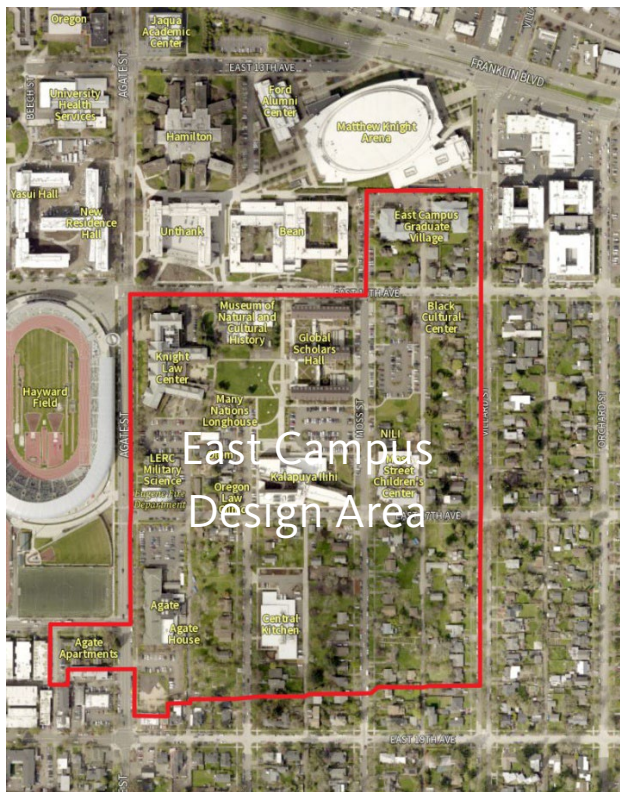


Proposed Amendments to the *Campus Plan* and *East Campus Area Plan* – Related to the Next Generation Housing Development Plan for the East Campus Design Area  
September 2024 DRAFT

**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 transition between the university campus and the surrounding residential neighborhood.



— Proposed Amendment Design Area

**Summary of 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
  - Expand and reconfigure the Moss Green Open Space
  - Reduce the eastern side 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 east

- Map 3 (page 39): Designated Open Spaces, revise Note 3. to “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
  - Expand and reconfigure the Moss Green Open Space
  - Reduce the eastern side 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 east
- Map 4 (page 41): Pathways
  - Remove the mid-block pedestrian pathway south of 17<sup>th</sup> Avenue, between Columbia and Moss Streets
  - Extend the southern block crossing, south of 17<sup>th</sup> Avenue, between Columbia and Moss Streets, west to Agate Street
  - Extend the Many Nations Longhouse Axis east to Villard Street
  - Add a pedestrian pathway along the south side of 17<sup>th</sup> Avenue, between Agate and Villard Streets
  - Extend the 17<sup>th</sup> Avenue Axis pedestrian pathways east to Villard Street
  - Add a pedestrian pathway along Villard Street, between 15<sup>th</sup> Avenue and south of 17<sup>th</sup> Avenue
  - Add a diagonal pedestrian pathway north of Kalapuya Ilihi Hall

*Campus Plan Principle 3: Densities*

- Map 5 (page 50): Design Areas
  - 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.
- Table 2: Design Area Development Densities (page 52: *East Campus Design Area*)
  - Remove subareas and reference the updated *East Campus Area Plan* density allowances.
  - Add the new Agate Apartments design area and density allowances.

*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, Garden Green, Many Nations Longhouse Axis, and Agate Hall Green to be consistent with recommendations from the Next Generation Housing Development Plan and *East Campus Area Plan*.
  - Add new description for Agate Apartment Design Area.

## **Proposed Changes to the *East Campus Area Plan* (2003 Development Policy for the East Campus Area):**

### **Intent**

The intent of the amendments is to reorganize to improve clarity, improve the document to be user friendly and organized in a way to be easily understood, reflect current needs and the current built environment conditions, and implement changes informed by the Next Generation Housing Development Plan. A number of elements from the *2003 Development Policy for the East Campus Area* will remain. Please see below for a summary of the proposed changes.

### **Summary**

The following is a summary of the proposed *Development Policy for the East Campus Area* amendments:

- Change the subject plan title from “*2003 Development Policy for the East Campus Area*” to “*East Campus Area Plan*”
- Reorganize the document into the following Chapters: Introduction, Process, Plan Area Development Policies, Transportation, Appendices
- Changes to the Land Use Map include:
  - Remove subareas, update plan area boundaries, and change terminology from “Institutional, Limited High-Density Residential/Limited Institutional, Low Density Residential” to “Institutional, Limited Institutional, Residential.”
  - Change the area north of 15<sup>th</sup> Avenue from “Limited Institutional” to “Institutional”.
- Changes to Patterns include:
  - Remove existing *Campus Plan* patterns and reference the *Campus Plan* for their applicability; update other patterns, policies, and standards for consistency with the *Campus Plan* Amendments and the Next Generation Housing Development Plan recommendations; and, remove patterns no longer relevant to the East Campus Area.
  - Change reference to graceful edge to Residential Transition.

- Changes to Policies and Standards include:
  - Expand allowed uses in the Limited Institutional Plan Area to include residence halls.
  - Increase the maximum building height in the Limited Institutional plan area from 45 feet to 85 feet.
  - Increase the maximum building height in the residential transition area abutting R-1 Low-Density Residential zoned property from 30 feet to 45 feet.
  - Increase the residential transition setback abutting R-1 Low Density Residential zoned property from 60 feet to 75 feet to balance the increase in building height.
  - No change to Low Density Residential Plan Area. Comply with city R-1 zone.
  - Increase the allowable maximum density within the Institutional and Limited Institutional Plan Areas per the Next Generation Housing Development Plan.
  - Within the Limited Institutional Plan Area, update parking requirements to be based on operational need. Remove requirement to provide parking at a ratio of 0.8 spaces per net new university employee and one space per residential (apartment) unit.
  - Remove reference to “every effort will be made to maintain and retain existing housing units along Villard Street” within the Low Density Residential (Residential) plan area.
  - Remove requirement for projects larger than 15,000 gsf to prepare and adopt an open-space framework plan. Establish a designated open space framework for the East Campus Design Area in the *Campus Plan*.
- Changes to the Transportation section include:
  - Change reference to limit traffic south of 15<sup>th</sup> Avenue to 17<sup>th</sup> Avenue.
  - Add consideration for 15<sup>th</sup> Avenue and Moss Street to become pedestrian prioritized within the UO campus boundary.
  - Add intent to vacate alleys within the UO campus boundary.
  - Add consideration to remove street parking, within the UO campus boundary, to support pedestrians and multi-modal transportation.
  - Add consideration for drop-offs at residence halls.
  - Add support for study of Agate Street and 17<sup>th</sup> Avenue intersection to improve safety.
- Changes to the Maintenance section include:
  - Focus on wood frame houses only, reference Campus Plan Principle 6 for all other maintenance.
  - Remove note about Villard edge being a good location to relocate “contributing ranked houses”.

- Remove “interim” and “long-term” maintenance measures; create “maintenance measures” to simplify the approach.
- Changes to the Communications section include:
  - Remove reference to Community Liaison Committee (no longer exists).
  - Change public hearing notification to neighbors from 45 days to 30 days, consistent with the *Campus Plan*.

## Proposed Organizational Changes:

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### Proposed Land Use Map Changes:

#### Description of Changes:

- The existing 2003 *Development Policy for the East Campus Area* Land Use Map includes references to “sub-areas.” The proposed Campus Plan amendments remove subarea numbers and boundaries from the East Campus Design Area. See changes to Map: 5 Design Areas (Page 50). The proposed amendments also remove subarea numbers from the Land Use Map.
- The plan area boundaries in the existing Plan’s Land Use Map are general and do not align with right-of-way or property boundaries or the /EC Campus Overlay Zone boundaries. The proposed amendments modify the plan area boundaries to align with these boundaries.

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### 1. Introduction

Purpose

History

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

*Development Policy for the East Campus Area (2003)*

*East Campus Overlay Zone (/EC) (2004)*

*Recent Development*

How to Use the Plan

*Plan Areas*

*Periodic Review*

### 2. Process

Evolution of the Plan

*Campus Plan (2022)*

*Campus Physical Framework Vision (2015)*

*Next Generation Housing Development Plan (2024)*

Policy Objectives

*Campus Patterns*

*Creating a Residential Transition*

*Enhancing the Open Space Framework*

### 3. Development Policies

Institutional

Limited Institutional

Residential

### 4. Transportation

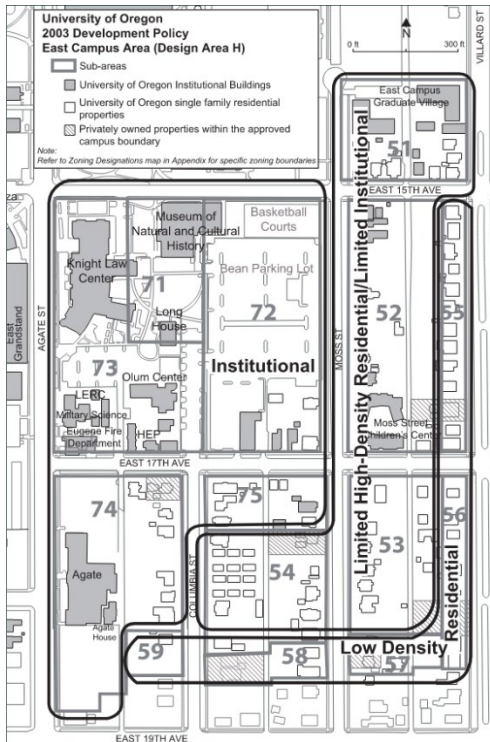
Traffic

Parking

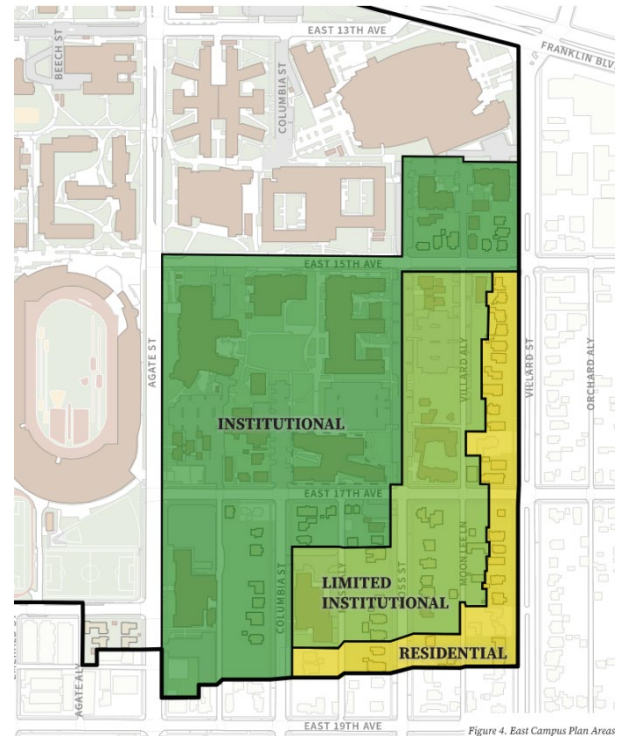
### Appendices

## Proposed Table of Contents

- The proposed amendments change the plan area labels from “Institutional, Limited High-Density Residential/Limited Institutional, Low Density Residential” to “Institutional, Limited Institutional, Residential” for readability and simplicity. This change does not affect the existing /EC East Campus Overlay Zone or *Fairmount/University of Oregon Special Area Study*.

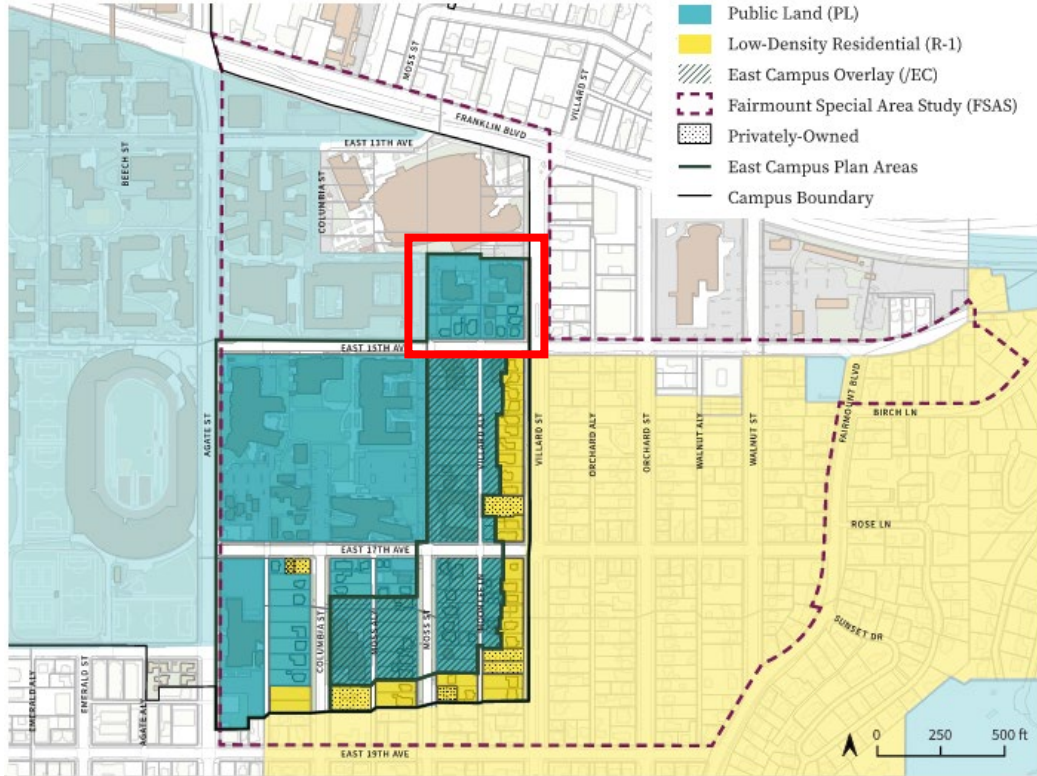


**Existing Plan Areas Map**



**Proposed Plan Areas Map**

- In addition, the proposed amendments change the designation of the area North of 15th Avenue from “Limited Institutional” to “Institutional.” This area contains the East Campus Graduate Village and is developed with other Institutional uses. The /EC East Campus Overlay Zone boundary does not include the Institutional plan area; only the Limited institutional plan area is included. This change will be included in a subsequent land use application to change the zoning from PL/EC to PL.



**Proposed Land Use Diagram and Plan Area Change (red)**