

University of Oregon East Campus Area Plan

To: Liz Thorstenson, RLA, ASLA
From: Colin McArthur, AICP
Date: October 22, 2024
Subject: **Proposed Changes to the East Campus Area Plan
(2003 Development Policy for the East Campus Area)**

OVERVIEW

As previously described, the intent of the East Campus Area Plan amendments is to reorganize the plan to improve clarity, make the document user-friendly and structured so that it can be easily understood, reflect current needs and built environment conditions, and implement changes informed by the Next Generation Housing Development Plan. Many elements from the 2003 Development Policy for the East Campus Area remain, as do patterns, standards, and requirements.

This document provides additional details on key changes to patterns, policies, and standards in the East Campus Area Plan. The existing *Campus Plan* contains principles and patterns. To minimize potential conflict between university and city policies and other development standards, and to establish a clear hierarchy between the *Campus Plan* and a subject plan, the East Campus Area Plan, all references in the plan to “policies” are changed to “guidelines” and “standards” are changed to “requirements.” Definitions for these terms are included in Chapter 3 Development Guidelines and Requirements of the East Campus Area Plan.

CHANGES

Additions are shown in red, underline text
~~Deletions~~ are shown in blue, strikethrough text

EXISTING PATTERNS

The changes remove existing *Campus Plan* patterns. These patterns are now referenced in the East Campus Area Plan rather than included in their entirety. The patterns apply to development in the East Campus Area, in addition to the required patterns in the *Campus Plan* that apply to all projects.

- Campus Trees
- Hierarchy of Streets
- Local Recreation¹

¹ The *Campus Plan* amendments change Local Sports to Local Recreation.

- Main Gateways
- Open University
- Pedestrian Pathways
- Student Housing
- University Shape and Diameter

The changes also remove patterns included in the 2003 Development Policy for the East Campus Area that are implemented by other principles and patterns in the Campus Plan, guidance and direction in other subject plans, or applicable state and local policies. Removed patterns include:

- University Mission
- Existing Uses/Replacement
- Architectural Style
- Street Grid
- Sustainable Development
- Use What We Have Wisely
- Landscape Buffering
- Planning Process Participation

PREVIOUSLY ESTABLISHED PATTERNS AND NEW PATTERNS

The *Campus Plan* also allows for the addition of patterns in response to specific design issues. The following 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 2024 Next Generation Housing Development Plan. Specific references to the *Campus Plan*, other subject plans, and the Fairmount Special Area Study (FSAS) are removed from the patterns for consistency and will be replaced with hyperlinks to the relevant documents, as needed.

Graceful 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. (1982 EC Policy) 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. [\(Fairmount\)](#)

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 institutions 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 ~~Designated~~ Open Spaces

~~Open spaces for rest, contemplation, and viewing are an essential part of a college campus and a long-lasting and honored tradition on the University of Oregon campus. Because of the smaller expected building scale of new housing in the residential transition area, and the existing street grid, and the focus on student families in this area, it is unlikely that large quadrangles smaller-scaled open spaces will be an important part of an open-space system for the East Campus Design Area.~~

Therefore: ~~Designated open spaces in the East Campus Area will be relatively~~ Include smaller-scaled on the scale of the open space in the East Campus Design Area, east of the Knight Law Center (approximately 20,000 sf) and most likely formed by buildings. These open spaces will be connected by pedestrian pathways to other campus pathways, to the street grid within the East Campus 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. These open spaces will be accessible to the public.

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 (~~CP and Long Range Campus Transportation Plan~~) 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.

[\(Fairmount/University of Oregon Special Area Study\)](#)

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 ~~alternative~~ active modes of transportation.

Therefore, Continue to pursue programs and projects ~~that which both (a) increase the supply of existing automobile parking and (b)~~ reduce student, faculty, and staff's reliance on automobile transportation and, thereby, reduce the demand for automobile parking. ~~(CP)~~ 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. [\(Fairmount/University of Oregon Special Area Study\)](#)

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. ~~Take steps~~ Continue to gain better use of existing off-street parking areas and to discourage long-term storage of vehicles on the street. (Fairmount/ University of Oregon Special Area Study)

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. [\(Fairmount/University of Oregon Special Area Study\)](#)

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 college 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 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.

Building Maintenance

The university's campus environment and the adjacent neighborhood's environment is 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 ~~developing a program for~~ 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. (CP)

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 ~~develop and~~continue to use mechanisms to maintain residential yards. The university will ~~intensify~~continue its efforts to appropriately landscape and maintain university-owned, non-residential properties in the special study area. (Fairmount/University of Oregon Special Area Study) Particular attention will be given to areas with high public visibility.

INSTITUTIONAL GUIDELINES AND REQUIREMENTS

This section details changes to the Institutional Plan Area, which include reorganizing and modifying guidelines, adding requirements that draw from the standards in the existing plan and are informed by the Next Generation Housing Plan, and the addition of maintenance requirements from the existing Maintenance element and notification requirements from the existing Communications element. The intent of the changes is to improve clarity for development projects that occur in this Plan Area.

~~1.B Policies & Standards: General Institutional, Sub-areas 71-75~~

~~These Sub-areas provide~~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 halls²), open space, outdoor recreational uses, and automobile parking. ~~Refer to Appendices E, F, and G for a detailed description of Sub-area boundaries and zoning.~~

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, ~~t~~he 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.

² 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.

If a parking structure³ is built, every effort shall be made to integrate uses into the ground floor to create a building that encourages pedestrian activity. ~~Refer to the parking patterns and policies on page 25.~~

~~Existing uses will be replaced as described in the Existing Uses/Replacement pattern on the previous page and Campus Plan Policy 5: Replacement of Displaced Uses.~~

~~71. Future development should recognize that the Museum of Natural and Cultural History is designed to accommodate an another eventual expansion of modest proportions.~~

~~72. — This area is the most likely location for a future dormitory and parking structure, if either are built in the East Campus Area. Future development should recognize this potential. The importance of outdoor recreational uses (e.g., the basketball courts) also should be recognized.~~

~~73. In addition, fFuture development should recognize that the Knight Law Center is designed to accommodate an eventual expansion.~~

~~74. The Agate Hall area is included in the city's 19th and Agate Special Area Study, and proposals for redevelopment must consider applicable policies articulated in that study. (CP)~~

~~Lastly, future development should recognize that Many Nations Longhouse is designed for an eventual expansion and development of a new open space (See Many Nations Longhouse Expansion, Expression Place and Many Nations Longhouse Axis Conceptual Plan, 2010).~~

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

³~~A parking structure is an above-ground building (one or more stories) with automobile parking as its primary use.~~

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 Services.

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

The Office of Campus Planning and Real Estate 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.

LIMITED INSTITUTIONAL GUIDELINES AND REQUIREMENTS

This section details changes to the Limited Institutional Plan Area, which include reorganizing and modifying guidelines, adding requirements that draw from the standards in the existing plan and are informed by the Next Generation Housing Plan, and the addition of maintenance requirements from the existing Maintenance element and notification requirements from the existing Communications element. The intent of the changes is to improve clarity for development projects that occur in this Plan Area.

~~1.C Policies & Standards: Limited High-density Residential/Limited Institutional, Sub-areas 51-54~~
~~These Sub-areas provide~~The Limited Institutional Plan Area provides development opportunities for a mix of university-owned, high-density student housing, including residence halls, (equivalent to city's R-3 zone, Limited High-density Residential) and general-institutional uses. ~~Addressing on-campus student housing needs, excluding dormitories,⁴ shall have priority. Refer to Appendices E, F, and G for a detailed description of Sub-area boundaries and zoning.~~

Guidelines

Appropriate ~~general~~ 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,

⁴-A residence hall (otherwise known as a dormitory) is defined in footnote #3.

~~storage, outdoor recreational uses, open space, public service, and general institutional parking, and open spaces. Refer to the City of Eugene/EG East Campus Overlay Zone Prohibited Uses and Special Use Limitations (Appendix C).~~

~~Institutional buildings generally should be no larger than 50,000 gross square feet (GSF).~~

~~Existing uses will be replaced as described in the Existing Uses/Replacement pattern on page 5.~~

~~Development in these areas 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 in Sub-area 51 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). Site Review will be part of the planning process for all proposed development east of the alley and facing Villard Street.~~

~~In Sub-area 52, d~~Development will should be compatible with the more intensive institutional uses on the one side west of Moss Street and with the low-density residential development on the other on Villard Street.

Between 15th Avenue and 17th Avenue, gGeneral university-use parking not specifically associated with a development project in these areas is allowed. These areas are 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.

~~In general, development of these areas should occur only after Sub-areas 51 and 52 are fully developed. If 51 and 52 have not been fully developed, it must be demonstrated why proposed development cannot or should not occur there instead of in 53 and 54.~~

~~Development will be compatible with the more intensive institutional uses on the one side and with the low density residential development on the other. When possible, existing houses that are structurally sound will be retained until development occurs and then moved rather than demolished. Refer to the Maintenance section on page 27 and the Fairmount/University of Oregon Special Area Study in Appendix B (Policy #8 in University of Oregon Lands Section). General university use parking, not specifically associated with a development project in these areas, is not allowed.~~

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

~~Site Review shall be required for new development within 100 feet of the one privately owned, owner-occupied parcel (TL-3400, map 17-03-32-44) as long as the property is privately owned.~~

~~Future development may require changes to the existing East Campus Cluster subdivision.~~

Requirements

Uses

Allowed uses include housing, research, offices, storage, outdoor recreation, open space, public service, general institutional parking, 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 Low-density Residential property. This limitation does not apply to land abutting right-of-way.

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%.

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 Services.

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

The Office of 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.

RESIDENTIAL GUIDELINES AND REQUIREMENTS

This section details changes to the Residential Plan Area, which include reorganizing and modifying guidelines, adding requirements that draw from the standards in the existing plan and are informed by the Next Generation Housing Plan, and the addition of maintenance requirements from the existing Maintenance element and notification requirements from the existing Communications element. The intent of the changes is to improve clarity for development projects that occur in this Plan Area.

~~2.B Policies & Standards: Low density Residential Area, Sub-areas 55-59~~

~~These Sub-areas The Residential Plan Area should create a transition between the campus and the adjacent low-density residential neighborhood. These areas are devoted primarily to low density middle housing for student families. Refer to Appendices E, F, and G for a detailed description of Sub-area boundaries and zoning.~~

~~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 as a possible conditional use. Conditional uses shall demonstrate that they do not require more parking or generate more automobile trips than the allowed low-density residential use. No more than seven of the tax lots in the Low-density Residential area shall have a conditional use and no more than five of the seven tax lots shall be located along Villard Street. Refer to the Fairmount/University of Oregon Special Area Study in Appendix B (Policy #6 in University of Oregon Lands Section).~~

Guidelines

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

Maintaining the symmetry residential character along Villard Street between 15th Avenue and 19th Avenues is important.⁵ Every effort will be made to preserve the areas' single family low density residential character (e.g., setbacks, roof pitch, and building height) and maintain the landscaping. ~~In addition, every effort will be made to maintain and retain existing housing units along Villard Street. Refer to the Maintenance section on page 27.~~

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, ~~particularly if they have notable historic significance.~~⁶

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. ~~Refer to the Maintenance section on page 27 and the Fairmount/University of Oregon Special Area Study in Appendix B (Policy #8 in University of Oregon Lands Section).~~

~~Sub-area 59 is included in the city's 10th and Agate Special Area Study and proposals for redevelopment area, to consider applicable policies articulated in that study. (CP)~~

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

⁵This policy recognizes that the city may establish a Nodal Overlay Zone for properties on the east side of Villard Street that may affect the street's future character and density.

⁶A structure has "notable historic significance" if it is ranked as a primary or secondary resource according to the City of Eugene Cultural Resources Survey and it is considered eligible as a City Landmark or for listing on the National Register of Historic Place

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 Requirements

Campus Planning and Real Estate 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 definition are in Appendix C.

Area Notice is required in the Residential Plan Area for, Site Review/Conditional Use, Policy Amendments, 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.

TRANSPORTATION GUIDELINES AND REQUIREMENTS

This section details changes to the Transportation and Parking elements, which include reorganizing and modifying guidelines and adding requirements that draw from the standards in the existing plan and are informed by the Next Generation Housing Plan.

Guidelines

In the context of East Campus development, measures will be taken to limit any increase in traffic through the ~~single-family residential~~ neighborhood east of Villard Street and south of ~~15th-17th~~ Avenue, as much as possible.⁷

⁷ ~~Refer to the East Campus Lands Trip Generation Study (November 2002) for information about estimated automobile trips that may be generated from future, potential East Campus development.~~

~~As 15th Avenue is heavily used by pedestrians with frequent crossings, e~~Encourage the use of ~~15th and 17th Avenues~~ 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 to direct traffic onto 15th Avenue (Figure 4).~~ ~~Until ownership of 15th Avenue is transferred from the city to university, 15th Avenue will continue to be used for automobiles; however, efforts should be made to limit vehicular traffic as much as possible.~~

Encourage the city to ~~implement the Complete Streets 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~~ ~~consider narrowing the streets, or enforce other~~ traffic calming measures, at ~~the~~ intersections of ~~19th Avenue~~ with Moss ~~Street~~ and Columbia Streets, ~~and where university-owned lands end at the southern edge of the East Campus Area on Moss and Columbia Streets,~~ to discourage their use as entrances to and exits from the area, ~~and~~ ~~Encourage the city to consider establishing a narrowed street, or other traffic calming measure,~~ at 17th Avenue and Villard Street to discourage traffic east on 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 (Figure 4). ~~Refer to the Fairmount/University of Oregon Special Area Study in Appendix B (Traffic Policy #7).~~

A traffic impact analysis shall be conducted for new development as required by the city.⁸ Neighbors will be notified of any project requiring a traffic impact analysis as described in the policies and standards for neighborhood involvement (~~page 36~~ ~~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 ~~alternative~~ 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~~ ~~Support a joint city/university examination of~~ continue to examine Agate Street to improve its function ~~and safety.~~ ~~Refer to the Fairmount/University of Oregon Special Area Study in Appendix B (Traffic Policy #6).~~

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

~~In addition to city code requirements, development within the Limited High-density Residential/Limited Institutional areas shall provide parking at a ratio of .8 spaces per net new university employee and one space per residential unit. Relocated current employees would not trigger additional parking.~~

~~The university will continue to implement measures to encourage use of alternative modes of transportation.~~ 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.

⁸ ~~As defined in the city code, traffic impact analysis review is required when one of the following conditions exists: (1) the development will generate 100 or more trips during any peak hour; (2) the increased traffic resulting from the development will contribute to traffic problems in the area based on current accident rates, traffic volumes, and/or speeds that warrant action under the city's traffic calming program, and identified locations where pedestrian and/or bicyclist safety is a documented city concern; (3) the city has performed or reviewed traffic engineering analyses that indicate approval of the development will result in levels of service of the roadway system in the vicinity of the development that do not meet the adopted level of service standards. See EC 9.8670 Traffic Impact Analysis Review Applicability.~~

The university will consider purchasing ~~Moss and~~ Columbia Streets between 17th Avenue and 19th Avenue from the city and converting ~~them~~ the west side from parallel parking to head-in parking. This strategy has been employed ~~on some parts of~~ Columbia ~~Street~~ and Moss Streets 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 ownership 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 percentage amount of general parking provided in the East Campus Area relative to all areas of campus ~~(about 27%)~~ shall not increase except as required when new development occurs in the East Campus Area. As parking has been displaced by development, sSome of the general parking has been ~~should be~~ shifted and should continue to shift to other areas of campus to better meet university parking needs and to minimize traffic in adjacent neighborhoods ~~(refer to Traffic Policies and Standards on page 23).~~

~~If~~ As structured parking is constructed in the East Campus Area or elsewhere on campus, the university should consolidate ~~required~~ 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 ~~eventually~~ 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.

~~Refer to the Sub-area policies and standards on pages 7-10 for parking lot and parking structure size and location limitations to ensure compatibility. Also refer to the Fairmount/ University of Oregon Special Area Study in Appendix B (Parking Policy #9).~~

MAINTENANCE MEASURES

Maintenance measures that apply to development projects in specific Plan Areas are included in that section's requirements. Maintenance measures that apply to all Plan Areas are included in Appendix A, with reorganizational changes shown below.

General **Maintenance Measures**

- 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 Services) for all other maintenance requirements.

Landscape **Interim Maintenance**

- 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 patterns and policies principles and patterns of the Campus Plan and the Sustainable Development Plan when making improvements. For example, replace dead or diseased plant materials and encourage automatically controlled irrigation systems for existing areas.
- ~~Give priority to landscaped areas that are in the public view from public streets (e.g., front yards).~~
- Ensure that shrubs, trees, and groundcovers are regularly and properly pruned.
- Maintain plant materials in a healthy and attractive manner, keeping in mind the patterns and policies of the Campus Plan's Sustainable Development Policy and the Sustainable Development Plan.
- Remove dead or waste material.
- Remove trash or rubbish on a regular basis.
- Provide for adequate vision clearance.
- ~~Encourage an~~ Follow existing Integrated Pest Management (IPM) program.

Building **Interim Maintenance**

- 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. ~~(GP)~~
- ~~Give priority to building façades that are in the public view from public streets (e.g., front façades of houses)~~
- 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.

NOTIFICATION REQUIREMENTS

Communication requirements for development projects in specific Plan Areas are included in that section's requirements. Notification requirements that apply to all Plan Areas are included in Appendix C, with reorganizational changes shown below:

- ~~Campus Planning and Real Estate shall be notified of any proposal for development of new facilities or for alteration or demolition of existing facilities within the area encompassed by these policies. (CP)~~
- ~~The university, city, and neighborhood shall continue their participation in the University/Community Liaison Committee. (CP)~~
- A university representative will attend neighborhood association meetings ~~when invited~~.
- The campus community (including residents residing within the campus boundaries) will be notified of proposed development as described in the *Campus Plan*.
- ~~University neighbors shall be included in the review of university development proposals as described in the Required Notification to University Neighbors table on the following page.~~

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, ~~if the proposed development is in Sub-areas 51-59, provide~~ notice ~~will be provided~~ 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. ~~Notice to the neighborhood shall be given in writing and delivered by regular mail to the presiding officer of the neighborhood organization.~~ These provisions are not intended to restrict the delivery of notice to other individuals by other means. (CP)
- **Site Review, Conditional Use Permit, Zone Change, or Traffic Impact Analysis:** Notice of the intent to apply to the city for ~~a site review, conditional use permit, zone change (53 and 54), or a traffic impact analysis~~ **any of these 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. (CP)
- **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 ~~and by regular mail~~ to the ~~director of the Eugene Planning Department~~ **city planning director** and to a designated representative of each recognized neighborhood organization that abuts the campus, at least ~~45-30~~ 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 51-54 and 55-59~~), **conditional use permit** (~~51-59~~), 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 ~~policy~~ East Campus Area Plan amendments ~~affecting Sub-areas 51-59~~ shall be sent to neighbors residing in the areas described above.
- **Zone Changes:** Notice of zone changes affecting ~~Sub-areas 53 or 54~~ 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.