

Requirements refer to a condition that must be met. They detail what development must do to meet the needs of campus users or stakeholders.

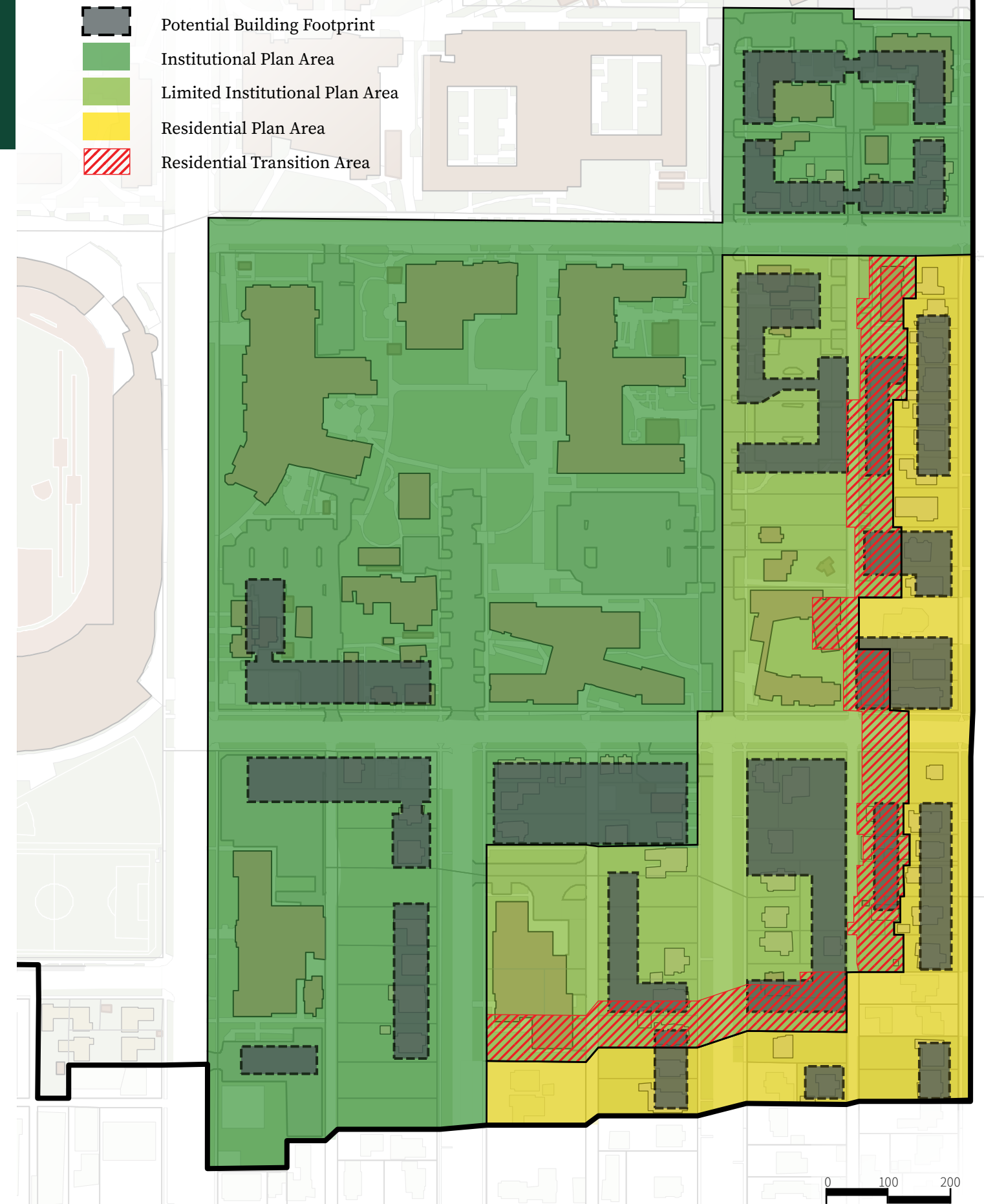
Requirements include conditions for uses, heights, coverage, maintenance, and notifications. Each Plan Area has allowed uses that correspond to the intent of the Plan Area. Building height limitations implement the residential transition from high-intensity uses near the campus core to lower-intensity uses near existing residential neighborhoods. Coverage requirements include specifications for maximum building footprint and gross square footage that inform Principle 3: Densities in the *Campus Plan*. Applicable levels of maintenance in each Plan Area are listed by building and landscape type. Maintenance Measures that apply to all plan areas are included in Appendix B. Notification

requirements provide opportunities for the campus community and residents to be involved in land use decisions with the level of participation corresponding to the level of potential impact. See Appendix C for additional information on notification requirements and definitions for all Plan Areas.

Table 1. Summary of Plan Area development requirements.

Plan Area	Permitted Uses	Maximum Height	Transition
Institutional	Research, offices, public service, housing, open space, outdoor recreation, parking, and similar uses.	See <i>Campus Plan</i>	None
Limited Institutional	Research, offices, public service, housing, open space, outdoor recreation, institutional parking, storage, and similar uses.	Not to exceed the lesser of 7 stories or 85 feet .	Maximum building height shall be limited to 45 feet when within 75 feet of the abutting boundary of R-1 property.
Residential	Low-density housing and middle housing, open space, and similar uses.	Equal to Low-Density Residential (R-1) maximum building height (Typically 30 feet with an allowance up to 37 feet per Eugene Code 9.2750)	

Figure 9. Projected buildout for the East Campus Area.



DEVELOPMENT

Institutional

The Institutional Plan Area provides for university-owned development of institutional uses, including (but not limited to) research and office buildings, public service functions, high-density housing (in particular residence halls¹⁷), open space, outdoor recreational uses, and automobile parking.

Guidelines

The areas close to Agate Street are appropriate for facilities with a high degree of public interaction. The playground near 19th Avenue and the potential historic significance of Agate Hall should be taken into consideration when development occurs. In addition, the importance of preserving the Agate Hall chimney as a roosting area for the migrating chimney swifts should continue to be recognized.

Specifically, the corner of 17th Avenue and Agate Street is an appropriate place for a major building or parking structure with a high degree of public interaction.

If a parking structure is built, every effort shall be made to integrate uses into the ground floor to create a building that encourages pedestrian activity.

Future development should recognize that the Museum of Natural and Cultural History is designed to accommodate another expansion of modest proportions.

In addition, future development should recognize that the Knight Law Center is designed to accommodate an eventual expansion.

Lastly, future development should recognize that the Many Nations Longhouse is designed for an eventual expansion and development of a new open space.¹⁸

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 guideline).

Since these areas are situated on the edge of the maximum walking distance, they should be used for facilities that operate independently of the 50-minute daily class schedule.

Requirements

Uses

Allowed uses include research, offices, public service, housing, open space, outdoor recreation, parking, and similar uses.

Heights

Building heights shall follow the applicable *Campus Plan* patterns and policies.

Size

The size of the East Campus Design Area (excluding Residential land) is 1,682,344 sf.

Coverage

The maximum coverage in the East Campus Design Area (excluding Residential land) is 29.5%.

Floor Area Ratio (FAR)

The maximum FAR in the East Campus Design Area (excluding Residential land) is 1.19.

Maintenance

Maintaining all (existing and new) institutional-quality structures, high-density student housing, and associated landscaping/open spaces will be a priority. Refer to *Campus Plan* Principle 6: Maintenance and Building Service.

Maintenance levels for existing wood-frame houses (including those occupied by non-residential uses) and landscaping in these areas must account for the short-term nature of their use because development is most likely to occur in these areas in the future. Consequently, long-term building preservation efforts (e.g., those related to structural issues) will not be implemented. However, existing landscaping shall be well maintained, although improvements may be limited.

Notification

Campus Planning shall be notified of any proposal for the development of new facilities or for alteration or demolition of existing facilities within all East Campus Plan Areas. Additional notification requirements specific to the Institutional Plan Area are included below.

Neighborhood Representative Notice and Comment are required for developments in the Institutional Plan Area that include Site Review, Conditional Use, Policy Amendments, or Traffic Impact Analysis. Neighborhood Representative Notice and Comment requirements and definitions are in Appendix C.

Area Notice is required for developments in the Institutional Plan Area that include Traffic Impact Analysis. Area Notice requirements and definitions are in Appendix C.

Refer to the *Campus Plan* for additional Notification Requirements for New Construction or Zone Changes in the Institutional Plan Area.

When a proposed Institutional use, other than those permitted subject to Conditional Use, is located within 300 feet of a property zoned residential, and such use will generate the need for a Traffic Impact Analysis according to city code, the review process for development will involve Site Review or Planned Unit Development procedures as required by the city.

Photo: New Residence Hall, 6 stories.



¹⁷ A residence hall (otherwise known as a dormitory) is defined as a congregate residence for ten or more students without individual cooking and dining facilities in each unit. When compared to apartment-style student housing, residence halls tend to cater more to first-time students, are larger in scale, and are more intensely associated with institutional activities.

¹⁸ [Many Nations Longhouse Expansion, Expression Place and Many Nations Longhouse Axis Conceptual Plan, 2010.](#)

Limited Institutional

The Limited Institutional Plan Area provides development opportunities for a mix of university-owned, high-density student housing, including residence halls and institutional uses. Addressing on-campus student housing needs shall have priority. This Plan Area includes the residential transition, as detailed in the requirements for heights.

Guidelines

Appropriate institutional uses for these areas should operate independently of the 50-minute daily class schedule and should be compatible with student housing. Examples of such uses include offices, storage, outdoor recreation, open space, public service, and general institutional parking.

Development should establish the corner of Villard Street and 15th Avenue as an appropriately scaled entrance to the university through building design and the development of open spaces. Development should also function as a transition between the neighborhood and the university; it should be

compatible with the Maude Kerns Art Center (a City Landmark) and the overall character of Villard Street (e.g., setbacks, roof pitch, and building height).

Development should be compatible with the more intensive institutional uses west of Moss Street and with the low-density residential development on Villard Street.

Between 15th Avenue and 17th Avenue, general university-use parking not specifically associated with a development project is allowed. This area is not appropriate, however, for parking structures or large-scale parking lots (more than 100 parking spaces).

South of 17th Avenue, general university-use parking not specifically associated with a development project in these areas is not allowed.

When possible, existing houses that are structurally sound will be retained until development occurs and then moved rather than demolished. Pay particular attention to 1629 Moss Street.

In the event an open space is created, every effort will be made to move rather than demolish the affected houses.

Requirements

Uses

Allowed uses include research, offices, public service, housing, open space, outdoor recreation, institutional parking, storage, and similar uses.

Heights

Building heights shall not exceed the lesser of seven stories or 85 feet. The maximum building height shall be limited to 45 feet when within 75 feet of the abutting boundary of a Low-density Residential property. South of 17th Ave, explore ways to step the building height down to meet the transition zone along the south boundary.

Size

The size of the East Campus Design Area (excluding Residential land) is 1,682,344 sf.

Coverage

The maximum coverage in the East Campus Design Area (excluding Residential land) is 29.5%.

Floor Area Ratio (FAR)

The maximum FAR in the East Campus Design Area (excluding Residential land) is 1.19.

Maintenance

Maintaining all (existing and new) institutional-quality structures, high-density student housing, and associated landscaping/open spaces will be a priority. Refer to Campus Plan Principle 6: Maintenance and Building Service.

Maintenance levels for existing wood-frame houses (including those occupied by non-residential uses) and landscaping in these areas must account for the short-term nature of their use, because development is most

likely to occur in these areas in the future. Consequently, long-term building preservation efforts (e.g., those related to structural issues) will not be implemented. However, existing landscaping shall be well maintained, although improvements may be limited.

Notification

Campus Planning shall be notified of any proposal for the development of new facilities or for alteration or demolition of existing facilities within all East Campus Plan Areas. Additional notification requirements specific to the Limited Institutional Plan Area are included below.

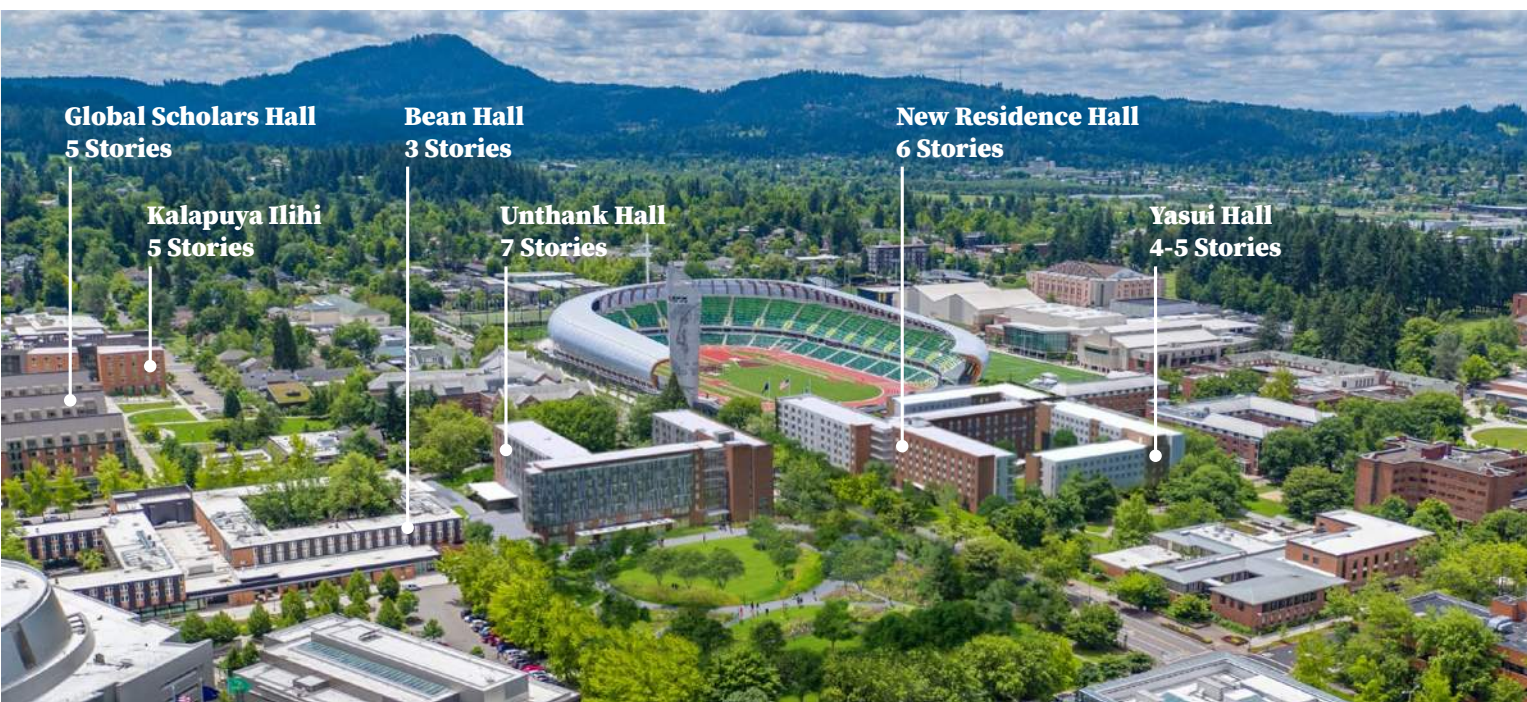
Neighborhood Representative Notice and Comment are required for developments in the Limited Institutional Plan Area that include New Construction, Zone Change, Site Review/Conditional Use, Policy Amendments, or Traffic Impact Analysis. Neighborhood Representative Notice and Comment requirements and definitions are in Appendix C.

Area Notice is required for developments in the Limited Institutional Plan Area that include Zone Changes, Site Review/Conditional Use, Policy Amendments, and Traffic Impact Analysis. Area Notice requirements and definitions are in Appendix C.

Refer to the *Campus Plan* for additional Notification Requirements for New Construction in the Limited Institutional Plan Area.

When a proposed Limited Institutional use, other than those permitted subject to Conditional Use, is located within 300 feet of a property zoned residential, and such use will generate the need for a Traffic Impact Analysis according to city code, the review process for development will involve Site Review or Planned Unit Development procedures as required by the city.

Figure 11. Heights of existing residential halls.



DEVELOPMENT

DEVELOPMENT

Residential

The Residential Plan Area should create a transition between the campus and the adjacent low-density residential neighborhood. These areas are devoted primarily to middle housing for student families.

Guidelines

Whenever possible, the residential character of existing or new buildings will be maintained, even if they are used for non-residential purposes.

Maintaining the residential character along Villard Street between 15th Avenue and 19th Avenue is important. Every effort will be made to preserve the areas' low-density residential

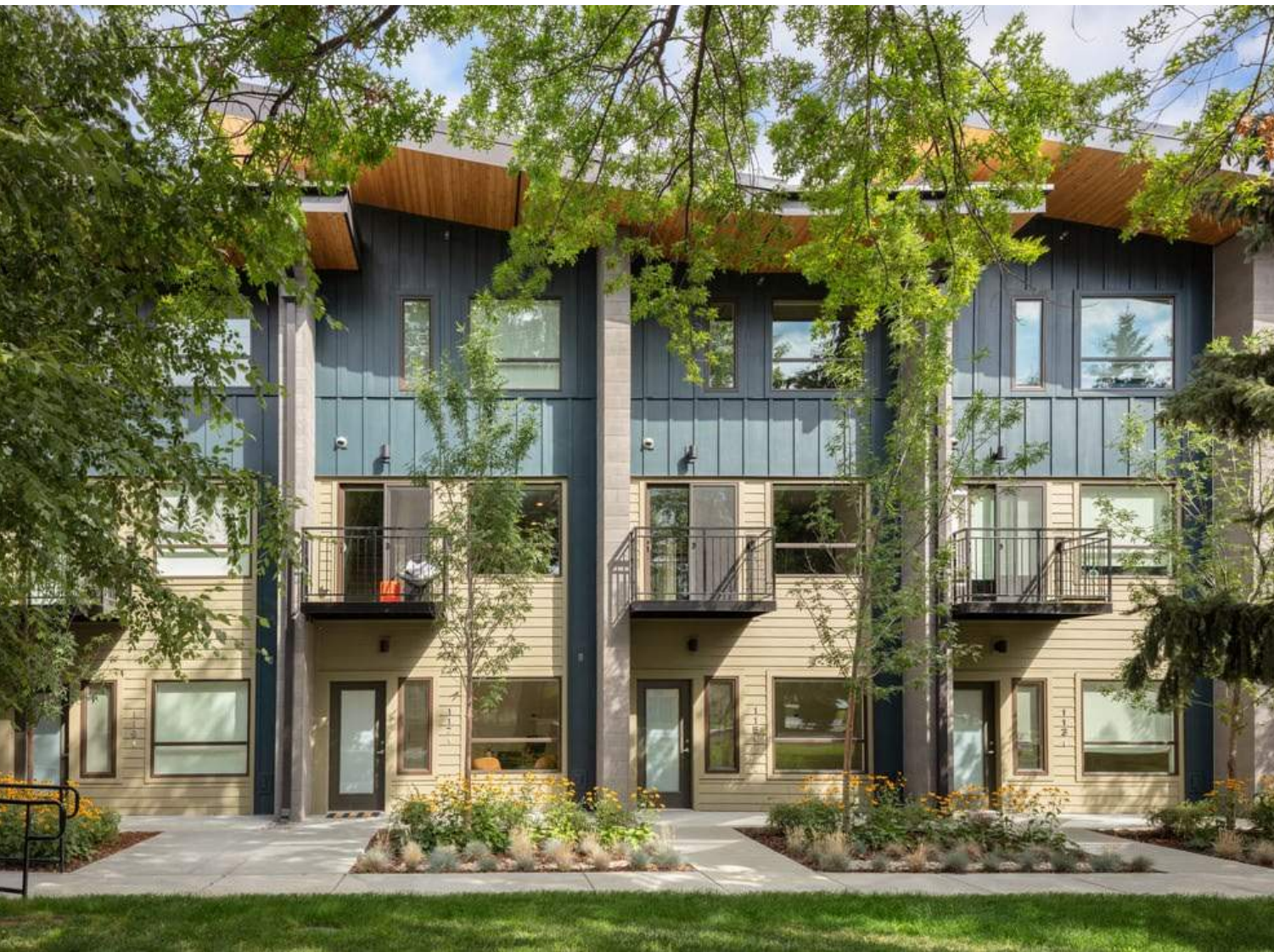
character (e.g., setbacks, roof pitch, and building height) and maintain the landscaping.

Development of the corner of Villard Street and 15th Avenue should also serve as an appropriately scaled entrance to the university through building design and the development of open spaces.

When possible, existing structures that are structurally sound will be retained or moved rather than demolished. While not owned by the university, the house at 1662 Villard Street is a city landmark.

These areas also may be suitable for a landscaped passive or active open space to buffer existing, privately-owned wood-frame housing along 19th Avenue from future institutional development to the north.

Photo: Example of middle housing development, 2-3 stories.



Requirements

Uses

Allowed uses include low-density housing and middle housing, open space, and similar uses.

There may be limited circumstances where a non-residential use is appropriate on university-owned lands. Only university-owned office uses and similar support functions that are compatible with a low-density residential environment will be considered. Conditional Uses shall demonstrate that they do not require more parking or generate more automobile trips than an allowed residential use. No more than seven of the tax lots in the plan area shall have a Conditional Use and no more than five of the seven shall be located along Villard Street.

Heights

Building heights shall not exceed the maximum building height in the City of Eugene's land use code for the R-1 Low-Density Residential zone.

Coverage

The maximum allowed residential density shall be equivalent to the City of Eugene's land use code for the R-1 Low-Density Residential zone. Density increases shall result primarily from infilling.

Maintenance

Maintaining the existing wood-frame homes and landscaping in these highly visible areas along Villard Street will be a priority.

Notification

Campus Planning shall be notified of any proposal for the development of new facilities or for alteration or demolition of existing facilities within all East Campus Plan Areas. Additional notification requirements specific

to the Residential Plan Area are included below.

Neighborhood Representative Notice and Comment are required for developments in the Residential Plan Area that include Housing Unit Removal, New Construction, Zone Change, Site Review/Conditional Use, Policy Amendments, or Traffic Impact Analysis. Neighborhood Representative Notice and Comment requirements and definitions are in Appendix C.

Area Notice is required in the Residential Plan Area for Site Review/Conditional Use, Policy Amendments, and Traffic Impact Analysis. Area Notice requirements and definitions are in Appendix C.

Refer to the *Campus Plan* for additional Notification Requirements for New Construction in the Residential Plan Area.

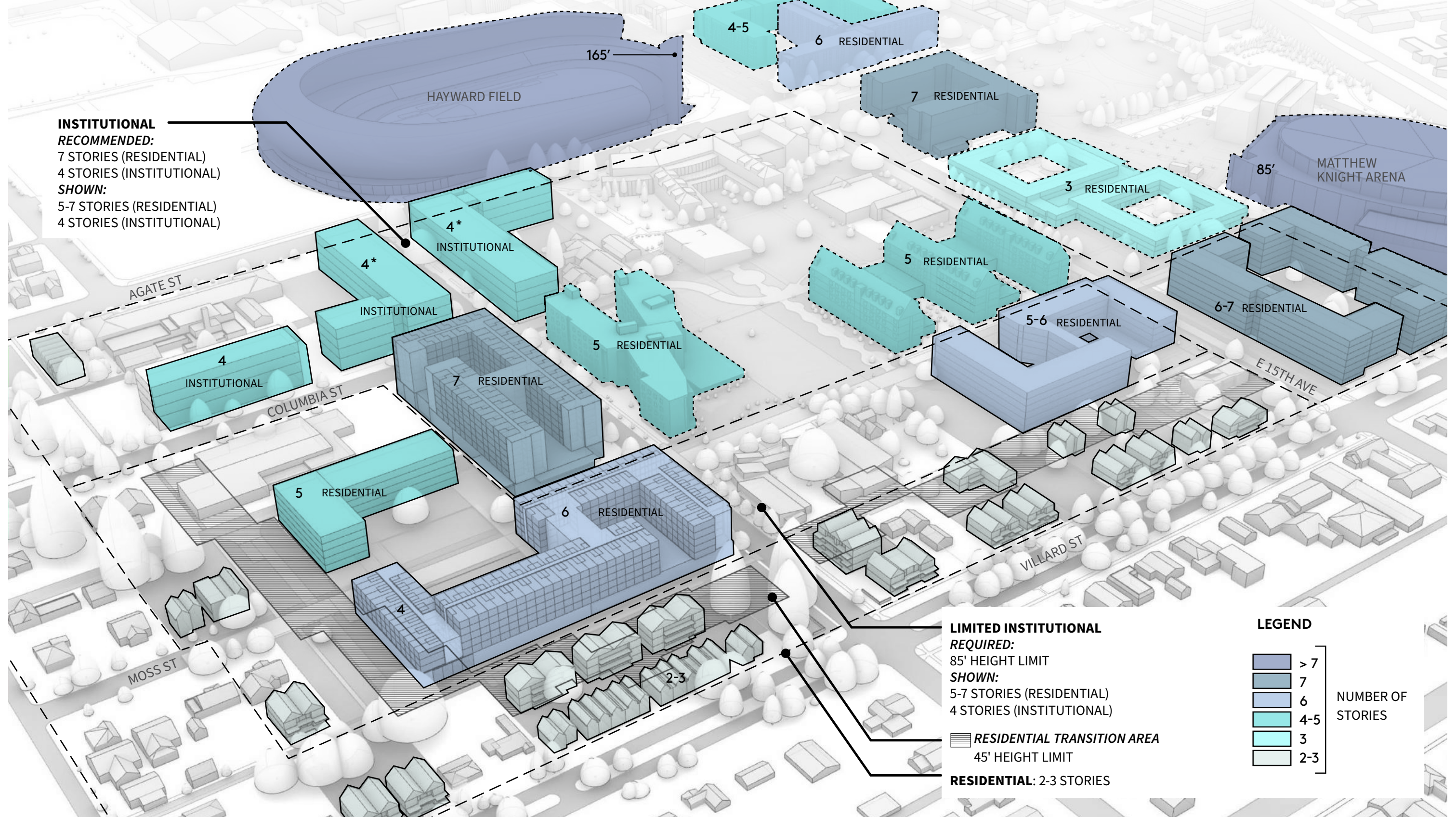
Non-residential uses not permitted outright in the R-1 Low-Density Residential zone will involve Site Review, Conditional Use, or Planned Unit Development procedures or compliance with Special Development Standards, as required by the city.

Photo: Existing graduate student house on Villard Street.



Figure 10. Potential long-range development scenario with recommended building heights.

* Buildings along Agate St. envisioned as institutional buildings with a higher floor-to-floor height than residential buildings.



DEVELOPMENT

DEVELOPMENT

4. Transportation

This section details East Campus Design Area traffic and parking guidelines and requirements intended to inform long-range planning, coordination, and development efforts and implement long-term transportation improvement recommendations in the Next Generation Housing Development Plan. These recommendations include limiting traffic east of Villard Street and south of 17th Avenue, transitioning the ownership and control of streets (Moss Street, 15th Avenue) and alleys (Moss Alley, Villard Alley, and Moon Lee Lane) from the city to the university to consolidate land for redevelopment, prioritizing pedestrian and multi-modal improvements, and coordinating with neighborhood and city partners to advance other initiatives.










Since the adoption of the 2003 Development Policy for the East Campus Area, the university has coordinated with the city to implement transportation and parking initiatives that have contributed to reduced traffic, better managed parking, and improved bicycle and pedestrian access within the East Campus Design Area and surrounding residential neighborhoods. The measures include but are not limited to the establishment of the Arena Parking District and Arena Monitoring Plan, construction of the Arena and Millrace parking garages, construction of additional surface parking along transit routes, construction of mid-block crossings along Agate Street, and bicycle safety improvements on area streets. In addition, the university coordinated with the City of Eugene, Cascade Mobility, and Lane Transit District to establish a local bike share system, PeaceHealth Rides, with four locations within the East Campus Design Area.

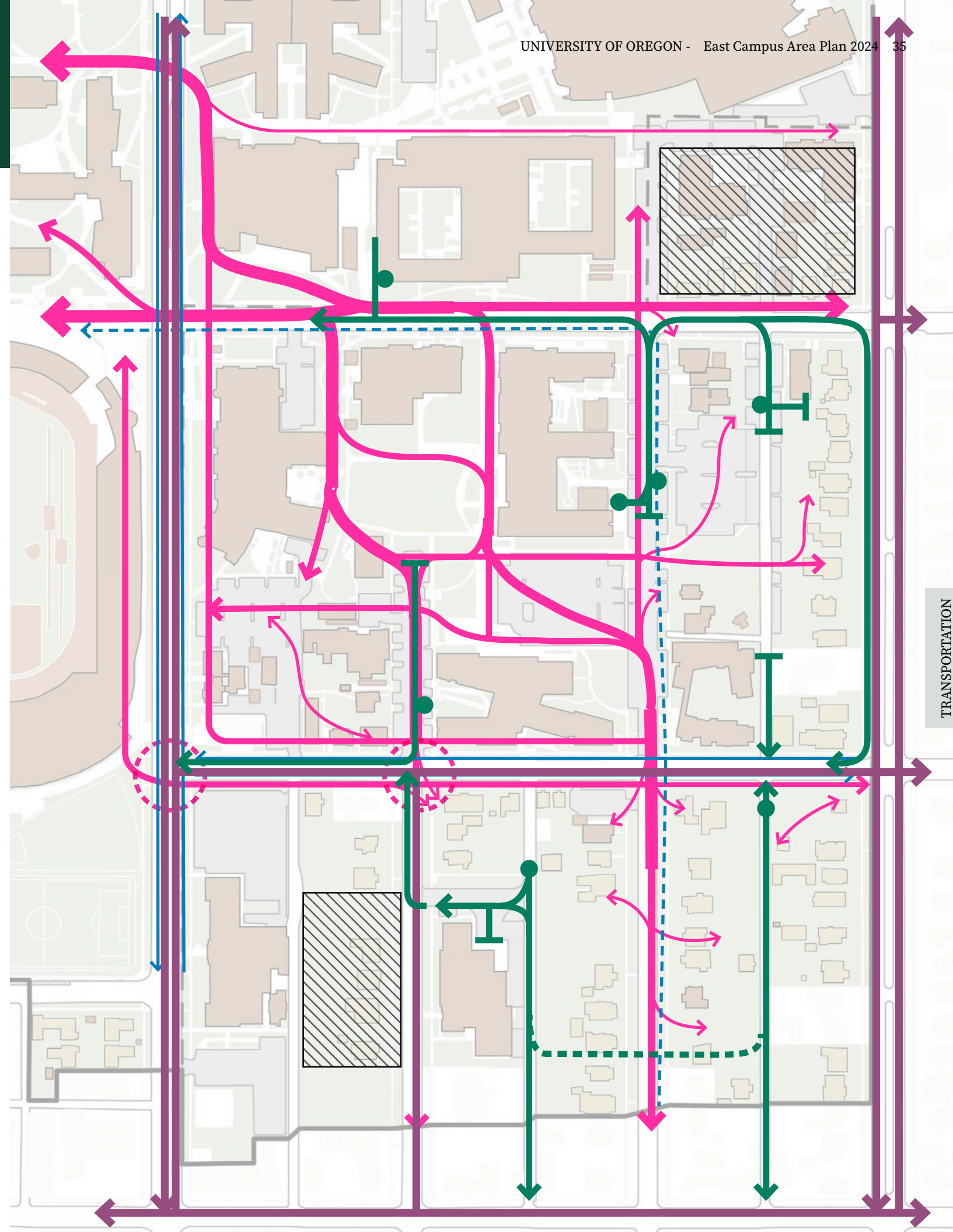
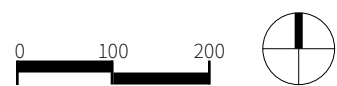
Guidelines

In the context of East Campus development, measures will be taken to limit any increase in traffic through the residential neighborhood east of Villard Street and south of 17th Avenue as much as possible.

As 15th Avenue is heavily used by pedestrians with frequent crossings, encourage the use of 17th Avenue for automobile entrances and exits to and from the area. Consider creating a campus gateway element at the intersection of 15th Avenue and Villard Street and at 17th Avenue and Villard Street to signify an open and connected campus. Until ownership of 15th Avenue is transferred from the city to the university, 15th Avenue will continue to be used for automobiles; however, efforts should be made to limit vehicular traffic as much as possible.

Figure 12. Circulation Plan for the East Campus Area.

-  Pedestrian Flow
-  Improved Pedestrian Crossing
-  Bicycle Route (Confident Cyclists)
-  Bicycle Route (Less Confident Cyclists)
-  Vehicular Circulation
-  Potential Parking Structure Footprint
-  Service Route
-  Potential Service Connection
-  Groundfloor Service Location



Encourage the city to implement the Complete Street Vision for city-owned streets, sidewalks, bikeways, and access ways to enhance livability, ensure health and safety for all users, accommodate all modes of travel, support neighborhood and economic vitality, and promote sustainable design. Encourage the city to implement traffic calming measures at the intersections of 19th Avenue with Moss Street and Columbia Street to discourage their use as entrances to and exits from the area, and at 17th Avenue and Villard Street to discourage traffic east of 17th Avenue. Implementation of these measures will require leadership from the city as these are city streets. Implementation will also be incremental as development occurs within the area.

Photo: New Residence Hall on Agate Street.



A Traffic Impact Analysis shall be conducted for new development as required by the city.¹⁹ Neighbors will be notified of any project requiring a Traffic Impact Analysis as described in the policies and standards for neighborhood involvement (See Appendix C Notification Requirements). Traffic control devices and public or private improvements will be implemented as deemed necessary by the Traffic Impact Analysis.

University development will continue to focus on encouraging active modes of transportation.

If the city establishes a neighborhood collector in the Fairmount Neighborhood, support the designation of Villard Street from Franklin Boulevard to 19th Avenue.

Coordinate with the city to continue to examine Agate Street to improve its function and safety.

Effective, appropriately placed parking, in conjunction with any new development that creates additional demand for parking, will be provided based on operational need for university housing and university functions.

The university will continue to work with LTD to maintain an effective transit program for faculty, staff, and students, including ways to enhance transit access from the East Campus Area.

The university will consider purchasing Columbia Street between 17th Avenue and 19th Avenue from the city and converting the west side from parallel parking to head-in parking. This strategy has been employed on Columbia Street and Moss Street north of 17th Avenue to increase parking and discourage through-traffic on these streets by making them more parking-lot-like and less street-like.

The university will pursue the vacation of alleys within the campus boundary, including Moss Alley, Villard Alley, and Moon Lee Lane. This strategy has been employed on large redevelopment projects, including Matthew Knight Arena and Ford Alumni Center, to consolidate land and allow for institutional-scale development.

The university will consider prioritizing pedestrian access for 15th Avenue and Moss Street within the campus boundary. This strategy has been employed on 13th Avenue and some parts of 15th Avenue by restricting through traffic and making the street more pedestrian-friendly. The university will pursue the vacation of streets, including 15th Avenue and the portion of Moss Street south of 17th Avenue within the campus boundary.

The university will continue to work with the city to monitor and improve the Neighborhood

Parking Program and the Arena Parking District.

The university will continue to work with the city to remove on-street parking within the campus boundary to support pedestrians and multi-modal transportation.

Refer to the [University of Oregon Transportation Plan](#) for additional transportation guidelines and requirements.

Requirements

In addition to city code requirements, development within the Limited Institutional area shall provide parking based on operational need. Relocated current employees would not trigger additional parking.

The amount of general parking provided in the East Campus Area relative to all areas of campus shall not increase except as required when new development occurs in the East Campus Area. As parking has been displaced by development, some of the general parking has been shifted and should continue to shift to other areas of campus to better meet university parking needs and to minimize traffic in adjacent neighborhoods.

As structured parking is constructed in the East Campus Area or elsewhere on campus, the university should consolidate parking to maximize efficient use of land and to provide open spaces. This standard supports the assumption that the continued development of the campus will require the use of structured parking rather than surface lots, maximizing the efficient use of land and preserving open spaces essential for a campus-like development.

Development of residence halls shall consider the siting and design of drop-offs to support active transportation options.

¹⁹ See EC 9.8670 Traffic Impact Analysis Review Applicability.

EAST CAMPUS AREA PLAN

Appendices

Appendix A. Public Involvement Summary AP-2
Appendix B. Maintenance Measures..... AP-8
Appendix C. Notification Requirements AP-10

Appendix A. Public Involvement Summary

The East Campus Area Plan was informed by community feedback solicited through public involvement opportunities associated with the Next Generation Housing Development Plan. Between 2023-2024, Campus Planning engaged with students, faculty, staff, neighbors, public agencies, small business owners, and other community interest groups. Engagement opportunities ranged from individual conversations to small group meetings and public open houses, including but not limited to the following specific activities:

Public Involvement Activities

- **Campus Planning Committee (CPC):**
 - CPC Meeting 1: July 28, 2023
 - CPC Meeting 2: February 20, 2024
 - CPC Meeting 3: April 5, 2024
 - CPC Meeting 4: May 14, 2024
 - CPC Meeting 5: May 31, 2024
 - CPC Meeting 6: June 11, 2024
 - CPC Meeting 7: October 1, 2024
 - CPC Meeting 8: October 29, 2024
- **Neighborhood Associations:**
 - Fairmount Neighborhood Association (FNA)
 - » Focus Group: February 6, 2024
 - » Regular FNA Meetings: 2023-2024
 - » Summer Social Event: September 8, 2024
 - South University Neighborhood Association (SUNA)
 - » Summer Social Event: August 20, 2024
- **Community Small Group Sessions (Businesses, Neighbors, etc.):**
 - Session 1: February 22, 2024
 - Session 2: June 11, 2024
- **Public Events:**
 - Open House 1a: March 13, 2024
 - Open House 1b: June 6, 2024 (student-focused)
 - Open House 2a: September 23, 2024
 - Open House 2b: October 14, 2024 (student-focused)

- **Government Agency Meetings:**
 - City of Eugene Planning: March 6, 2024
 - City of Eugene Planning: May 17, 2024
 - Lane Government Affairs Council: June 13, 2024
 - City of Eugene Transportation: July 1, 2024
 - City of Eugene Transportation and Planning: September 6, 2024
- **University Stakeholder Meetings:**
 - 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 Longhouse
 - 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
 - Athletics
 - UO Libraries

What We've Heard *

* As of October 18, 2024. See Next Generation Housing Development Plan for more information.

- **Students**
 - Affordable housing
 - Housing for graduate students and families

- Needs of non-traditional students and veterans
- Prioritize student spaces
- Value student organization feedback
- More dining venues for on-campus students
- A sense of belonging in east campus for all students, not just first years
- Implementation impacts, such as loss of student housing during construction, timeline for notice, etc.
- **Student and Community Facilities**
 - Provide opportunities for: a student community garden (e.g. Grove Garden), Native American first foods garden, cultural centers, student food pantry, teaching kitchens, student health clinic, restaurants, library uses, and other UO non-housing activities
 - Access to community facilities (e.g., childcare centers, Museum of Natural and Cultural History, Many Nations Longhouse, Northwest Indian Language Institute, law clinics, Black Cultural Center); includes access for elders and mobility-impaired
 - Many Nations Longhouse is a sacred place; Also, be aware of the areas that have been previously blessed by the 9 tribes of Oregon
 - Consider scale of a residence hall building in relation to Black Cultural Center
- **Families and Childcare**
 - Includes families and children
 - Important for childcare to be located on campus
 - Collocation of childcare and family housing
 - Natural light, connections to nature, safety, and ground floor access are important for childcare facilities and family housing
 - Consider children's play areas (e.g. nature playgrounds)
- **Campus Open Space**
 - Preserve trees and green space
 - Focus on ecology, native plants, and sustainability
 - Integrate Grove Garden into the plan
 - Provide more open spaces and outdoor covered areas, maintain and enhance intentional spaces for community/household gathering.
 - Think of recreational landscapes as productive spaces too; include plants for harvesting
- **Transportation**
 - Keep parking accessible
 - Replace parking before it is displaced
 - Consider the traffic impacts generated by parking garages
- Enforce current parking regulations
- Provide safe pedestrian crossings
- Plan for neighborhood vehicle transportation networks: N-S and E-W.
- Secure storage for bikes, e-bikes, and e-scooters in residence halls
- Plan for future on-campus transportation; consider campus shuttle
- Address vehicle access and safe pedestrian crossing and functionality of Agate Street
- Consider a no-parking policy for first-year students
- Adequate transportation, parking, and vehicular circulation during events – especially Agate during athletic events.
- Acknowledge and plan for all transportation corridors, including pedestrian, vehicle, trucks, and bicycle.
- Mitigate the impacts of truck traffic servicing new UO facilities.
- **Neighborhood**
 - Neighborhood / UO relations is important
 - Consider scale of development
 - Design visual and sound buffers between UO facilities and the neighborhood to mitigate impacts of new facilities
 - Limit height to 2-3 stories along Villard Street
 - Design buildings to fit with existing residential character of neighborhood
 - Provide a larger transition space between the UO and the residential area to the South of East Campus.
 - Protect Agate playground
 - Coordinate with city's neighborhood planning process
- **Housing**
 - Replace low-quality and/or unmaintained structures (referencing Villard Street houses)
 - Increase both supply and affordability of housing overall, for students, faculty, and community
 - Questions and concerns regarding student enrollment projections and the need for additional housing on-campus over time.
 - Plan for campus storage facilities to replace the storage currently in use in the Villard houses.
- **Other**
 - Recycle building materials from structures that are removed
 - Coordinate with the City on the University Action Plan process.

Campus Planning Committee Actions

Campus Plan Updates

City of Eugene Process

Appendix B. Maintenance Measures

When the university purchased the East Campus lands in the 1960s, it was with the intention of using them for university expansion. Maintenance of the wood-frame houses has continued with the understanding that someday the university will be developing the land for other purposes. As development in East Campus continues to proceed, maintenance will continue to improve as buildings are constructed of durable materials that meet institutional-quality requirements. In addition, maintenance for newly established campus open spaces will be similar to the level of maintenance expected throughout campus.

Maintenance costs are greater for the university than for a private homeowner due to stricter regulations such as OSHA and public bidding regulations. It is particularly difficult for the university to maintain the existing wood-frame homes, which were never built to serve university institutional standards. Conversely, the university recognizes the importance of maintaining a lower-density residential edge along Villard Street between 15th and 19th Avenues, consistent with the City of Eugene R-1 zone. The following maintenance measures apply to all Plan Areas.

General

- Requirements shall apply to all occupied or unoccupied lots (including vacant lots).
- The department responsible for managing the structure or site shall be responsible for ensuring that maintenance requirements are met. If the property is leased, the lease shall clearly state the renter's maintenance responsibilities and the consequences of not adhering to the responsibilities. One option may be that the department will perform the tasks at the expense of the renter. The department is ultimately responsible for the required maintenance and shall regularly assess the property's condition to determine if measures are being implemented.
- The specified measures represent the minimum requirements.
- Maintenance measures apply to wood-frame houses only, reference Campus Plan Principle 6 (Maintenance and Building Service) for all other maintenance requirements.

Landscape

- Give special attention to maintaining the Designated Open Spaces and areas in the primary public view (e.g., along street fronts, particularly Villard and Agate Streets).
- Require automatically controlled irrigation systems that allow for efficient water use and avoid excess runoff for newly landscaped areas.
- Make improvements to existing landscaped areas as necessary. Follow the principles and patterns of the Campus Plan when making improvements.
- Ensure that shrubs, trees, and groundcovers are regularly and properly pruned.
- Maintain plant materials in a healthy and attractive manner.
- Remove dead or waste material.
- Remove trash or rubbish on a regular basis.
- Provide for adequate vision clearance.
- Follow existing Integrated Pest Management (IPM) program.

Building

- Maintain the entire building (not just the front façade). Give special attention to buildings in the primary public view (e.g., along street fronts, particularly Villard and Agate Streets).
- In general, give first priority to completing exterior repairs.
- Take measures to correct conditions resulting from deferred maintenance, and to upkeep, rehabilitate, and repair facilities on a systematic, continual basis. Continue to seek funding for these activities.
- Provide regular upkeep (e.g., painting) and make necessary repairs to the building to maintain a tidy appearance.
- Keep the front entry area cleared of trash.
- If a building is vacant, ensure that it is secured. Take measures to ensure that it does not give the appearance of an abandoned building.

Appendix C. Notification Requirements

The following notification requirements apply to all Plan Areas.

- A university representative will attend neighborhood association meetings.
- The campus community (including residents residing within the campus boundaries) will be notified of proposed development as described in the Campus Plan.

Neighborhood Representative Notice and Comment

- These notification procedures are intended to allow interested parties an opportunity to review and comment on proposed projects.
- **Proposed Development in the Limited Institutional or Residential Plan Areas:** In addition to notifying members of the campus community who are most directly affected by a proposed development, provide notice in the same way and at the same time to the city planning director and to the designated representative of each neighborhood organization that abuts the campus. These provisions are not intended to restrict the delivery of notice to other individuals by other means.
- **Site Review, Conditional Use Permit, Zone Change, or Traffic Impact Analysis:** Notice of the intent to apply to the city for any of these land use applications shall be given to the designated neighborhood representative at least 30 days prior to the date the application is filed with the city. To the maximum extent possible, neighborhood concerns shall be addressed in the application to the city by the university. Discussions with the neighborhood shall continue through the period during which the application is being processed by the city to the extent they appear to be necessary to resolve outstanding issues.
- **Amendments to the East Campus Area Plan:** All proposed amendments to this policy require a Campus Planning Committee public hearing as described in the *Campus Plan*. Notice of hearings shall be given in writing to the city planning director and to a designated representative of each recognized neighborhood organization that abuts the campus, at least 30 days prior to the date of the hearing. Notice of the hearing also shall be given by publication in the Oregon Daily Emerald at least 10 days prior to the date of the hearing. Other means of providing notice of these hearings shall be employed to the maximum extent feasible.
- **Engagement Opportunities:** The university will endeavor to provide opportunities for an exchange of information about proposals, separate from the required public hearings, as resources allow. These informational sessions will be held and publicized at times and places in a manner that will encourage maximum participation by the campus community and university neighbors.

Area Notice

- **Site Review, Conditional Use Permit, or Traffic Impact Analysis:** Notice for projects in the East Campus Area that require a Site Review Permit (portions of Limited Institutional and Residential), Conditional Use Permit (Limited Institutional and Residential), or a Traffic

Impact Analysis (all areas) shall also be sent to neighbors residing in the area bounded on the west by Agate Street, on the north by Franklin Boulevard, on the east by Fairmount Boulevard, and on the south by Fairmount Boulevard and 21st Avenue. Residents on both sides of Fairmount Boulevard will be notified. Notification and an opportunity to comment will be provided at the pre-design stage and again at the schematic design stage of the project.

- **East Campus Area Plan Amendments:** Notice of required Campus Planning Committee public hearings for East Campus Area Plan amendments affecting Limited Institutional and Residential Areas shall be sent to neighbors residing in the areas described above.
- **Zone Changes:** Notice of zone changes affecting Limited Institutional areas south of 17th Avenue shall be sent to neighbors residing in the areas described above. Notice shall be sent prior to submitting a zone change application to the city.