

# Campus Plan And East Campus Plan

## Overview of proposed updates

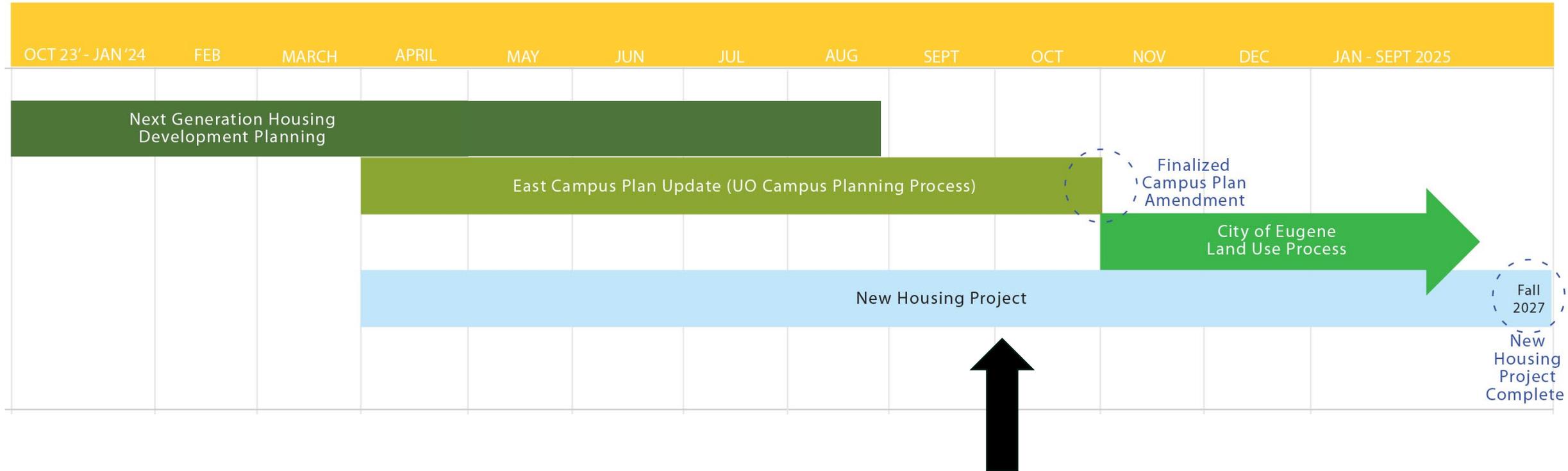
October 1, 2024



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Campus Planning

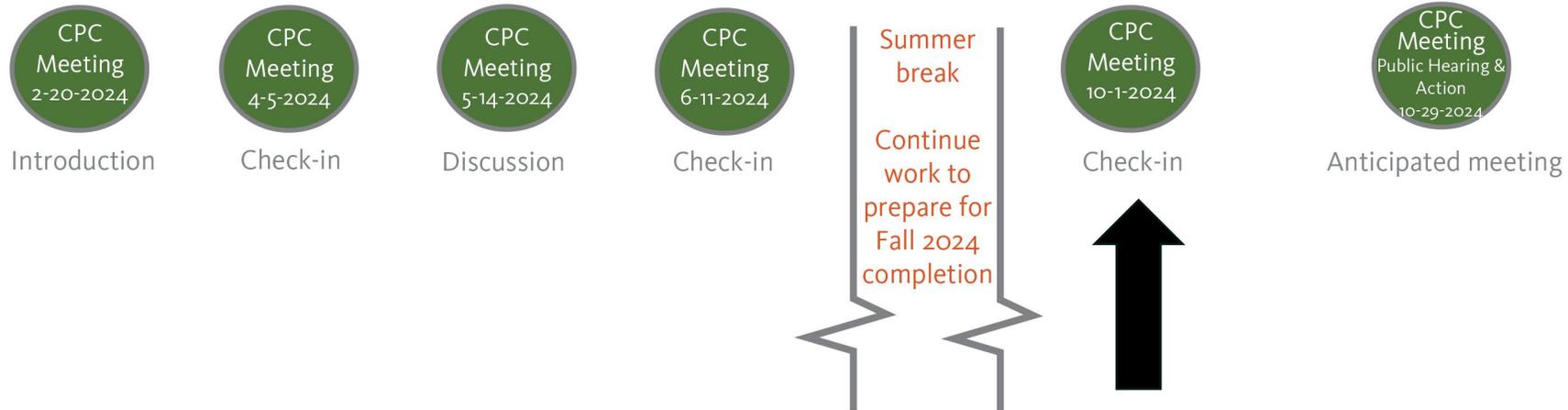
# Timeline



# Timeline

## Campus Plan Amendment - East Campus - Process Diagram

### Campus Planning Committee



# Outreach Summary

Campus Planning Committee

Fairmount Neighborhood Association

South University Neighborhood Association

Community focus group meetings (2)

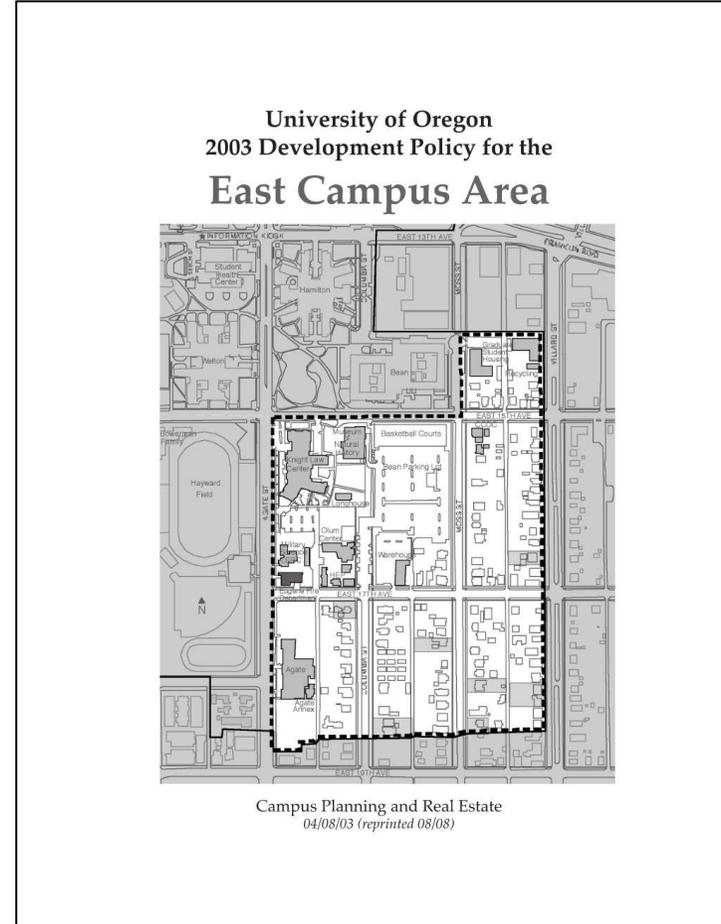
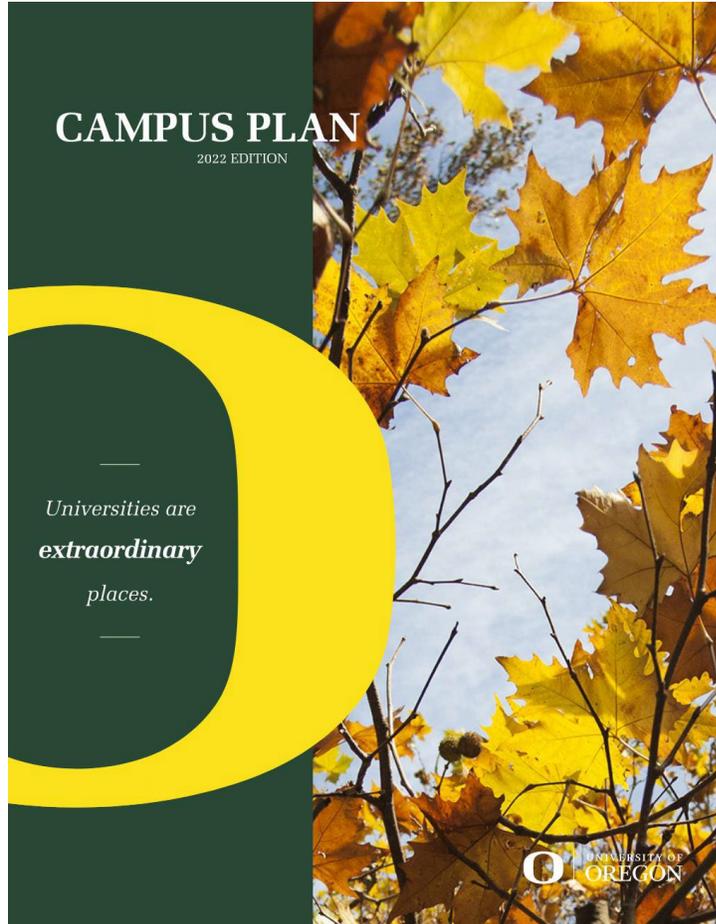
UO Stakeholders: Vivian Olum Center, Museum of Natural and Cultural History, School of Law, Military Science, Student Life (EMU, Moss St Children's Center, Grove Garden, Black Cultural Center, Basic Needs Program), College of Education, Many Nations Long House, College of Arts and Science/School of Global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

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

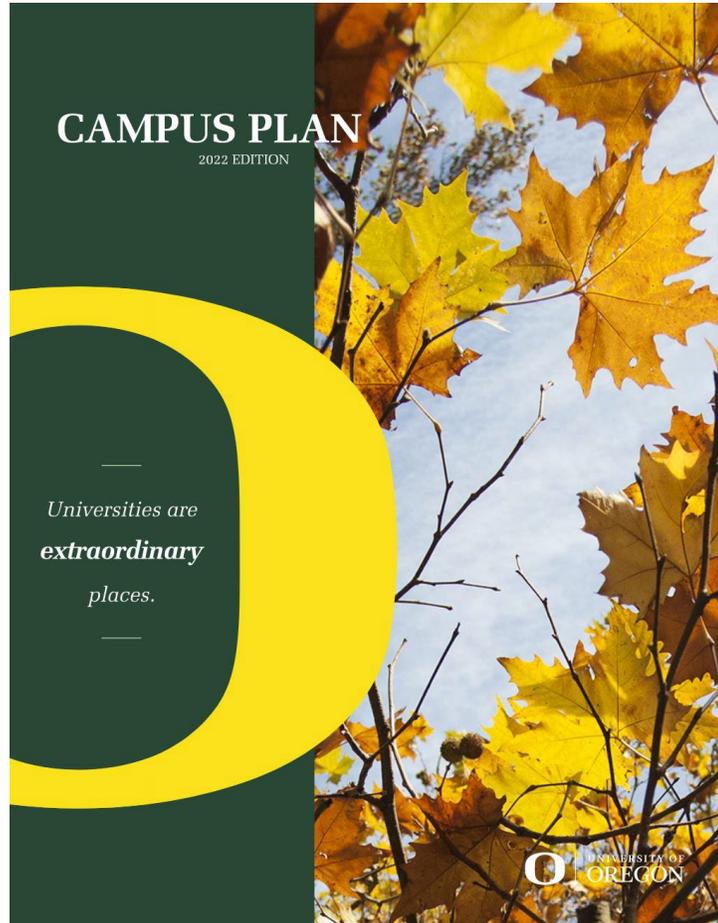
Student Open House (June 2024)

City of Eugene staff and leadership

# Introduction



# Campus Plan Proposed Amendments



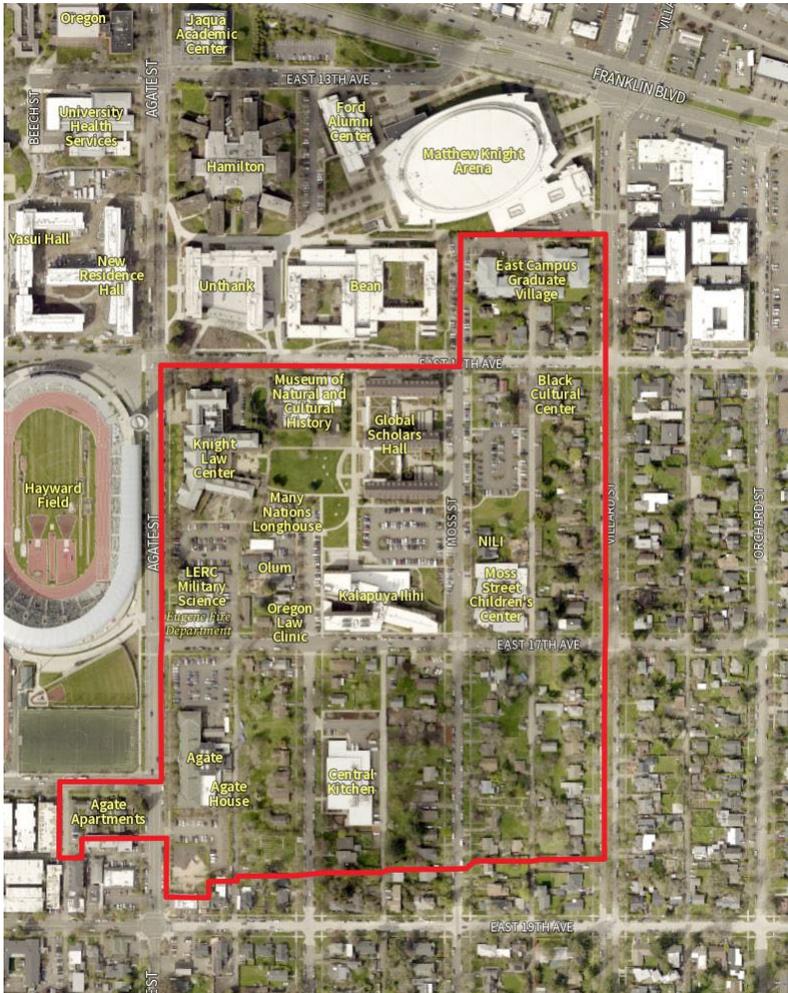
Principle 2: Update open space framework

Principle 3: Density table

Principle 12: Design Area Special Conditions

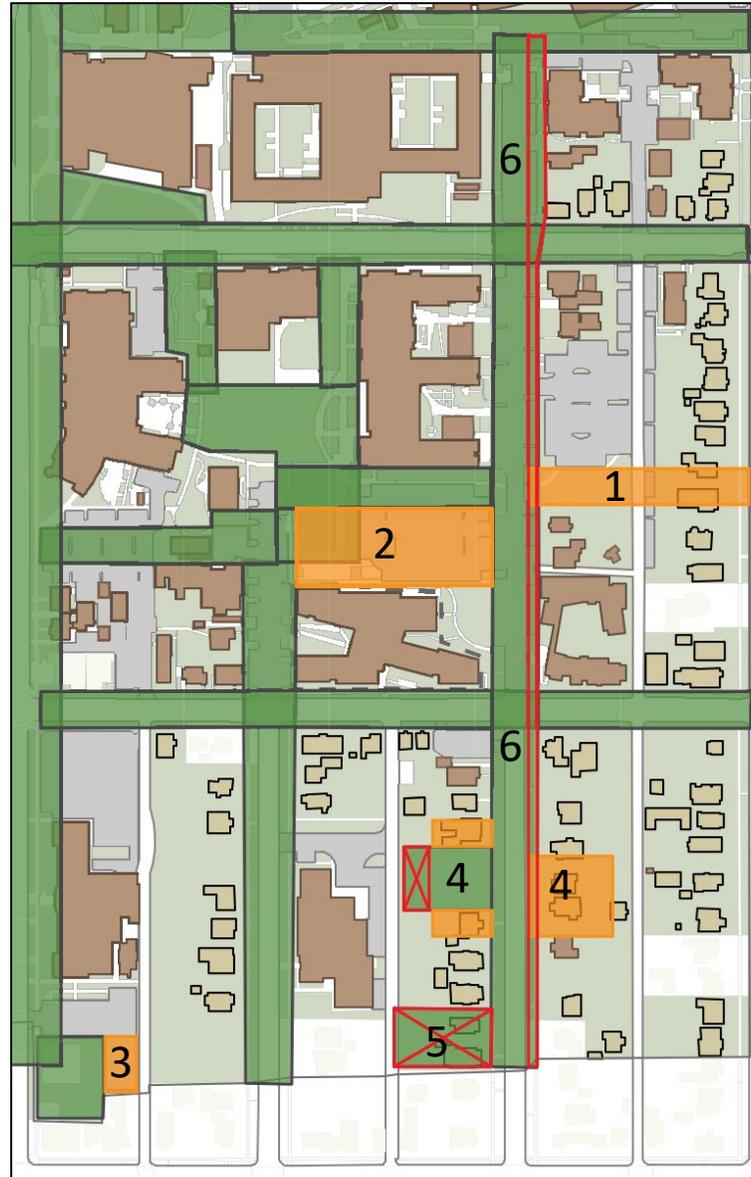
# Campus Plan Proposed Amendments

East Campus Design Area

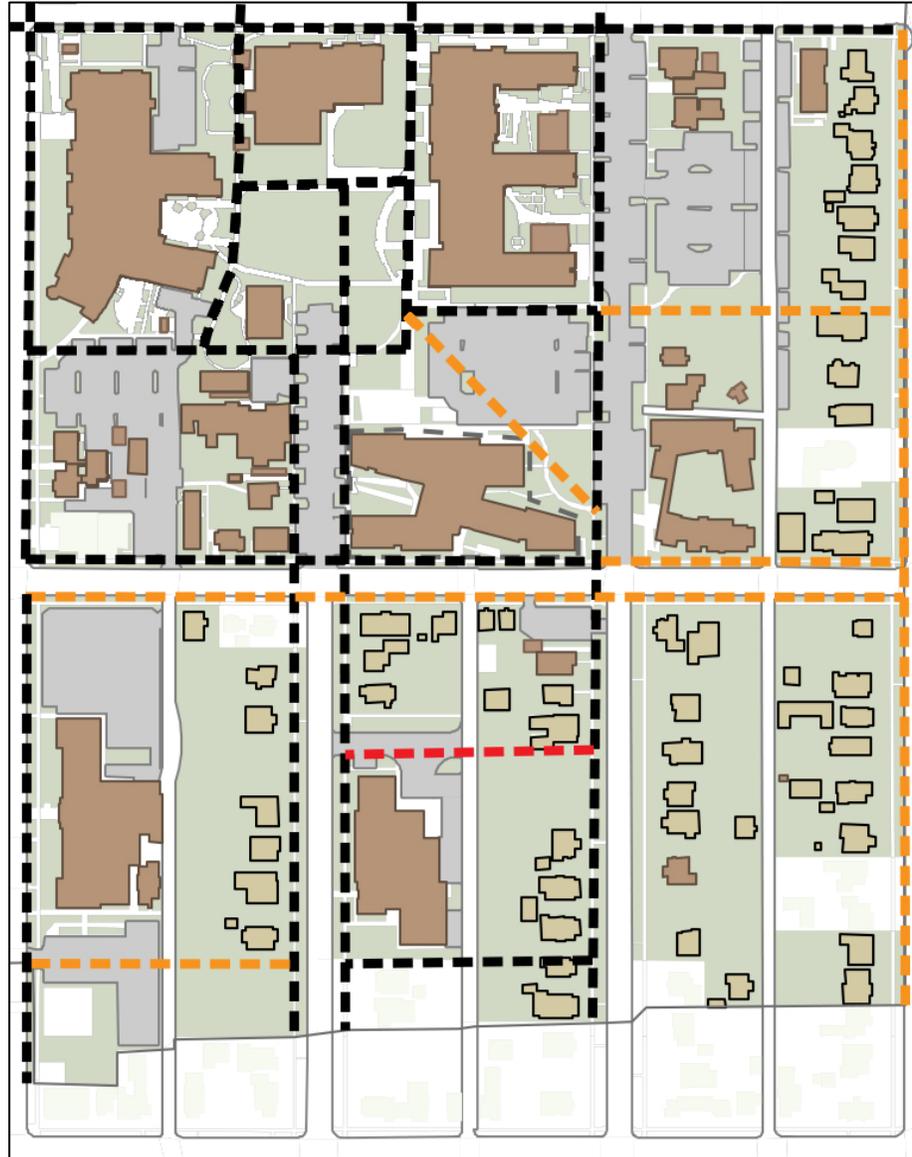


# Campus Plan Updates – Principle 2: Open-space Framework

1. Extend Many Nations Longhouse Axis
2. Create “New Green” to reflect “Eco-commons”
3. Expand Agate Hall Green
4. Expand Moss Green
5. Remove Garden Green
6. Narrow Moss Street Axis



# Campus Plan Updates – Principle 2: Pathways



# Campus Plan Updates – Principle 3: Densities

Move Density information to East Campus Plan

- Institutional
- Limited Institutional
- Residential

52

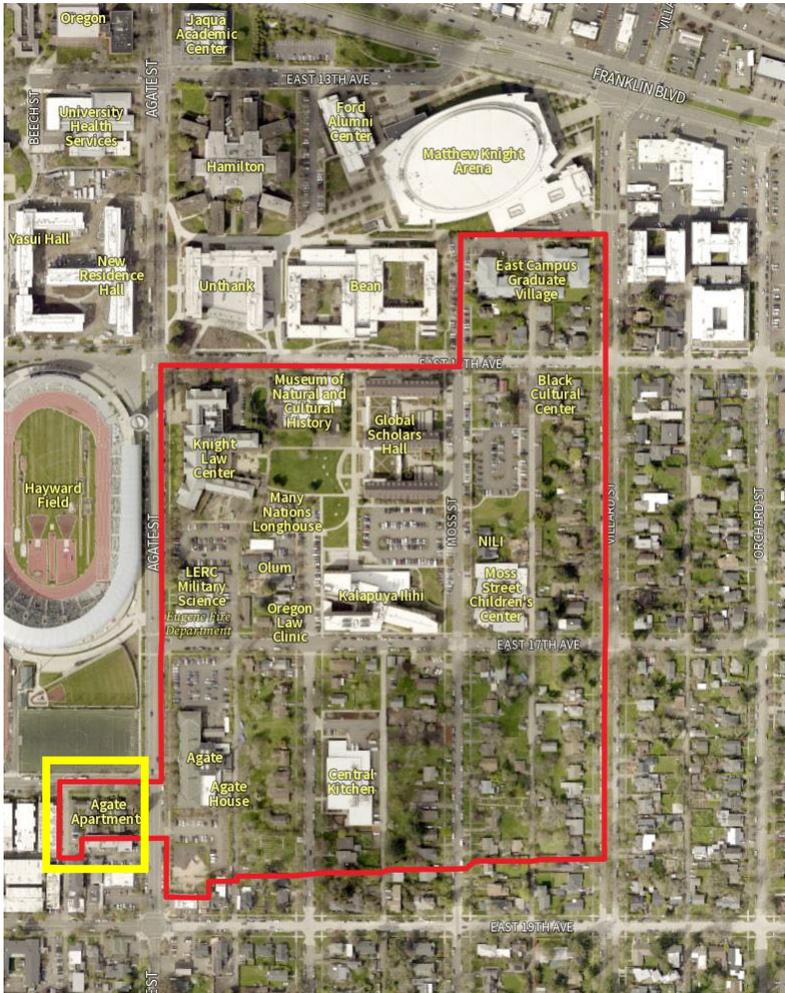
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DESIGN AREA	SUB AREA	SIZE  (total square feet (sf) in design area)	MAX BUILDING FOOTPRINT (sf)		MAX GROSS SQUARE FOOTAGE		2023 AVAILABLE BUILDING FOOTPRINT  (see notes 1, 4)	2023 AVAILABLE gsf  (see notes 1, 4)	NOTES	
			% coverage allowed	sf (size x %)	floor area ratio	gsf (size x ratio)				
NORTHEAST CENTRAL CAMPUS  (ACADEMICS, STUDENT SERVICES, and HOUSING)		1,016,396	34% (.34)	347,845	1.14	1,154,290	51,133	153,547		
							<b>Desired</b>	<b>Desired</b>		
	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		
PRINCIPLE 3 ATHLETICS, STUDENT SUPPORT, & ADMINISTRATION		514,434	39% (.39)	198,300	1.20	612,800	14,395	80,652		
	STUDENT HOUSING	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	133,760	405,240	(Sub areas 27-36) See note 7.	
	27	198,581	35% (.35)	69,503	1.25	248,226				
	28	106,146	35% (.35)	37,151	.500	53,073				
	29	261,000	38% (.38)	99,443	1.29	336,697				
	30	23,252	30% (.30)	6,976	.600	13,951				
	31	186,980	40% (.40)	74,792	.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	94,004	30% (.30)	28,228	.500	47,047				
	36	93,374	41% (.41)	38,283	.52	48,555				
	37-41	See East Campus Development Policy								

# Campus Plan Updates – Principle 3: Densities

Revise East Campus Design Area boundary

Create new Design Area for “Agate Apartments”



# Campus Plan Updates – Principle 12: Design Area Special Conditions

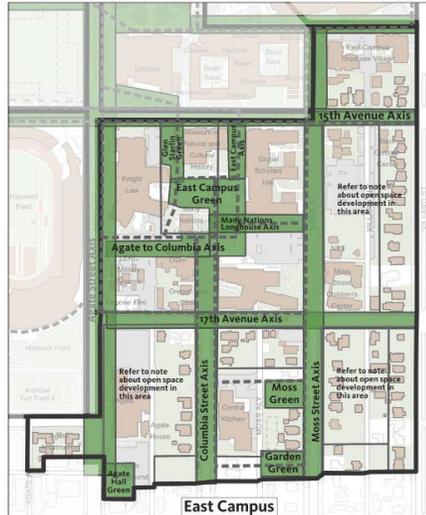
Create new Design Area for “Agate Apartments”

Create and update Design Area Special Conditions

- Current Use
- Form
- Pathways/Gateways
- Trees/Landscape
- Opportunities and Constraints

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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 structures and low-density student-housing units. It is within the boundaries established in the 2003 *Development Policy for the East Campus Area* and the *Fairmount/VO Special Area Study* (1981, as amended). Development shall follow the principles and standards adopted in the development principle 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.

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*.

NOTE: The open-space framework in the outer portions of the East Campus 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.

# East Campus Plan Proposed Amendments

Reorganize to improve clarity

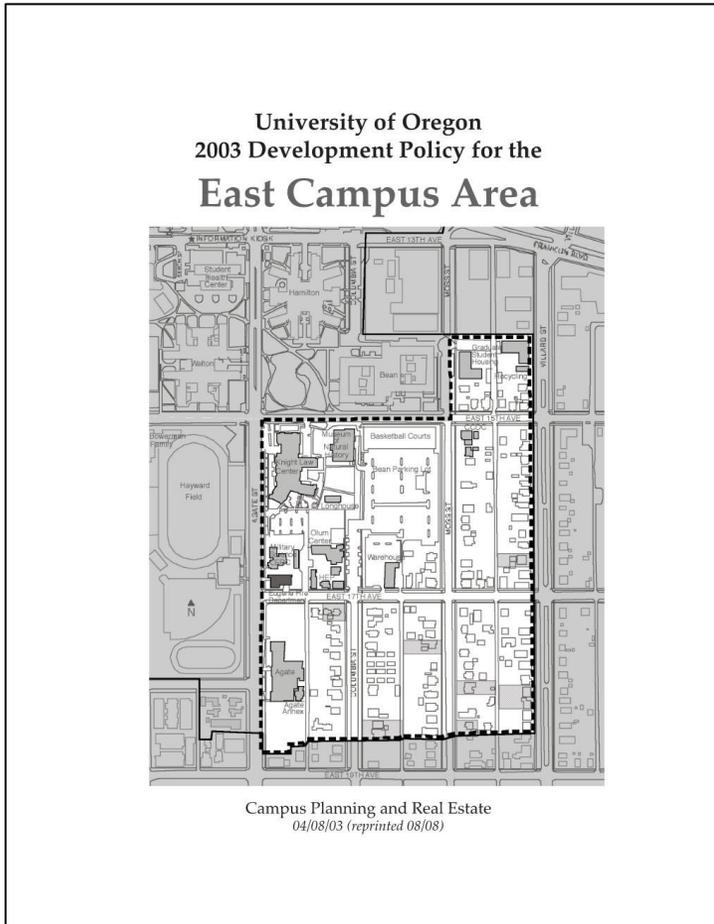
Allow residence halls within Limited Institutional area

Increase allowed height within Limited Institutional area to 85 feet (7 stories)

Increase allowed height within the residential transition area to 45 feet

Increase the residential transition area to 75 where abutting Low Density Residential zoned property

Remove the /EC overlay from property north of 15<sup>th</sup> Ave



# Update considerations

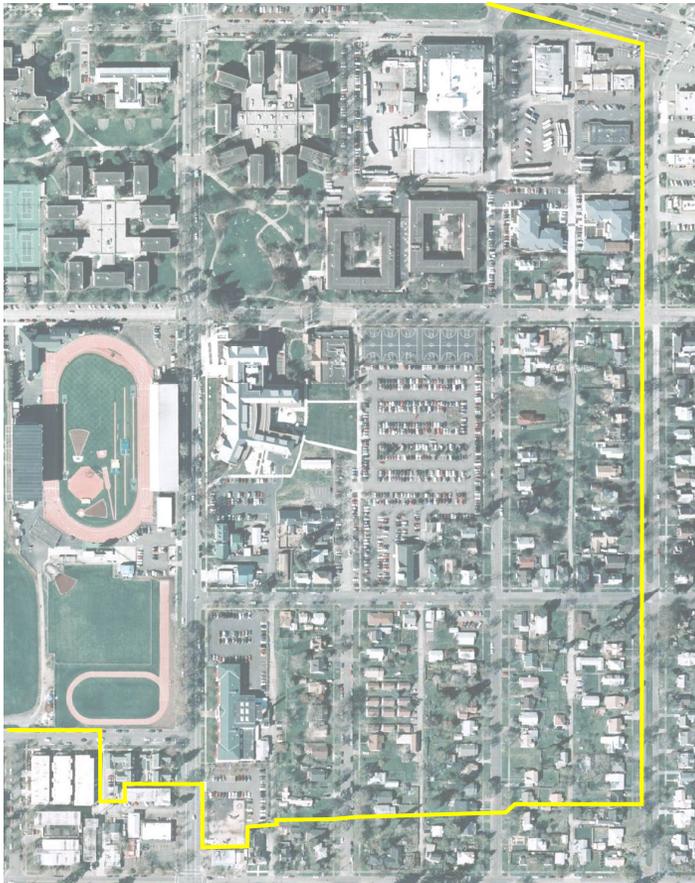
## East Campus Plan - 2024

- Improve document to be most effective
- Implement changes informed by the Next Generation Housing Development Plan
- Consider plan will be in effect for 20 years

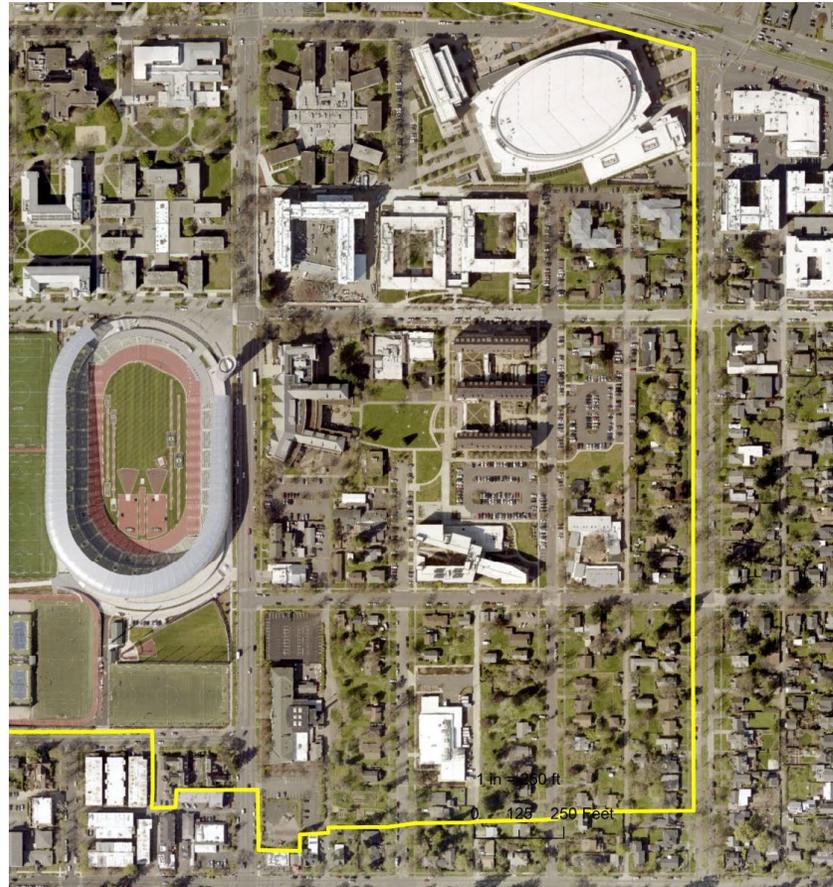


# Then and Now

2002



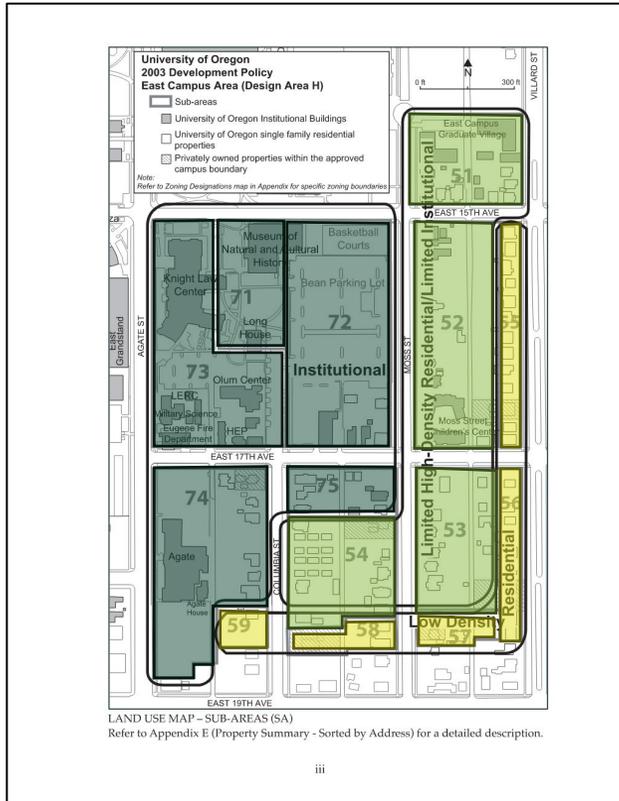
2024



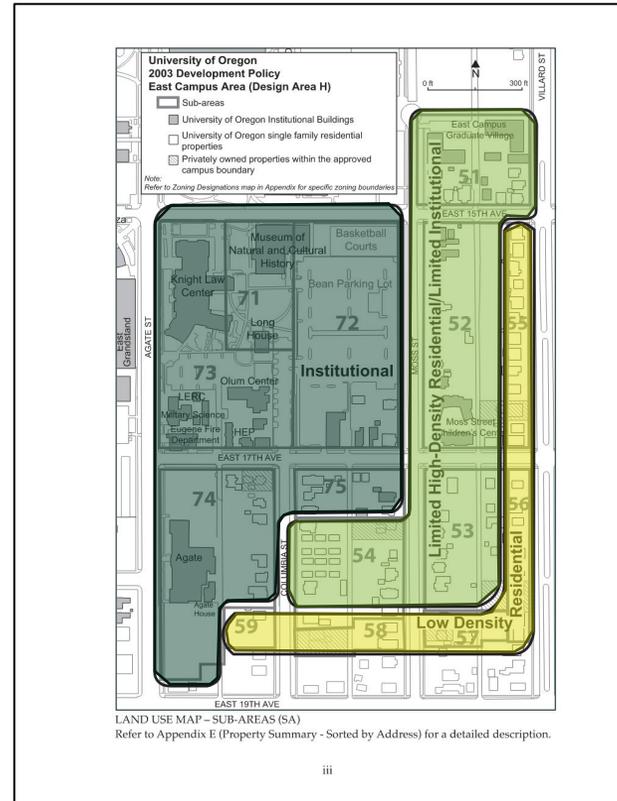
- Global Scholars
- Kalapuya Ilihi
- Central Kitchen
- Black Cultural Center
- Matt Knight Arena
- Private housing along Franklin
- Hayward Field
- Unthank

# Document Organization

## Current



## Proposed



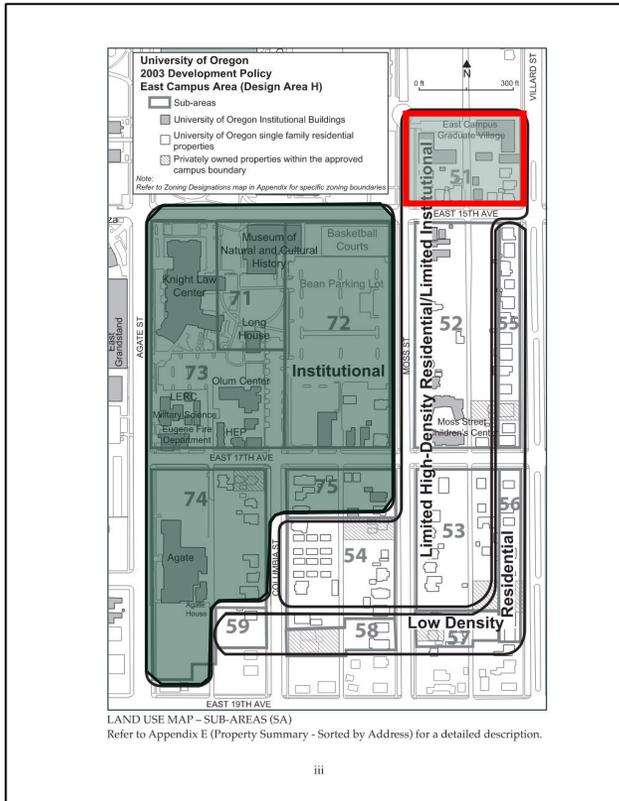
## Remove sub-areas

- Simplifies Plan

## Rename plan areas

- Institutional
- Limited Institutional
- Low Density Residential

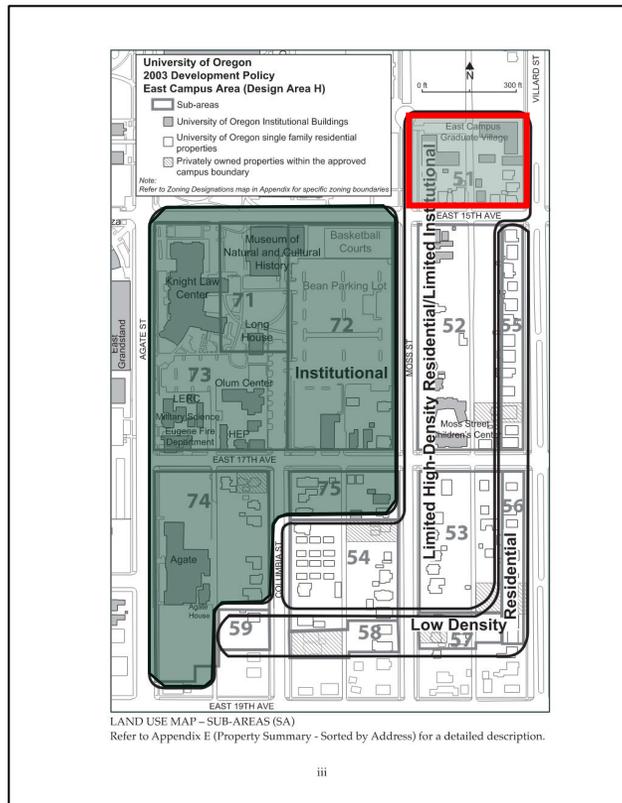
# Institutional area - Proposed modifications



## Change

- Include grad village area in the Institutional area (Remove /EC overlay zone)
- Increase density allowance (floor area ratio)

# Institutional area - Keep



## Keep

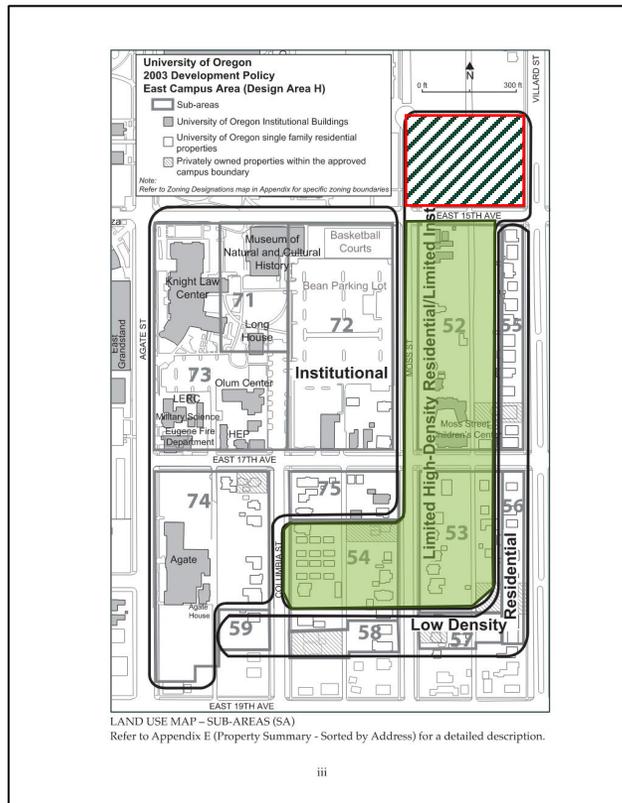
- Encourage ground floor pedestrian activity if parking structure is built
- Corner of 17<sup>th</sup> and Agate appropriate for parking structure or major building
- Recognize future expansion of MNCH and Knight Law
- Reference to 4 story height recommendation (clarify this is related to institutional buildings)



# Limited Institutional area - Proposed modifications

## Change

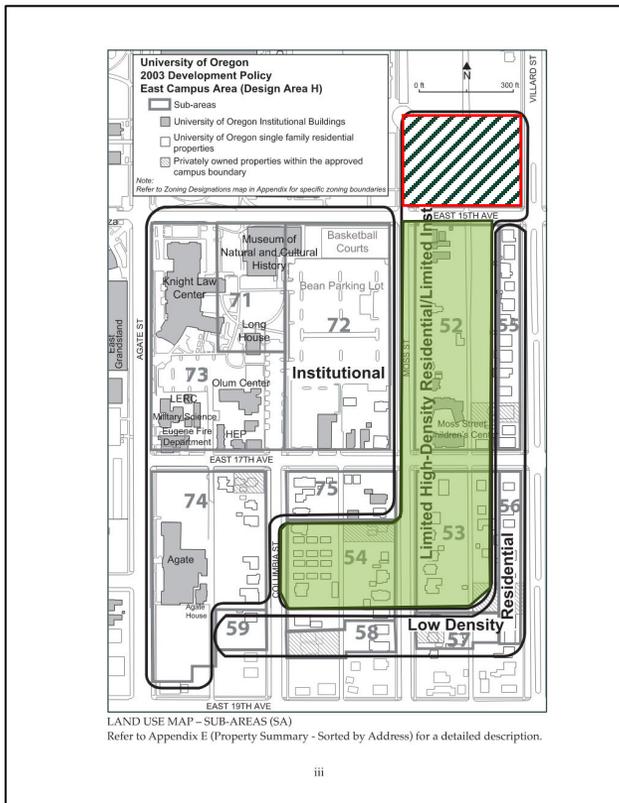
- Remove reference to city R3 zoning and exclusion of residence halls
- Increase density allowance (floor area ratio)
- Max building height from 3 stories (45 feet) to 7 stories (85 feet)
- Remove reference to develop area near 15<sup>th</sup> Avenue (sub-areas 51 and 52) prior to south of 17<sup>th</sup> (sub-areas 53 and 54)
- Remove parking requirement ratio of 0.8 spaces per net new university employee and 1 space per residential unit (apartment); base on need instead
- Increase the residential transition area from 60 feet to 75 feet where abutting Low Density Residential zoned property



# Limited Institutional area - Keep

## Keep

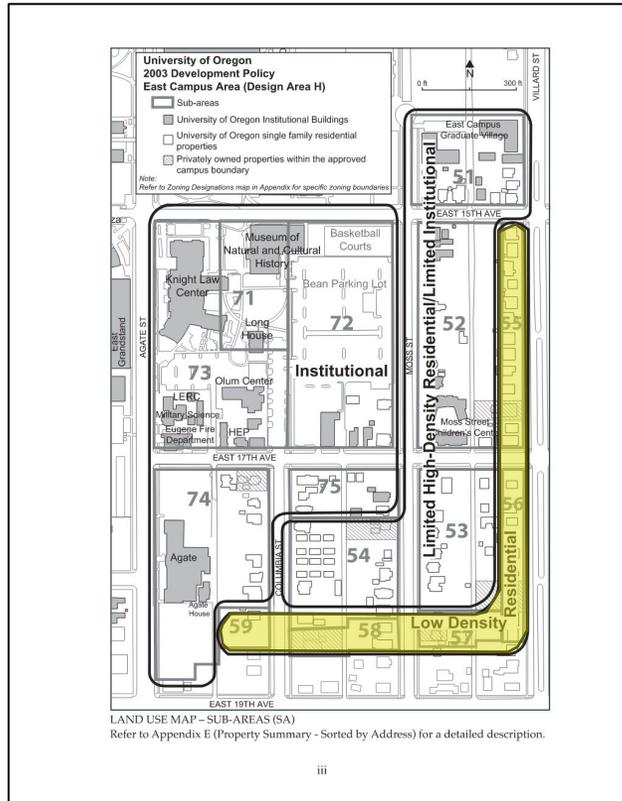
- Prioritize student housing
- Institutional uses should operate independent of 50-minute class schedule
- Area not appropriate for parking structure or large lot (100+ spaces)
- Establish 15<sup>th</sup> and Villard as campus gateway
- When possible, move existing houses rather than demo



# Low Density Residential- Proposed modifications

## Change

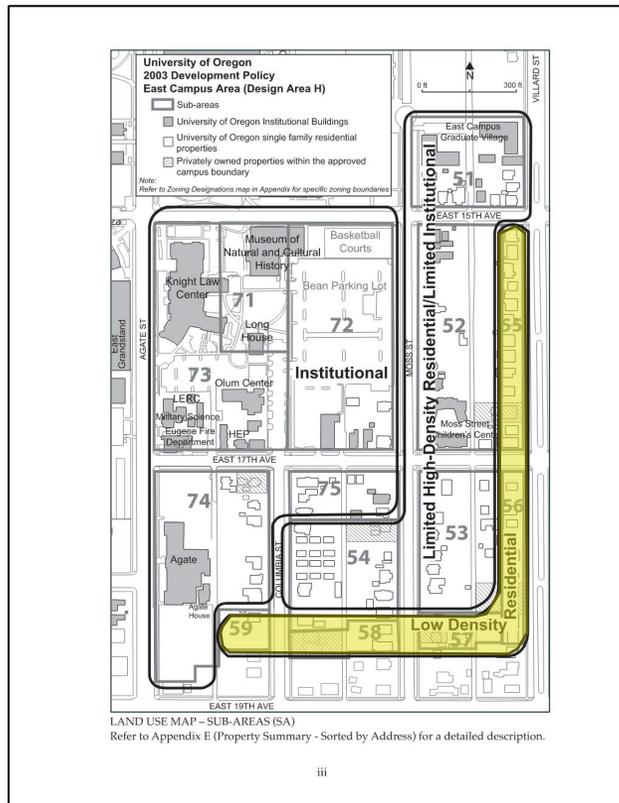
- Remove reference to “every effort will be made to maintain and retain existing housing units along Villard Street”
- Recognize potential to develop to current R-1 zoning code (middle housing)
- Identify 17<sup>th</sup> and Villard as campus gateway



# Low Density Residential- Keep

## Keep

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



# Campus-like Character - Proposed modifications

## Change

- Remove requirement for projects larger than 15,000 gsf to prepare and adopt an open-space framework plan
- Reorganize most of the information in this section by plan area

Policy Elements:

### 3. Campus-like Character

3.A Patterns: Campus-like Character, All Areas

**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 expected building scale and the existing street grid, it is unlikely that large quadrangles will be a part of an open-space system for the East Campus.

Therefore: Designated open spaces in the East Campus Area will be relatively smaller on the scale of the open space 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 Area, and to the surrounding neighborhood street grid. These open spaces will be accessible to the public.

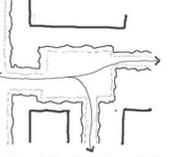


Figure 1: Open Space Connectivity

**Architectural Style**  
The continuity of the university's campus environment over time is materially affected by the character and architectural styles of the buildings that are constructed.

Therefore: Make the design of new buildings compatible and harmonious with the design of adjacent buildings (on and off campus), though they need not (and in some cases should not) mimic them. (CP)

**Main Gateways**  
Any part of a town—large or small—which is to be identified by its inhabitants as a precinct of some kind, will be reinforced, helped in its distinctness, marked, and made more vivid if the paths which enter it are marked by gateways in which a boundary is crossed.

Therefore: Mark every boundary in the city which has important human meaning—the boundary of a building cluster, a neighborhood, a precinct—by great gateways where the major entering paths cross the boundary. (CP)



Photo: Dads' Gate

UNIVERSITY OF OREGON EAST CAMPUS DEVELOPMENT POLICY 13

# Traffic- Proposed modifications

## Policy Elements:

### 4. Traffic

Traffic

#### 4.A Patterns: Traffic, All Areas

##### Hierarchy of Streets

By encouraging automobile traffic to enter and leave the area on city-designated arterials or neighborhood collectors, while discouraging automobile use on other streets, the university can discourage the use of neighboring, non-arterial or non-collector streets for shortcutting traffic.

Therefore: Discourage auto traffic on streets that do not connect to arterials or neighborhood collectors and encourage traffic on streets that do.

##### Local Transport Area

The increasing use of the car, especially in social life, results in a devastating impact on the environment. The first step to address and improve upon this issue is to minimize/eliminate the use of cars for short, local trips.

Therefore: Embed the university in a local transport area, one to two miles in diameter. Within this area, except for very special cases, encourage local trips to be made by foot or bicycle. Adapt paths and roads to these modes of travel, and keep the streets for cars slow and circuitous. The central campus area is primarily regarded as a pedestrian and bicycle zone. Unnecessary automobile traffic in that area should be discouraged, and internal campus streets ought not serve as throughways. (CP) Agate Street is not considered to be an internal campus street.

##### 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.

UNIVERSITY OF OREGON EAST CAMPUS DEVELOPMENT POLICY 21

## Change

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



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# Traffic- Keep

## Policy Elements:

### 4. Traffic

Traffic

#### 4.A Patterns: Traffic, All Areas

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UNIVERSITY OF OREGON EAST CAMPUS DEVELOPMENT POLICY 21

## Keep

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



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# Parking- Proposed modifications

## Policy Elements:

### 5. Parking

Parking

#### 5.A Patterns: Parking, All Areas

##### 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 modes of transportation.

Therefore: Continue to pursue programs and projects 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 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 cooperate with each other in an effort to achieve solutions to university-related parking needs. (Fairmount/University of Oregon Special Area Study)

##### Landscape Buffering

Landscape materials serve as effective buffers for service uses.

Therefore: Whenever possible and appropriate, use plant materials to screen uses, such as parking lots and service areas, and to soften the visual impact of fences and similar barricades. (CP) Use landscape materials, where appropriate, to help make adjacent, differing land uses more compatible. Plant and manage vegetation in a way that eliminates conditions that contribute to personal safety problems. (CP)

UNIVERSITY OF OREGON EAST CAMPUS DEVELOPMENT POLICY 25

## Change

- Reference to provide parking based on city code; change to provide parking based on need
- Add history of parking changes in the area (Arena TDM)



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# Parking- Keep

## Policy Elements:

### 5. Parking

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UNIVERSITY OF OREGON EAST CAMPUS DEVELOPMENT POLICY 25

## Keep

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



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# Maintenance – Proposed modifications

## Change

- Focus on wood frame houses only
- 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

Policy Elements:

### 6. Maintenance

6.A Patterns: Maintenance, All Areas

**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 use mechanisms to maintain residential yards. The university will intensify 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.



Photo: Villard Street looking north

UNIVERSITY OF OREGON EAST CAMPUS DEVELOPMENT POLICY 27



# Maintenance – Keep

## Keep

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

Policy Elements:

### 6. Maintenance

6.A Patterns: Maintenance, All Areas

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Photo: Villard Street looking north

UNIVERSITY OF OREGON EAST CAMPUS DEVELOPMENT POLICY 27

# Communication – Proposed modifications

## Change

- Remove reference to Community Liaison Committee (no longer exists)
- Reference where city and Campus Plan notifications are already required
- Change public hearing notification to neighbors from 45 days to 30 days

Policy Elements:

## 7. Communication

**7.A Patterns: Communication, All Areas**

**Planning Process Participation**  
The principle of participation is the cornerstone of the university planning process. It is viewed as an extension of an established tradition in the state of Oregon, generally, and at the University of Oregon in particular.

Therefore: Residents will continue to have an opportunity to be involved in land-use decisions that affect them. (Fairmount/ University of Oregon Special Area Study) Continue to improve opportunities for broad-based participation in facilities planning. Planning decisions, however, will be based primarily on overall institutional objectives and secondarily on departmental and/or non-institutional concerns. (CP) The level of neighborhood participation should correspond with the level of potential impact.



Photo: User Workshop

**7.B Policies and Standards: Processes for Neighbors Involvement, All Areas**

- 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.

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# Communication – Keep

## Keep

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

Policy Elements:

### 7. Communication

**7.A Patterns: Communication, All Areas**

**Planning Process Participation**  
The principle of participation is the cornerstone of the university planning process. It is viewed as an extension of an established tradition in the state of Oregon, generally, and at the University of Oregon in particular.

Therefore: Residents will continue to have an opportunity to be involved in land-use decisions that affect them. (Fairmount/ University of Oregon Special Area Study) Continue to improve opportunities for broad-based participation in facilities planning. Planning decisions, however, will be based primarily on overall institutional objectives and secondarily on departmental and/or non-institutional concerns. (CP) The level of neighborhood participation should correspond with the level of potential impact.



Photo: User Workshop

**7.B Policies and Standards: Processes for Neighbors Involvement, All Areas**

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