

DRAFT – October 2024

Campus Plan Amendment: Related to the East Campus Area Plan Update and Next Generation Housing Development Plan for the East Campus Design Area

Proposed *Campus Plan* Amendments: Open Space Framework, Allowable Density Capacity, and Design Area Special Conditions
October 2024 DRAFT

Public Hearing, October 29, 2024
Campus Planning Committee Action, _____, 2024
UO Administration Approval, _____

Summary

The following is a summary of the proposed *Campus Plan* amendment:

- Principle 2: Amend the Designated Open-space Framework and Primary Pathways as informed by the Next Generation Housing Development Plan:
 - Add a New Green between Columbia Street and Moss Street
 - Modify the East Campus Green to incorporate the portion south of the Many Nations Longhouse Axis into the New Green
 - Extend the Agate to Columbia Axis to meet the west boundary of the New Green
 - Expand and reconfigure the Moss Green Open Space
 - Reduce the width of the Moss Street Axis
 - Remove the Garden Green
 - Extend the Many Nations Longhouse Axis east to Villard Street
 - Expand the Agate Hall Green
 - Remove and reconfigure pedestrian pathways
- Principle 3:
 - Remove density allowances for the East Campus Design Area and reference the updated East Campus Area Plan to accommodate the needs identified in the Next Generation Housing Development Plan.
 - Modify East Campus Design Area boundary to not include land west of Agate Street, to be consistent with the boundary in the East Campus Area Plan.
 - Create new Design Area for the Agate Apartments
- Principle 11: Add reference to the *East Campus Area Plan* for additional patterns to be considered for projects in the East Campus design area.

- Principle 12: Update Design Area descriptions, identify significant landscape elements present in those areas, and note opportunities and constraints to inform future development projects. **See attached documents.**

Background Information

A copy of the *Campus Plan* is available on the Campus Planning web page:

<https://cpfm.uoregon.edu/campus-plan>

A copy of the *East Campus Area Plan* (2003 Development Policy for the East Campus Area) is available on the Campus Planning web page:

https://cpfm.uoregon.edu/sites/default/files/east_campus_plan_09_2008f_bookmarked.pdf

Campus Plan Open-space Framework

As described in the *Campus Plan* Principle 2: Open-space Framework (page 42):

The campus is developed around a series of open spaces connected by pathways. This system is the framework that dictates the arrangement of buildings. Public open spaces are intended for use by the entire campus community. The *Campus Plan* refers to these spaces as Designated Open Spaces (refer to Map 3: Designated Open Spaces on page 39 in the *Campus Plan*).

The *Campus Plan* establishes special conditions for each Designated Open Space to ensure that the unique characteristics of specific campus areas (known as Design Areas) are not overlooked. These Design Area Special Conditions must be considered whenever construction is proposed.

Next Generation Housing Development Plan:

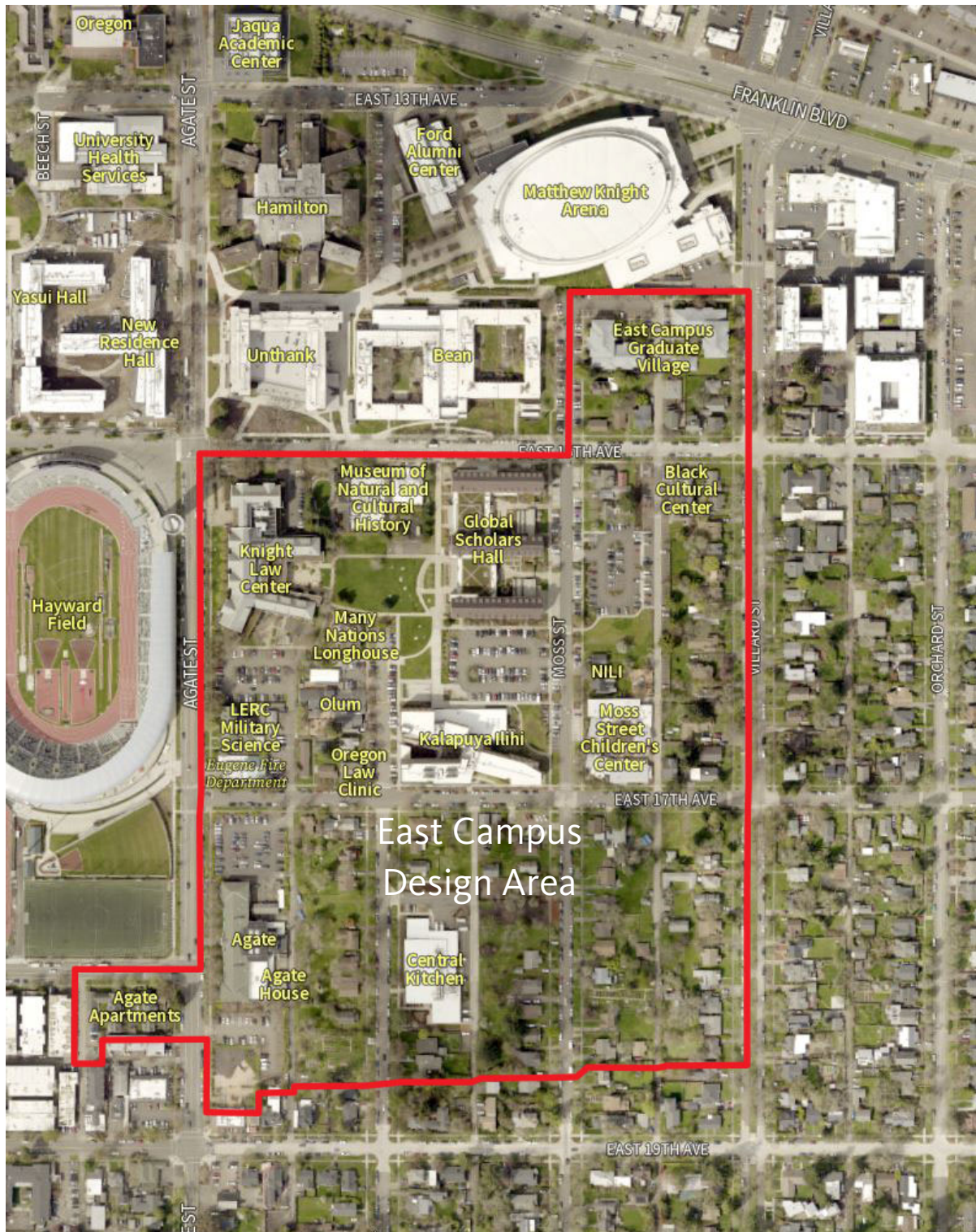
The Next Generation Housing Development Plan made recommendations for changes to the designated open space framework, allowable density capacity, and design area special conditions (see diagrams below).

A copy of the final draft Next Generation Housing Development Plan is available on the Campus Planning web page: <https://cpfm.uoregon.edu/amendment-east-campus-area-plan-formerly-2003-development-policy-east-campus-area>

Introduction

The proposed amendment integrates select Next Generation Housing Development Plan recommendations into the *Campus Plan* 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.

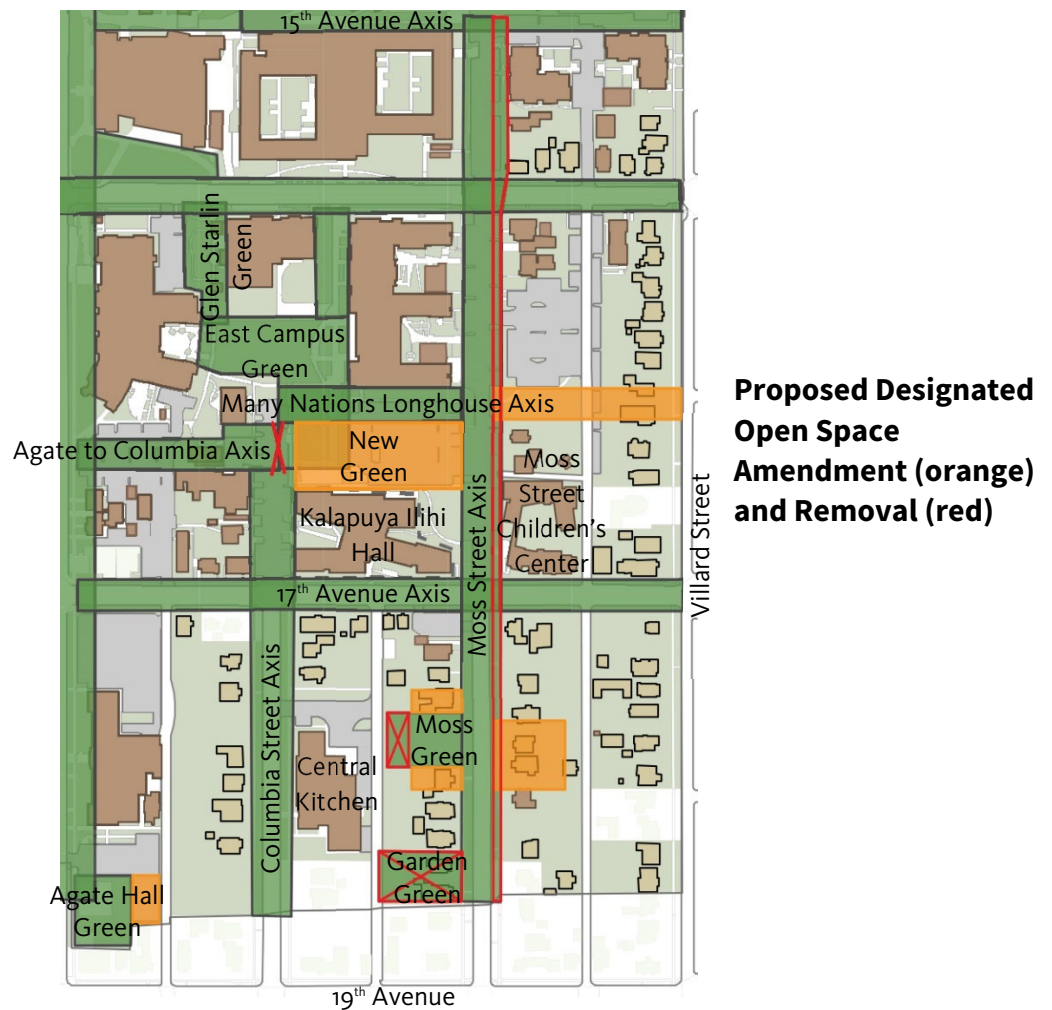


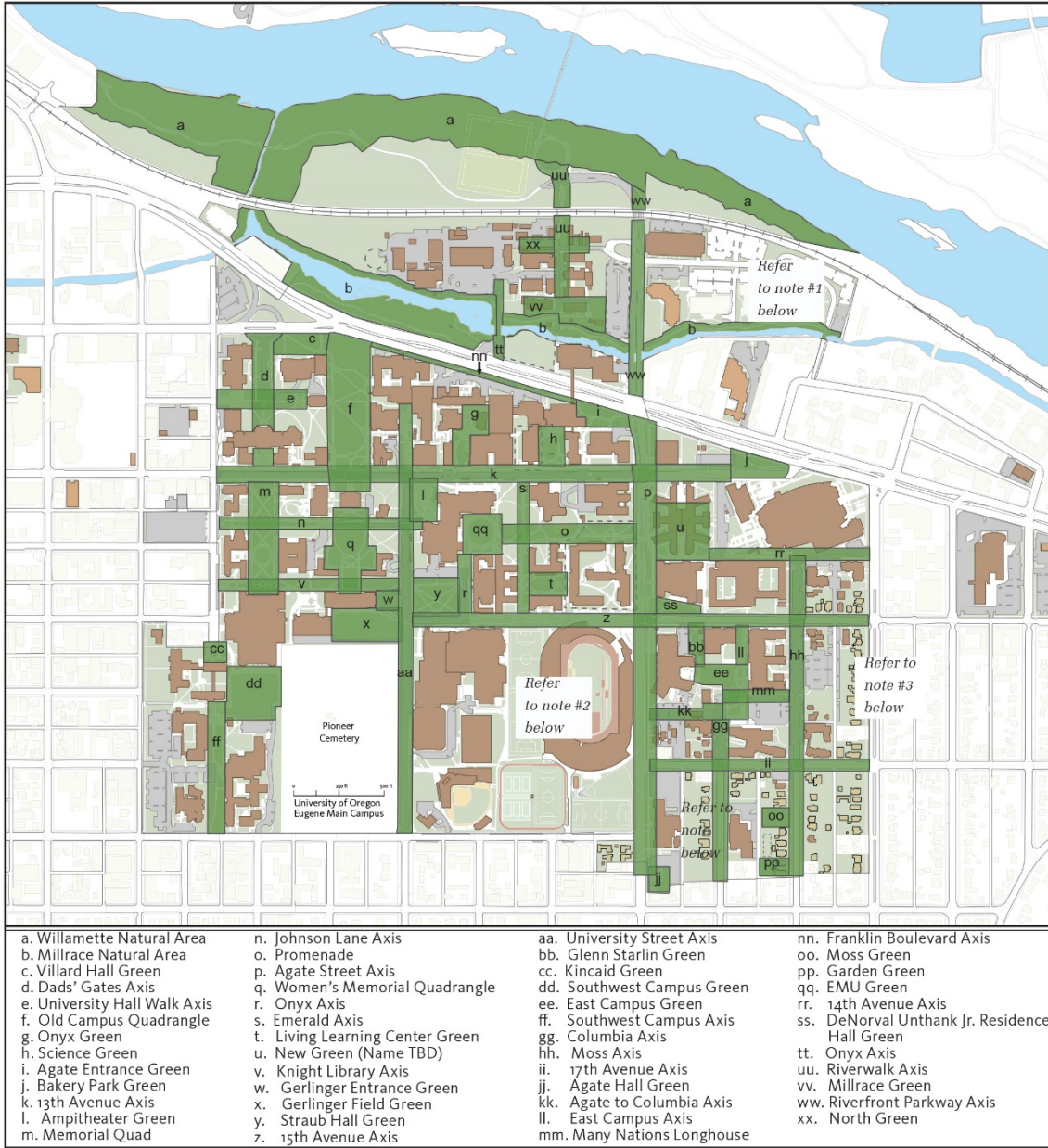
— Proposed Amendment Design Area

Proposed Changes to the Campus Plan:

Campus Plan Principle 2: Open-Space Framework

- Map 3 (page 39): Designated Open Spaces
 - Add a New Green between Columbia Street and Moss Street
 - Modify the East Campus Green to incorporate the portion south of the Many Nations Longhouse Axis into the New Green
 - Extend the Agate to Columbia Axis to meet the west boundary of the New Green
 - Expand and reconfigure the Moss Green Open Space
 - Reduce the width of the Moss Street Axis
 - Remove the Garden Green
 - Extend the Many Nations Longhouse Axis east to Villard Street
 - Expand the Agate Hall Green
- Map 3 (page 39): Designated Open Spaces, revise Note 3. to “refer to the East Campus Area Plan.” (shown in red below)





Map 3: Designated Open Spaces

Notes:

1. The open-space framework in the North Campus Area is largely undeveloped. Refer to the *North Campus Conditional Use Permit* and the *Campus Physical Framework Vision Project* (2016) for additional information.
2. Refer to the *University Street Feasibility Study* (2012) and the *Campus Physical Framework Vision Project* (2016) for additional information about the potential expansion of the open-space framework in the Esslinger Hall and Mac Court area.
3. ~~The open space framework in the outer portions of the East Campus Area are largely undeveloped. Refer to the *Development Policy for the East Campus Area*, the *East Campus Open Space Framework Study* (2004), and the *Campus Physical Framework Vision Project* (2016) for additional information.~~ **For more information, refer to the *East Campus Area Plan*.**

- Map 3.1 (page 40): Designated Open Spaces by Type
 - Add a New Green between Columbia Street and Moss Street

- Modify the East Campus Green to incorporate the portion south of the Many Nations Longhouse Axis into the New Green
- Extend the Agate to Columbia Axis to meet the west boundary of the New Green
- Expand and reconfigure the Moss Green Open Space
- Reduce the width of the Moss Street Axis
- Remove the Garden Green
- Extend the Many Nations Longhouse Axis east to Villard Street
- Expand the Agate Hall Green



Proposed Designated Open Space by Type Amendment (orange) and Removal (red)

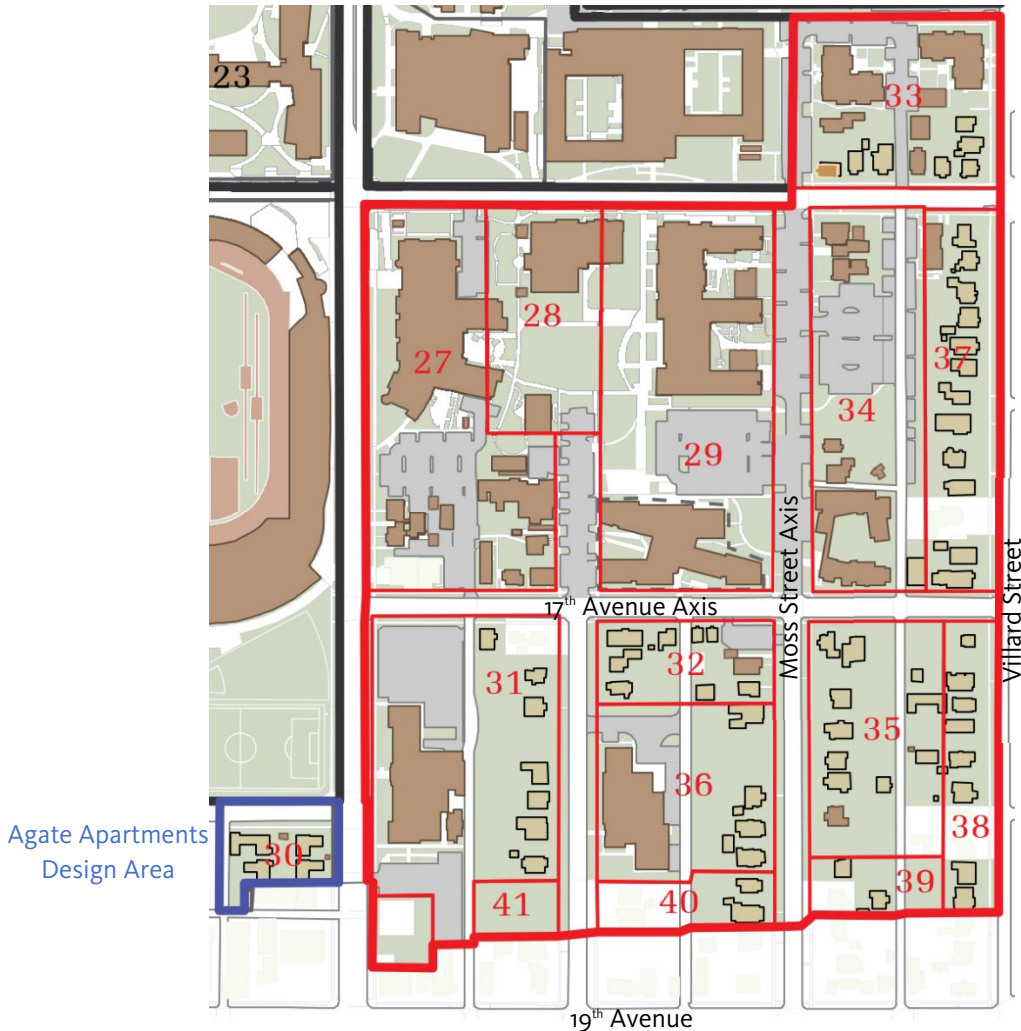
- Map 4 (page 41): Pathways
 - Remove the northern mid-block pedestrian pathway south of 17th Avenue, between Columbia and Moss Streets
 - Extend the southern mid-block pathway, south of 17th Avenue, between Columbia and Moss Streets, west to Agate Street
 - Extend the pathway in the Many Nations Longhouse Axis east to Villard Street
 - Add pathway on the east side of Moss Street
 - Add a pedestrian pathway along the south side of 17th Avenue, between Agate and Villard Streets
 - Extend the 17th Avenue Axis pedestrian pathways east to Villard Street
 - Add a pedestrian pathway along Villard Street, between the 14th Avenue Axis and south of 17th Avenue
 - Add a diagonal pedestrian pathway north of Kalapuya Ilihi Hall



Proposed Designated Pathways Amendment (orange) and Removal (red)

Campus Plan Principle 3: Densities

- Map 5: Design Areas (page 50)
 - Remove subarea numbers and boundaries from the East Campus Design Area
 - Update the East Campus Design Area boundary to exclude the Agate Apartments. Create a new design area for the Agate Apartments.



Proposed East Campus Subarea Numbers and Boundaries Removal, updated East Campus Design Area boundary (red), and addition of a new design area for the Agate Apartments (blue)

- Table 2: Design Area Development Densities (page 52: *East Campus Design Area*)
 - Remove subareas and add the following:

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% (0.295)	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.

- o 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		MAX BUILDING FOOTPRINT (sf)		MAX GROSS SQUARE FOOTAGE		2023 AVAILABLE BUILDING FOOTPRINT (see notes 1, 4)	2023 AVAILABLE gsf (see notes 1, 4)	NOTES	
		(total square feet (sf) in design area)	% coverage allowed	sf (size x %)	floor area ratio	gsf (size x ratio)					
NORTHEAST CENTRAL CAMPUS (ACADEMICS, STUDENT SERVICES, and HOUSING)		1,016,396	34% (.34)	347,845	1.14	1,154,290	51,133	153,547			
	20						---	---			
	21						---	---			
	22						---	---			
	23						---	---			
SOUTHEAST CAMPUS (ACADEMICS, ATHLETICS, and RECREATION)	24	1,515,345	44% (.44)	667,077	.81	1,220,353	25,399	451,175			
ATHLETICS, STUDENT SUPPORT, & ADMINISTRATION STUDENT HOUSING		514,434	39% (.39)	198,300	1.20	612,800	14,395	80,652			
	26	418,270	36% (.36)	150,577	1.24	518,655	(-38,098)	(70,124)	See note 5.		
EAST CAMPUS		1,291,771	*	462,478	*	1,073,178	133,756	405,240	(Sub-area 27-30) See note 7.		
	27	198,581	35% (.35)	69,503	1.25	248,226					
	28	106,146	35% (.35)	37,151	.500	53,113					
	29	261,005	38% (.38)	99,443	1.29	336,697					
	30	23,252	30% (.30)	6,976	.800	13,951					
	31	186,980	40% (.40)	74,932	.750	140,235					
	32	48,000	50% (.50)	24,000	.700	33,600					
	33	116,243	30% (.30)	34,873	.600	69,746					
	34	164,096	30% (.30)	49,229	.500	82,048					
	35	94,634	30% (.30)	28,228	.500	47,047					
	36	93,374	41% (.41)	38,283	.52	48,555					
	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

1. Maximum density for parking structures was determined based on project information provided to the campus planning committee. The campus planning committee approved the Campus Physical Framework Vision Project (PVF) for the current information. Desired footprint (sf) and gsf are calculated as of the date of the Plan. Desired maximums are included here to serve as a record of the intent of the Campus Planning Committee when the Plan was made. Subsequent Campus Planning Committees, informed by future BCPs, may come to different conclusions. Also refer to the BCP for the size of each sub-area.

2. Design Areas expecting to contain structured parking are assigned higher allowable densities only for parking structures for two reasons. First, floor-to-floor heights of parking structures are lower than regular buildings (E.g. Academics), resulting in a six-level parking structure being a similar height to a four-story building. Second, while cost is not a factor in most instances, the cost of structured parking is very high, and maximizing the size of each parking structure creates efficiencies in its design.

3. The table shows maximum allowable density for a parking structure and a regular building (E.g. Academics). If a parking structure is incorporated into a regular building, the parking shall not exceed the maximum allowable density for parking in this design area. Maximum FAR would depend on the ratio of non-parking to parking use, assuming a regular building of four stories, and a parking structure of six stories.

4. Available footprint equals the area's allowed footprint minus the existing building footprints according to the 2021-23 Biennial Capacity Plan. Available gross square feet equals the area's size times the ratio minus the existing gross square feet 2021-23 Biennial Capacity Plan.

5. There is a deficit in available building footprint and gsf in the Student Housing Design Area because the DeNorval Unthank Jr. Residence Hall, completed in 2021, was approved by the Campus Planning Committee with the understanding that Hamilton Hall would be demolished after completion of phase II of the Housing Transformation Project (Walton Hall replacement).

6. The Willamette and Millrace Design Areas are regulated by the North Campus Conditional Use Permit (CUP). For more detail about maximum densities in these design areas, refer to the North Campus CUP.

7. East Campus sub-areas have maximum allowed densities instead of desired maximums. Refer to the Development Policy for the East Campus Area.

Proposed Density Table East Campus Subarea Number Removal (red), Update to Overall Density Allowance (red), and Add the Agate Apartments Design Area (blue)

Campus Plan Principle 11: Patterns

- Page 92: Application of Patterns in the Design Process Project Pattern List: Add subitem (e) that refers to the *East Campus Area Plan* for additional patterns to be considered for projects in the East Campus area.

Campus Plan Principle 12: Design Area Special Conditions

- Page 111: Diagram of Campus Design Areas, update diagram to be consistent with Map 3, Designated Open Spaces (page 39) and Map 5, Design Areas (Page 50).
- *East Campus Design Area* description (pgs. 167-175):
 - Add New Green description
 - Update descriptions for East Campus Green, Moss Green, Many Nations Longhouse Axis, and Agate Hall Green to be consistent with recommendations from the Next Generation Housing Development Plan and East Campus Plan (see attached tracked changes document).
 - Remove Garden Green
- Add new description for Agate Apartment Design Area

Campus Plan Principle 12: Design Area Special Conditions
Principle 12 Amendments – Tracked Changes
East Campus Design Area

Design Area: East Campus

~~13TH AVENUE AXIS: AGATE STREET TO MOSS STREET~~

(See description in the Student Housing Design Area, page 160.)

Area-wide Space Use Comments

This area includes a mix of institutional ~~buildings structures, residence halls, graduate student apartments, single unit homes for student families, and low density student housing units~~ student gardens. It is within the boundaries established in the ~~2003 Development Policy for the East Campus Area Plan (2024)~~ and the Fairmount/UO Special Area Study (1981, as amended). Development shall follow the ~~principles and standards~~ guidelines and requirements adopted in the ~~development principle~~ East Campus Area Plan and the special-area refinement plan.

Designated Open Spaces in the East Campus Area are described below ~~(with the exception of the Agate Hall Green)~~. ~~Requirements described in the 2003 Development Policy for the East Campus Area and the East Campus Open Space Framework Study are designed to expand the open space framework throughout East Campus. This area supports pedestrian and bike friendly environments with vibrant outdoor spaces and mature tree canopy, with the co-benefits of adjacent cultural institutions and residence halls, dining, family amenities and housing, and gardens, while being highly sustainable, welcoming, and creating a sense of belonging. Refer to the Next Generation Housing Development Plan for additional information.~~

The area south of Agate Hall is included in the 19th and Agate Special Area Study (1988). Proposals for the area's redevelopment are to consider applicable principles articulated in that study and conform to development standards imposed by the City of Eugene.

Campus Edge: Villard Street

Refer to ~~2003 Development Policy for the East Campus Area~~ Plan.

EAST CAMPUS GREEN – no proposed changes

EAST CAMPUS AXIS – no proposed changes

AGATE TO COLUMBIA AXIS

Current Use

This axis is used by pedestrians and is a view corridor to the East Campus Green. Portions of the axis currently serve as parking and provide service vehicle access.

Form

It is defined by building edges, but currently functions as a parking lot.

Pathways/Gateways

The east/west pathway connects the Agate Street Axis, the East Campus Green, and the Columbia Street Axis.

Trees/Landscape

The unique native landscaping associated with the Many Nations Longhouse helps define the northern edge of the axis.

Opportunities and Constraints

Relocation of the non-service parking elements and the temporary Vivian Olum Child Development Center modular within this axis is essential to the formation of a green pedestrian access. It is recognized that service needs for adjacent buildings and special drop off/parking needs for the Olum Child Development Center and the Many Nations Longhouse still must be met. Because the Many Nations Longhouse has a special relationship with Oregon's Nine Federally Recognized Tribes and the elders of those nations, and because the Longhouse has special ceremonial functions, parking/drop off needs of the Many Nations Longhouse will be considered and addressed at all stages of the future development of the East campus region. However, the goal should be to do so while giving priority to pedestrians. Future development should further define the edges and enhance pedestrian routes and views. Pay attention to the unique attributes of adjacent landscapes and outdoor uses (i.e., Many Nations Longhouse and the Olum Child Development Center) [and the boundary of the Many Nations Longhouse site that was blessed by Oregon's Nine Federally Recognized Tribes](#). Recognize that plans for a southern expansion of the Knight Law Center do not yet have exact dimensions defined and may result in a request to adjust the open space boundary to the south of the law center. Such an amendment would be favorably considered if it meets the intent of the open space.

MANY NATIONS LONGHOUSE AXIS

Current Use

This axis is used by pedestrians and is an eastern view corridor from the planned Many Nations Longhouse "Expression Place." Portions of the axis currently serve as parking.

Form

The northern side is landscaped and defined by the Global Scholars Hall.

Pathways/Gateways

The east/west pathway connects the Agate to Columbia Axis and the East Campus Green.

Trees/Landscape

Landscaping delineates the axis [along Global Scholars Hall](#) and acts as a buffer for first-floor residents.

Opportunities and Constraints

Relocation of the parking elements within this axis is essential to the formation of a green pedestrian access. Future development should further define the edges, enhance pedestrian routes, and consider solar access. Pay attention to the unique attributes of landscapes and uses associated with the Many

Nations Longhouse. An outdoor Many Nations Longhouse “Expression Place” will be established in alignment with the Axis. Preserve eastern views from the planned “Expression Place.” Accommodate places for art in the view corridor. There is potential to connect to future development and pathway systems east of Moss. For more details refer to the [2003 Development Policy for the East Campus Area Plan](#) and the [East Campus Open Space Framework Study](#) [Next Generation Housing Development Plan](#).

NEW GREEN

Current Use

[A large portion of this green includes the parking lot north of Kalapuya Ilihi Hall. The west end of the green is used by pedestrians and includes an outdoor gathering space for the residence hall.](#)

Form

[This is a large open space, formed by the southern edge of the Many Nations Longhouse Axis \(future Many Nations Longhouse “Expression Place”\) and the northern edge of Kalapuya Ilihi Residence Hall.](#)

Pathways/Gateways

[A north/south pathway connects and runs through this green north to the Many Nations Longhouse Axis and East Campus Green, and south to the Columbia Axis. A small portion of pathway at the northwest corner of the green connects to the East Campus Axis. A diagonal pathway goes through the green in a northwest direction originating from Moss Street, acknowledging a diagonal flow of pedestrians traveling toward the center of campus.](#)

Trees/Landscapes

[There are no significant trees or landscape currently in this area.](#)

Opportunities and Constraints

[Relocation of parking within the green will be essential to the formation of a large, green open space. This area is at the center of several campus cultural institutions \(the Museum of Natural and Cultural History, Many Nations Long House, Northwest Indian Language Institute, Kalapuya Ilihi Hall, and the Lilley Reynolds-Parker Black Cultural Center\) and provides a unique opportunity to celebrate these institutions in the landscape. This open space is envisioned as an ecological commons, and open space 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. Recognize the future movement of people through the space connecting back to central campus.](#)

GLENN STARLIN GREEN (also known as the Glenn Starlin Courtyard) – no proposed changes

COLUMBIA STREET AXIS: EAST CAMPUS GREEN TO 19TH AVENUE

(Note: Further work is required to describe the special conditions of this axis south of 17th Avenue. Connections to other open spaces should be explored when the open space framework is expanded in this area. For more details refer to the 2003 Development Policy for the East Campus Area and the East Campus Open Space Framework Study.)

Current Use

This axis is used moderately by pedestrians, bicyclists, and vehicles (access and parking). The street is owned by the university. It serves as the principle pedestrian access to the East Campus Green from the south.

Form

It has a typical street configuration (two lanes of auto travel with sidewalks). Trees in the green parking strips help define the form.

Pathways/Gateways

North/south pedestrian pathways exist along the street edge. The axis intersects with the 17th Avenue Axis and the Agate to Columbia Axis and the Many Nations Longhouse Axis.

Trees/Landscape

There is a nice collection of newly-planted deciduous trees along the Kalapuya Ilihi facade.

Opportunities and Constraints

Make an effort to integrate design features that enhance pedestrian and bike access along the entire street, as a clear connector for vehicles and bikes, with safe crossings and sidewalks for pedestrians. Work with the city to ensure special attention is given to the 17th Avenue pedestrian intersection crossing and a mid-block crossing between 17th and 19th Avenues. Opportunities exist to reduce traffic and speed to enhance pedestrian access and safety, particularly for children of the Vivian Olum Child Development Center as well as the children, elderly, and disabled who come to the Many Nations Longhouse. It is also important to recognize that the Many Nations Longhouse is located at the end of Columbia Avenue and should not become landlocked. Therefore, it is recognized that service needs for adjacent buildings and special drop off/parking needs for the Olum Child Development Center and the Many Nations Longhouse still must be met. It is desirable to define the form and edges through buildings and trees. Generally, primary building entrances should face the street. Use trees to shade the street surface. Consider small pockets of head-in parking as a way to add variety to the street and calm traffic, and ways to celebrate stormwater collection and treatment.

MOSS STREET AXIS: 15TH AVENUE TO 19TH AVENUE

(Note: Further work is required to describe the special conditions of this axis north of 15th Avenue and south of 17th Avenue. In addition, connections to other open spaces should be explored when the open space framework is expanded in these areas. For more details refer to the 2003 Development Policy for the East Campus Area and the East Campus Open Space Framework Study.)

Current Use

This axis, used moderately by pedestrians, bicyclists, and vehicles, is owned by the city.

Form

North of 17th Avenue, This axis has a parking lot configuration with two sides of head in parking and a two-way street (drive aisle) in the middle. South of 17th Avenue, it has a typical street configuration (two lanes of auto travel with sidewalks), and some of the surrounding buildings have entrances facing this axis. Trees occupy the parking lot landscape islands and green parking strips. Speed bumps and narrowing of the road at the intersections help slow traffic. There is a raised crosswalk where the Moss Street Axis intersects with the Many Nations Longhouse Axis.

Pathways/Gateways

North/south pathways extend along the street edge and intersect the 15th Avenue Axis, a major pedestrian and bike connection to campus. The axis intersects the Many Nations Longhouse Axis and the 17th Avenue Axis.

Trees/Landscape

Broad green strips of grass with large canopy trees provide shade and a buffer between sidewalks and parking.

Opportunities and Constraints

Make an effort to integrate design features that enhance pedestrian and bike access along the entire street. Work with the city to ensure special attention is given to the 17th Avenue pedestrian intersection crossing and a mid-block crossing between 17th and 19th Avenues. Opportunities exist to reduce traffic and vehicle speed, such as creating a pedestrian plaza with raised crossings and pavement differentiations to aid in traffic calming at the 17th Avenue pedestrian crossing. Local traffic and parking, Matthew Knight Arena special event traffic, and service vehicles could use the street, but Priority should be given to pedestrian and bike movement. Pay particular attention to creating a safe environment for children of the Moss Street Children's Center and a functional environment for the MSCC. It is desirable to better define the form and edges through buildings and trees. Use trees to shade the street surface. Work with the city to one day transfer ownership and control of the street south of 17th Avenue from the city to the university to create a significant campus open space and close access to private vehicles while still allowing service and emergency access. Future development should treat this axis as a transition area between larger scale and smaller scale development. Consider small pockets of head-in parking as a way to add variety to the street and calm traffic.

Note: The open space framework in the outer portions of the East Campus Area are largely undeveloped. Refer to the Development Policy for the East Campus Area and the East Campus Open Space Framework Study (2004) for additional information. Refer to the University Street Feasibility Study (2012) for additional information about the potential expansion of the open space framework in the Esslinger Hall and Mac Court area.

17TH AVENUE AXIS: AGATE STREET TO MOSS STREET

(Note: Further work is required to describe the special conditions of this axis east of Moss Street. In addition, connections to other open spaces should be explored when the open-space framework is expanded in this area. For more details refer to the 2003 Development Policy for the East Campus Area and the East Campus Open Space Framework StudyNext Generation Housing Development Plan.)

Current Use

This city-owned street is used moderately by pedestrians, bicyclists, and vehicles.

Form

It has a typical street configuration (two lanes of auto travel with sidewalks). A row of mature street trees occupies the green parking strips.

Pathways/Gateways

This axis's east/west pedestrian pathways intersect with Moss Street Axis, Columbia Street Axis, and Agate Street Axis.

Trees/Landscape

The 17th Avenue Axis has the character of a typical tree-lined street. The large deciduous trees consist mainly of American elms and London plane trees.

Opportunities and Constraints

Development in this area should preserve and enhance connections to the East Campus Green and to the main campus. Building edges and front doors facing 17th Avenue can strengthen the form. Additional trees can shade the street surface and further define the form. ~~Consider opportunities to work with the city to enhance the pedestrian and bike crossing at the Agate Street intersection should be considered. Similar opportunities exist at the Moss Street and Columbia Street intersections. In the future, there may be opportunity to work with the city to remove some parking and widen sidewalks on both sides of the street to accommodate a growing student population in the area. The opportunity exists to encourage the use of 17th Avenue for automobile entrances and exits to and from the area.~~

AGATE STREET AXIS: 15TH AVENUE TO 18TH AVENUE

(See description in the Southeast Campus--Academics, Athletics, and Recreation--Design Area, page 157.)

MOSS GREEN

(Note: Further work is required to describe the special conditions of open spaces east of Moss Street that would connect to this open space. For more details refer to the 2003 Development Policy for the East Campus Area and the East Campus Open Space Framework.)

Current Use

~~The intent of this is quiet green has been informally used as a garden by the adjacent property owners. large green is a flexible space informally and formally used by residence hall occupants, events, and passive recreation.~~

Form

~~Currently, the green is an informal residential garden and a vacant lot. The green is framed by the future Phase 1 and 2 Residence Halls and Dining Center. The Dining Center's southern edge opens~~

onto a south facing porch at the north side of the green. The green extends across the Moss Street Axis and includes areas for passive recreation and gathering.

Pathways/Gateways

A pedestrian and bike pathway is designed to pass through the green and connect Moss Street to Columbia Street serving as a secondary east/west route. Priority should be given to pedestrians and bicyclists, but the path should be wide enough to safely accommodate small delivery carts. The intent is to provide an alternative bike and pedestrian route and to bring activity to the green space. The exact location and shape are not as important as the intent to create an east/west route. Passive pedestrian pathways circulate around the green, connecting the western portion of the green to the eastern portion across the Moss Street Axis.

Trees/Landscape

A mix of evergreen and deciduous trees is on the site. Special care should be given to the mature Incense Cedar and Horse Chestnut.

Opportunities and Constraints

It is assumed that the existing use can remain intact until the existing adjacent occupants are not using the site as a garden space. At that time the goal would be to transform the green into a pedestrian only, small-scale open space for use by adjacent building occupants. In addition, the green should feature an east/west route that extends through the block. Every effort should be made to create a clear public connection and provide views from Moss Street to Columbia Street. Priority should be given to pedestrians and bicyclists, but the pathway should be wide enough to safely accommodate small delivery carts. Also, special care should be given to ensure a safe alley crossing. Future development should help define the park edges and enliven it. However, primary building entrances should face the street. Consideration should be given to retaining existing garden plantings as appropriate (further assessment is required). Also, plantings should be used to buffer adjacent service and parking areas, such as small alley parking lots). This green should be developed as the primary open space for this part of campus. The space should be a safe, welcoming open space used by students of the adjacent residence halls. 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. Consider how Moss Street will terminate on the south end where non-university houses remain. Address screening of the utilitarian functions of the Central Kitchen. The vacation of Moss Street is required to achieve the full intent of the green.

GARDEN GREEN

(Note: The overall intent is to extend the Garden Green along the East Campus Area’s southern boundary. Some lots in this area are already used as garden space (e.g., Columbia Garden) while others are privately owned (e.g., the lots west of the Garden Green facing Columbia Street). Expansion of the Garden Green would occur over time and only affect UO owned properties. Further work is required to describe the special conditions of these future open spaces that would become part of the Garden Green. For more details refer to the 2003 Development Policy for the East Campus Area and the East Campus Open Space Framework.)

Current Use

Currently the Green is used as single-family residential housing.

Form

Currently the Green is comprised of multiple single-family residential dwelling units.

Pathways/Gateways

A pedestrian pathway is designed to pass through the green and connect Moss Street to Columbia Street serving as a secondary east/west route that bisects the block.

Trees/Landscape

A mix of evergreen and deciduous trees is on the site. Pay special attention to the Giant Sequoia.

Opportunities and Constraints

Future efforts should focus on transforming the Green into a pedestrian-only garden space with an emphasis on residential-scale food production (e.g., urban garden, orchard, etc.). It should incorporate an east/west pedestrian route taking special care to plan for a safe alley crossing and the future connection to a pathway that leads to Columbia Street. This transition into a green space would require the removal of existing single-family residences. All single-family residences proposed for removal should be treated in a manner described in the 2003 Development Policy for the East Campus Area. All future uses and design features should ensure that this Green serves as a graceful transition between university uses and private residential uses. Plantings should be used to buffer garden-related service and parking areas, particularly from adjacent private residential uses. Future development should help define the Green's edges and enliven it. However, primary building entrances should face the street.

AGATE HALL GREEN

(Note: Further work is required to describe the special conditions of this Green. For more details refer to the 2003 Development Policy for the East Campus Area and the East Campus Open-Space Framework Study.)

Current Use

This green is currently home to the Agate Playground (a.k.a. "Ice-cream Park" as termed by neighbors) and is used as a community playground for local residents.

Form

Currently the green consists of a playground adjacent to a parking lot south of Agate Hall.

Pathways/Gateways

There is no formal pedestrian pathway through the green. An informal gateway entrance to the playground is located along Agate Street.

Trees/Landscape

A mix of evergreen and deciduous street trees line Agate Street. A low chain-link fence and row of evergreen shrubs line the perimeter of the playground.

Opportunities and Constraints

Future efforts should focus on improving this space as a community asset and updating or redesigning the Agate Playground. Landscape improvements should include plantings and seating areas, in addition to playground equipment, playground surfaces, and shade trees to help shade the area from western sun exposure.