

Campus Plan And East Campus Plan

Continued Discussion

December 12, 2024



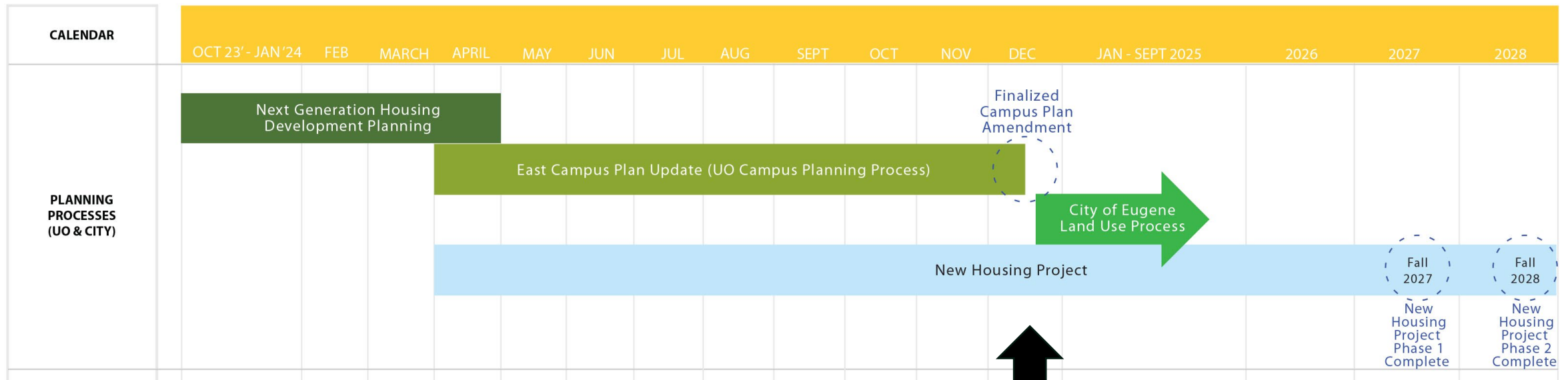
UNIVERSITY OF
OREGON

Office of
Campus Planning

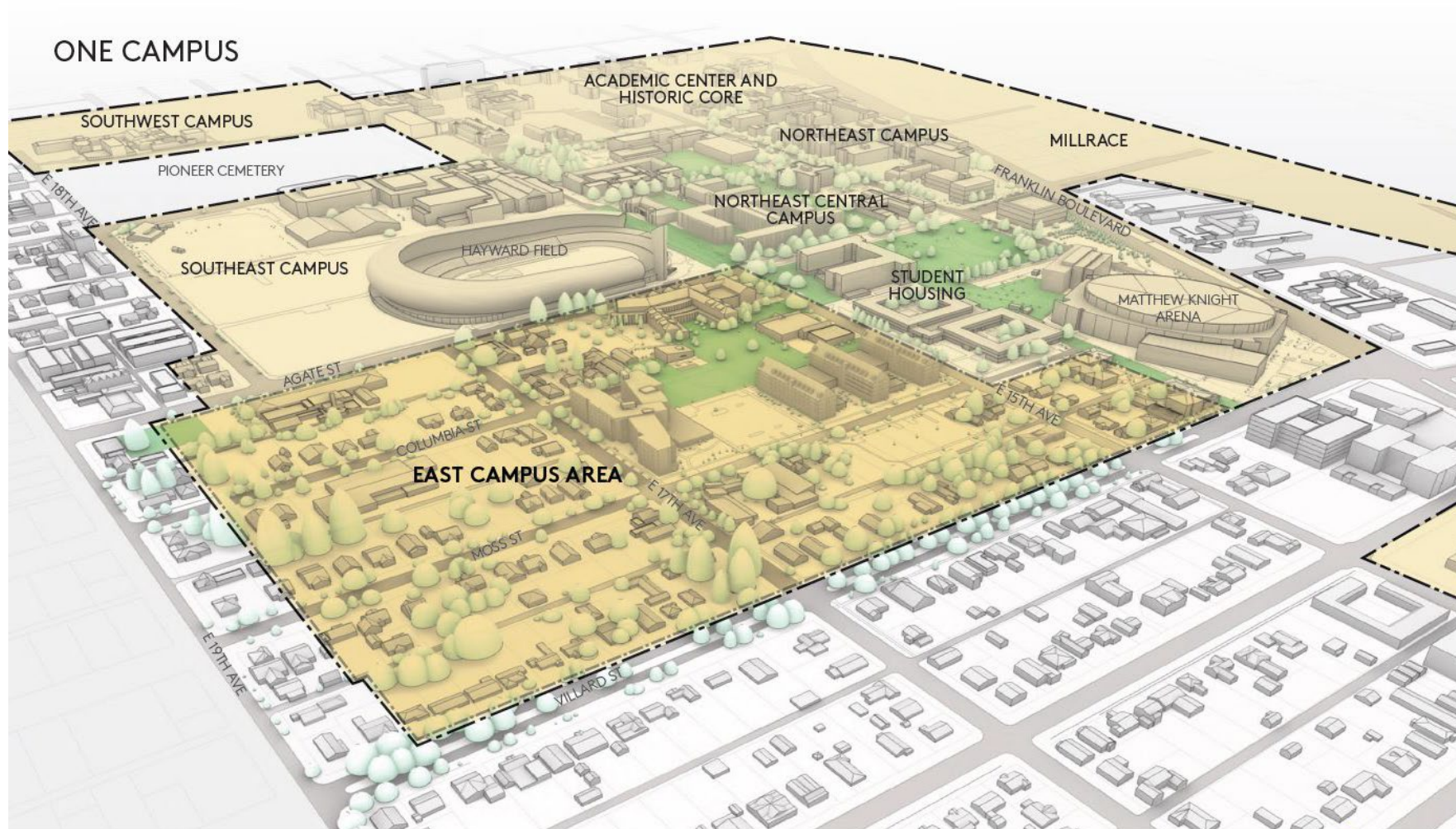
Next Generation Housing Master Plan

Campus Planning Timeline: 2024-2028 Next Generation Housing Development Plan and East Campus Plan Update

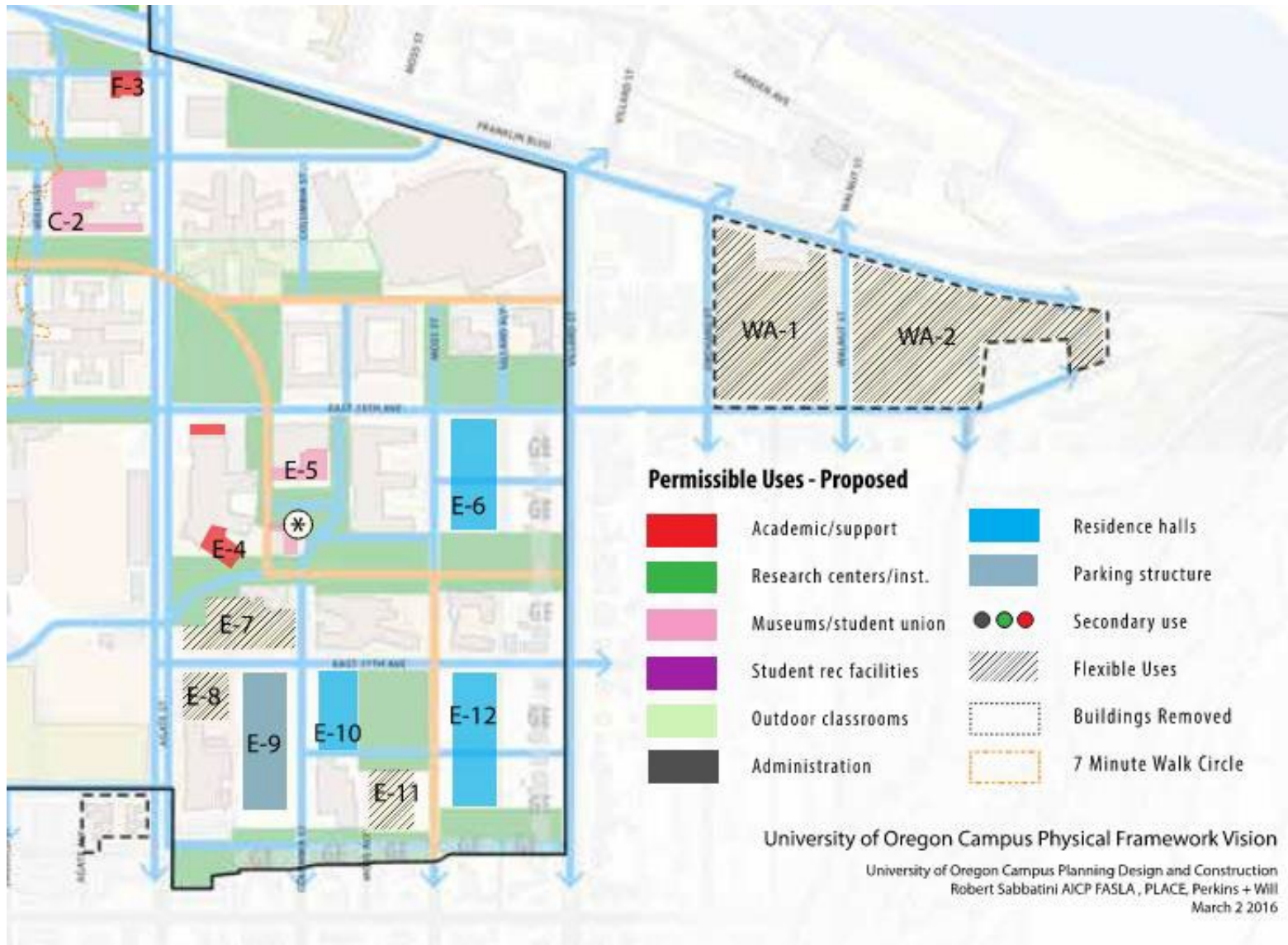
DRAFT, 12/13/2024
UO Campus Planning



Next Generation Housing Master Plan



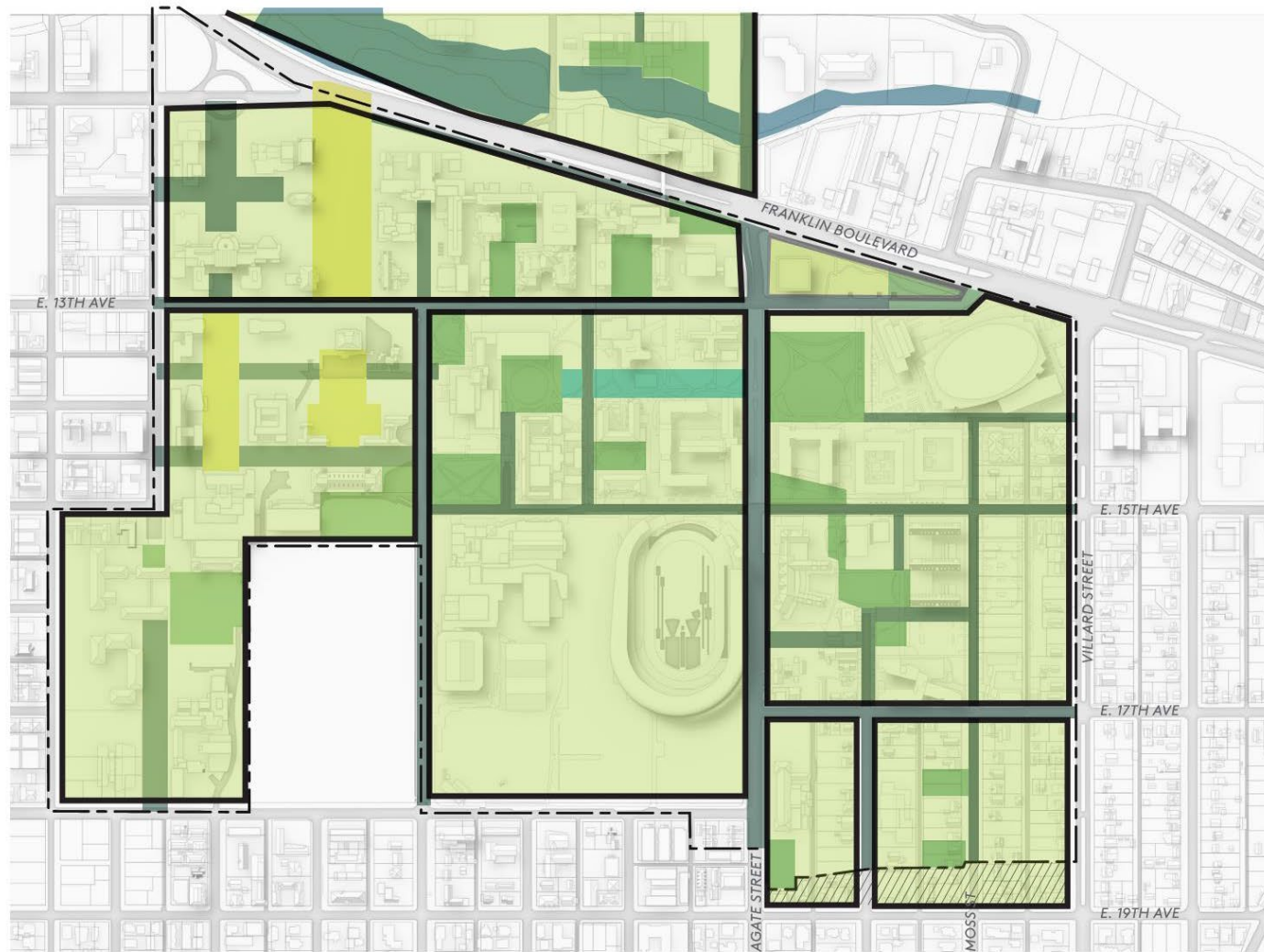
Framework Vision Plan (2016)



Next Generation Housing Master Plan

UO CAMPUS BLOCKS

The UO campus pedestrian environment benefits from numerous street vacations that create large-scale campus blocks free from private vehicle traffic. The east campus area has the potential to match the existing scale of campus blocks through the closure of East 15th Avenue, Moss Street, and alleys to private and unauthorized vehicular traffic, as shown to the right.



Next Generation Housing Master Plan

DEFINING UO CAMPUS BLOCK EDGES

Streets both divide and connect campus blocks to one another. The proposed functions of streets on east campus allow for safe pedestrian and bike connection along with functional movement of service and other vehicles. This plan envisions future east campus streets:

EAST 15TH AVENUE:

Closed to private vehicles, open to service vehicles. Appealing and generous pedestrian zones, with integrated bicycle movement (not separated lanes).

EAST 17TH AVENUE:

A key vehicular connector through the neighborhood, but improved for pedestrian and bicycle access both along and across the street. Potential removal of parking and expansion of frontage zones allows for greater pedestrian safety and screening for privacy of ground floor units.

VILLARD STREET:

A key vehicular connector and neighborhood street with appealing sidewalks, but scaled to the neighborhood fabric as opposed to larger campus pathways.

MOSS STREET/PLAZA:

Closed to vehicular traffic, and only accommodating service vehicles east of Global Scholars Hall, off of E 15th Ave. Primarily, this is a festival street with highly active edges and large volumes of pedestrians, with potential fluctuation in use depending on time of day or year.

COLUMBIA STREET:

Open to vehicular traffic south of 17th, with improved sidewalks and frontage zones to enhance the pedestrian environment and allow for screening of ground floor units.

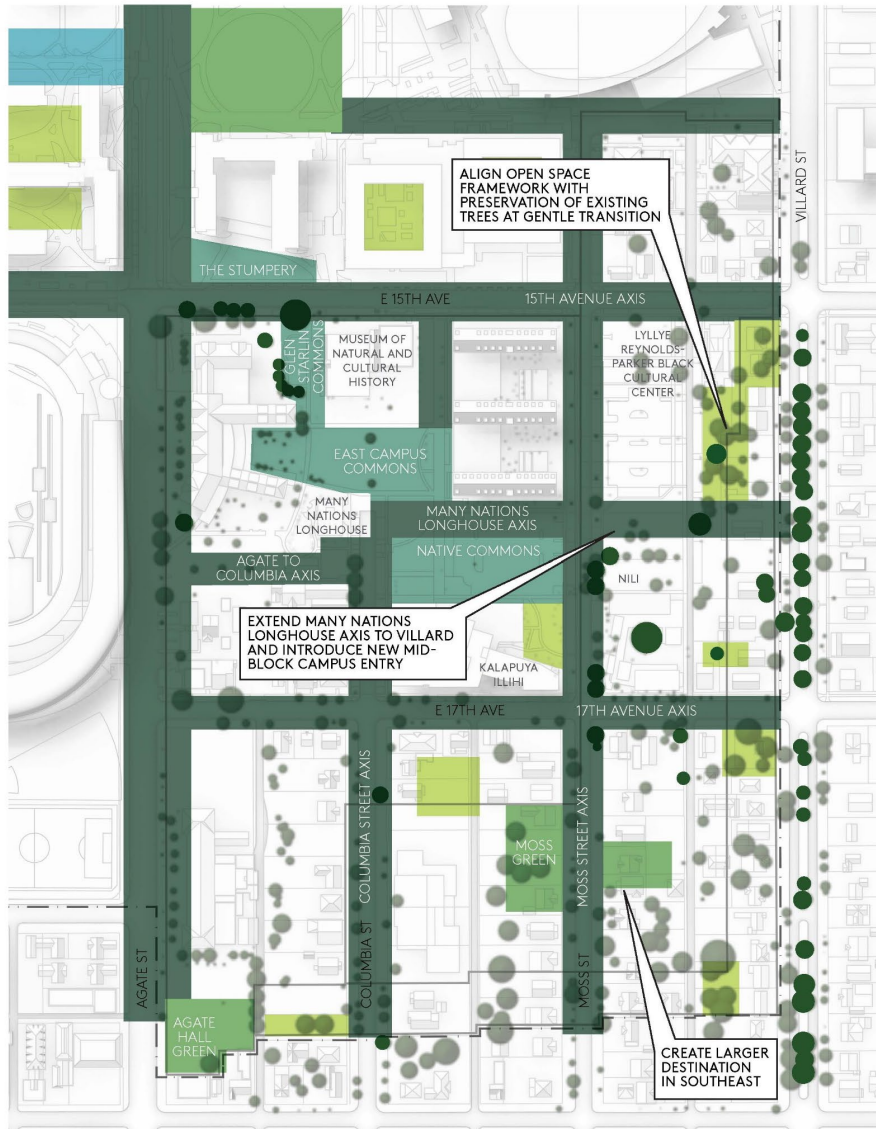
AGATE STREET:

Open to traffic, while providing legible and safe intersections for pedestrian crossings, with improved bike facilities south of E. 15th Avenue.

-  EAST CAMPUS STREET
-  EAST CAMPUS AXIS PRIORITIZING NON-VEHICULAR ACCESS



Next Generation Housing Master Plan

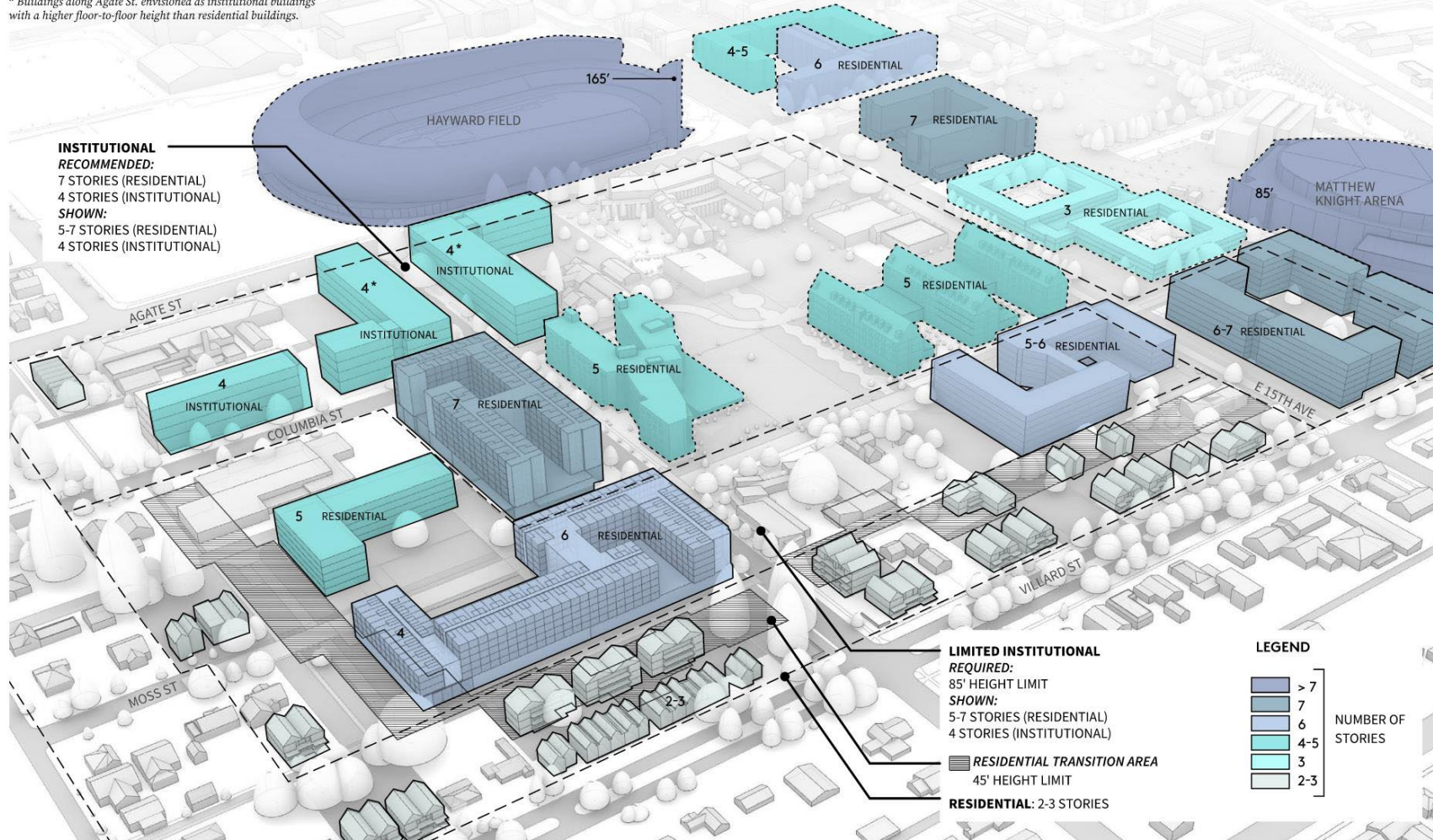


Next Generation Housing Master Plan

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

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

DEVELOPMENT



Summary (approx.)

Residential

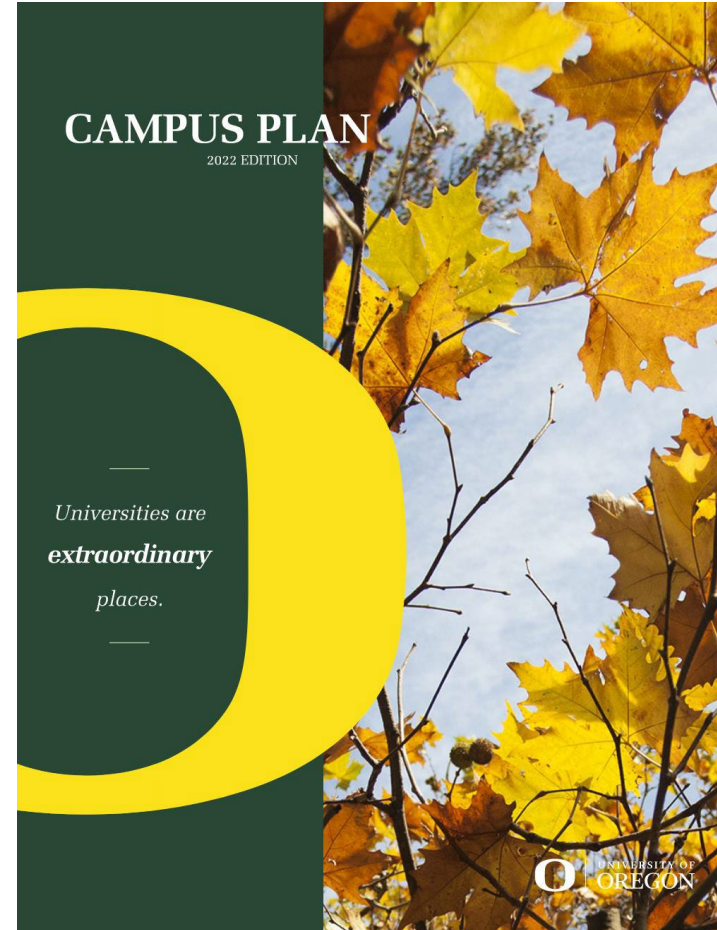
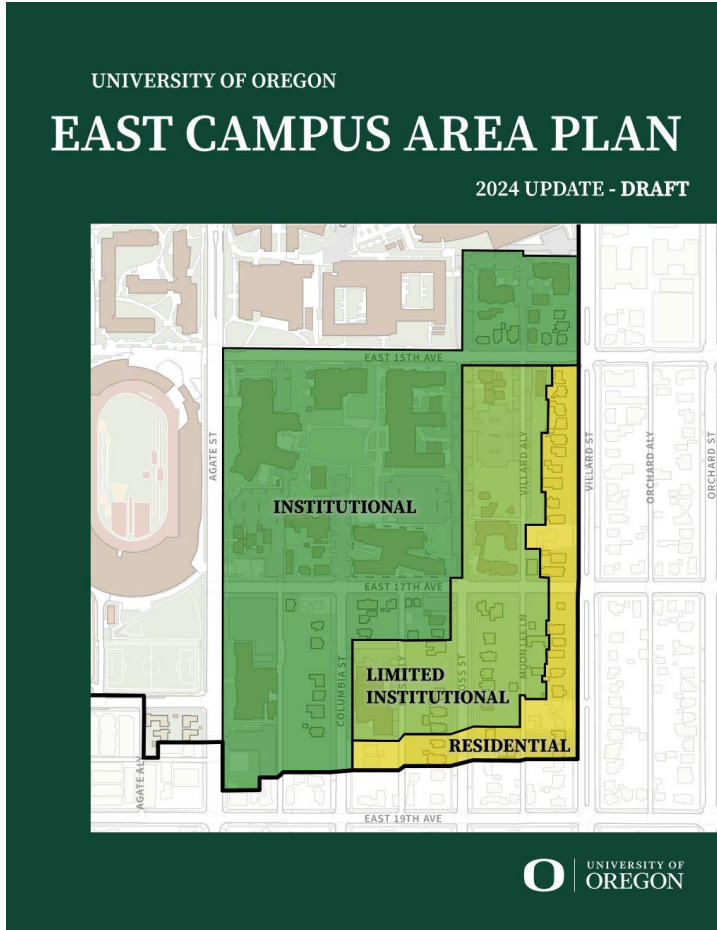
1,020,550 gsf

- 3,480-3,560 undergrad beds
- 100 – 120 grad or family housing units
- Barnhardt and Riley accommodate grad and family housing

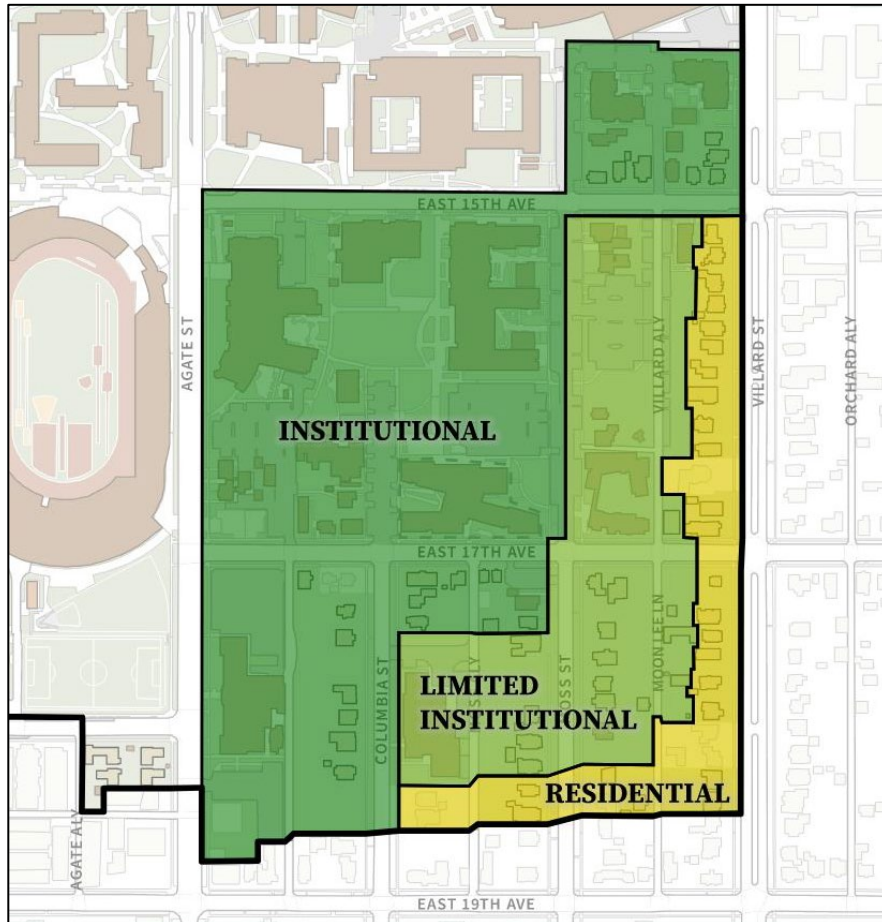
Institutional/Utility/Other

414,000 gsf

Introduction



East Campus Plan Area Overview

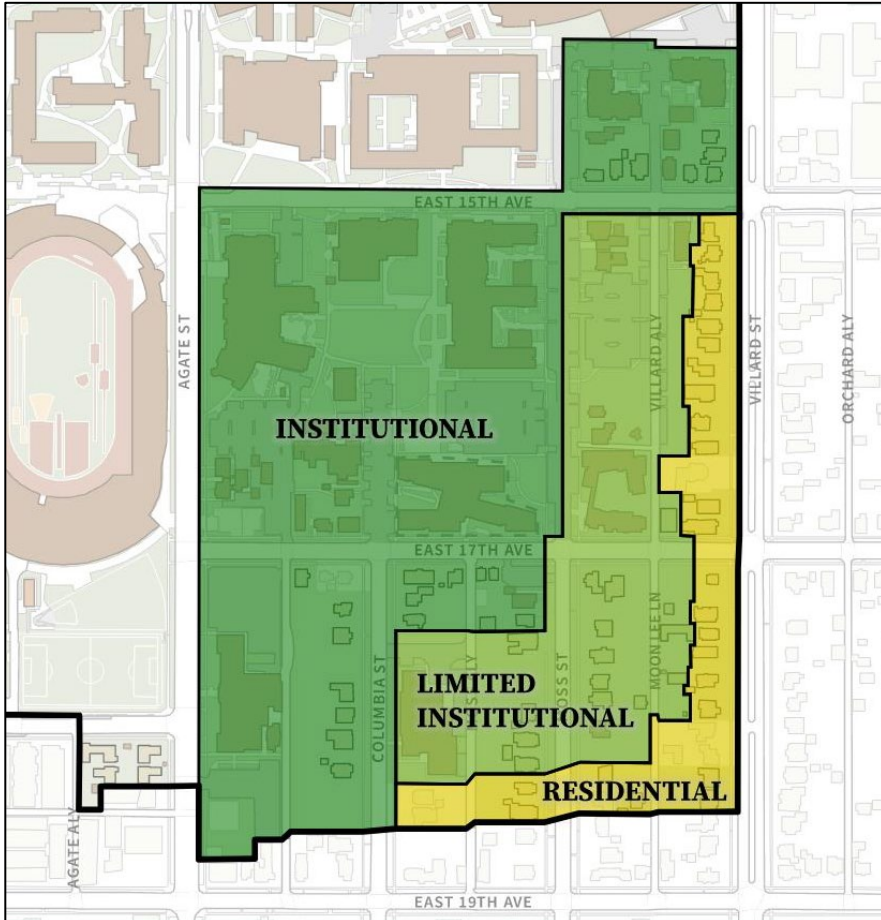


Institutional plan area:

- Increase allowed density
- Remove the /EC overlay from property north of 15th Ave
- 17th and Agate appropriate for parking structure or major building
- Height recommendation of 4 stories (institutional scale/stories)



East Campus Plan Area Overview



Limited Institutional plan area:

- Prioritize student housing
- Requires zone change to allow residence halls
- Increase allowed height from 45 feet (3 stories) to 85 feet (7 stories)
- Remove parking requirement ratio; base on need instead
- Area not appropriate for parking structure or large lot (100+ spaces)



East Campus Plan Area Overview



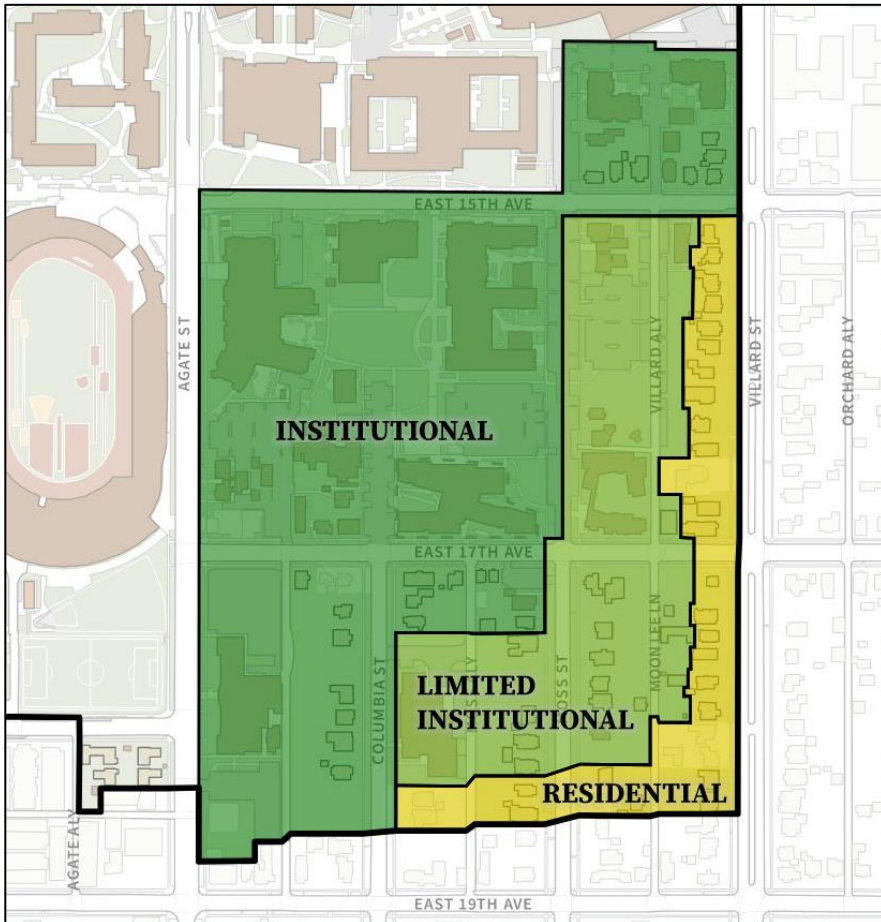
Residential Transition Area

- Width: Increase to 75 feet from 60 feet where abutting R1 zoned property
- Building height allowed: Increase to 45 feet from 30 feet (R1 zone allows 30 – 37 feet)

Revision to East Campus Plan Area – Limited Institutional Area:

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.~~ South of 17th Ave, explore ways to step the building height down to meet the transition zone along the south boundary.

East Campus Plan Area Overview



Residential

- Current R1 zoning (middle housing) establishes height limit
- Create transition between campus and neighborhood
- Area devoted primarily to graduate and student family housing
- Limited institutional uses to occur
- Preserve the area's residential character



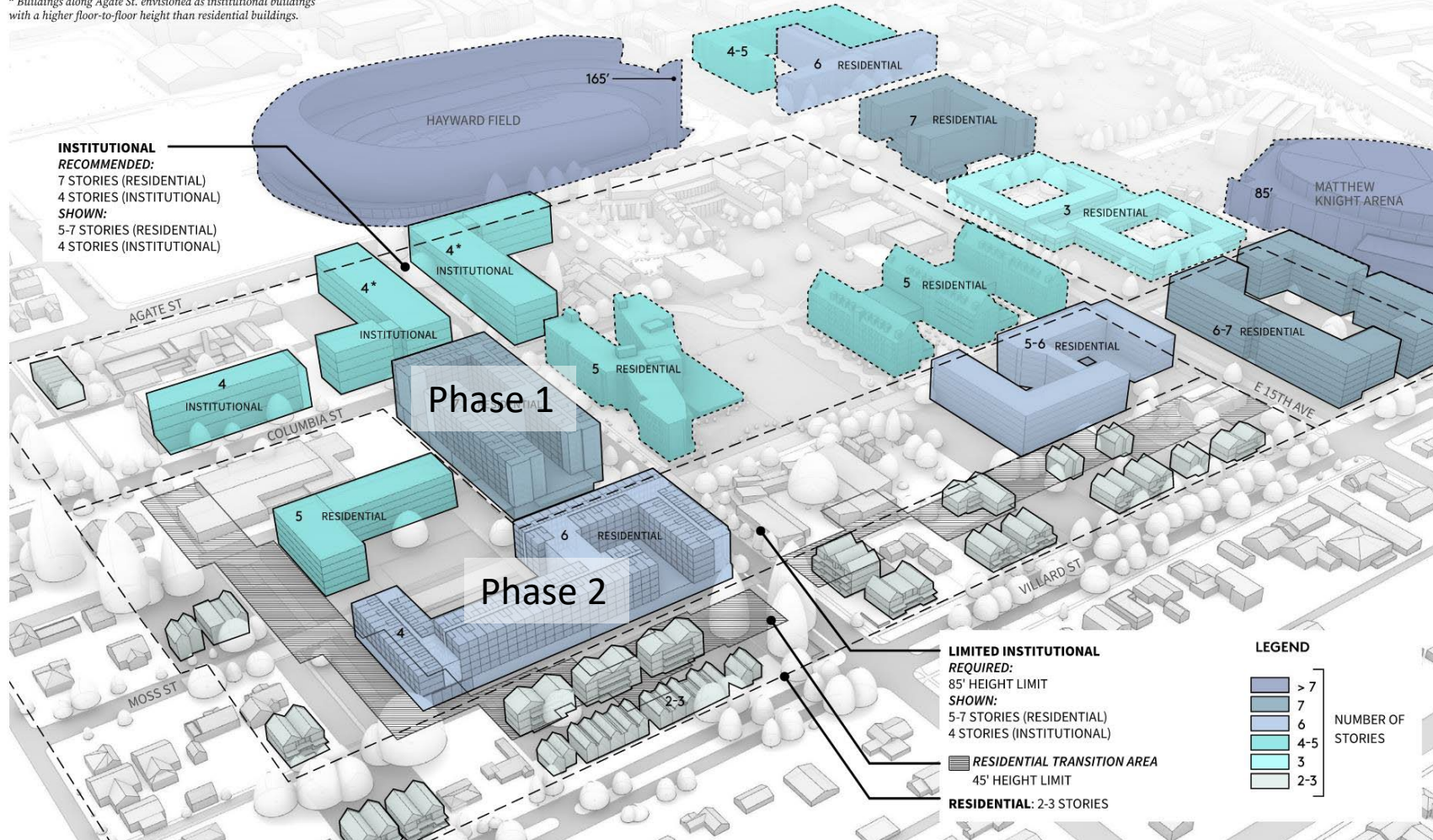
Next Generation Housing Master Plan

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

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

DEVELOPMENT

DEVELOPMENT

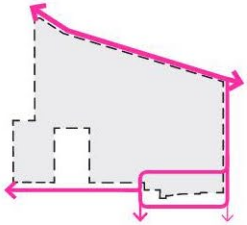


Phase 1 and 2 Residence Hall Project

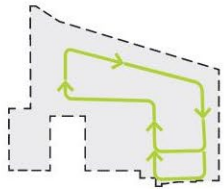


Next Generation Housing Master Plan

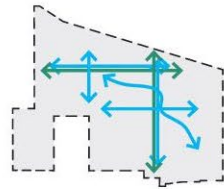
IMPLEMENTING A STRONG NETWORK



“COMPLETE STREET” IMPROVEMENTS ALLOW EFFICIENT VEHICULAR MOVEMENT ALONG THE EDGE OF CAMPUS WHILE SHAPING PLEASANT NEIGHBORHOOD STREETS



SERVICE ROUTES PRIMARILY OPERATE WITHIN CAMPUS INTERIOR



PEDESTRIANS AND BIKES PRIORITIZED WITHIN CAMPUS



103 SECONDS

AVERAGE TIME ON AGATE

32 SECONDS

DIFFERENCE IN TRAVEL TIME BETWEEN LOW AND PEAK

80 SECONDS
LOW (7:15AM)

112 SECONDS
PEAK (3:45PM)



PROVIDING MORE HOUSING FOR STUDENTS ON CAMPUS HAS THE NET EFFECT OF **REDUCING CAR TRIPS TO CAMPUS.**

PROVIDING SAFE AND APPEALING ALTERNATIVE CROSSINGS **REDUCES THE VOLUME** OF PEDESTRIANS CROSSING AT 15TH & AGATE.

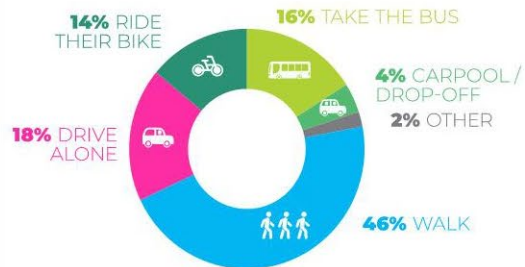


INTERSECTION IMPROVEMENTS INCLUDING ALL-WAY STOPS AND CURB EXTENSIONS SHORTEN THE CROSSING DISTANCE FOR PEDESTRIANS TO **REDUCE STOPPED TIME FOR VEHICLES**



Source For Travel Times:
Inrix Probe Data (Average of Northbound and Southbound between Franklin And E. 18th Ave, Jan/Feb 2024, Tues, Wed, Thurs 7am-7pm)

HOW DO STUDENTS COMMUTE ON / TO CAMPUS?



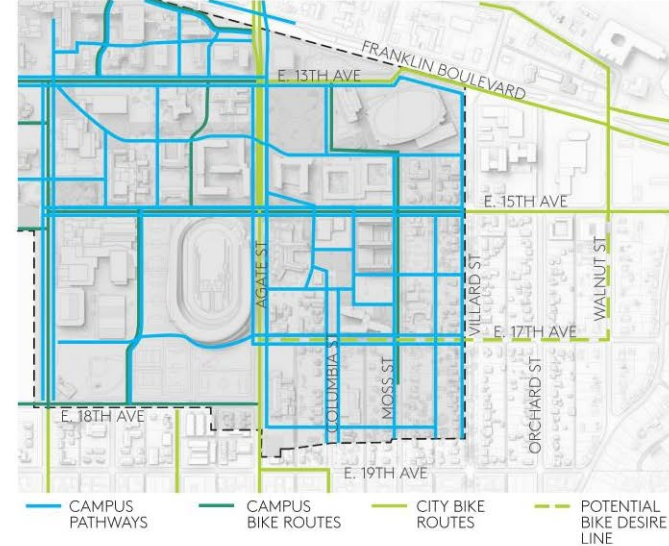
WHAT ABOUT PARKING?

PARKING IN THIS AREA IS CURRENTLY THE LAST ON CAMPUS TO SELL OUT. MORE PARKING WOULD MEAN MORE DRIVERS AND CONGESTION.

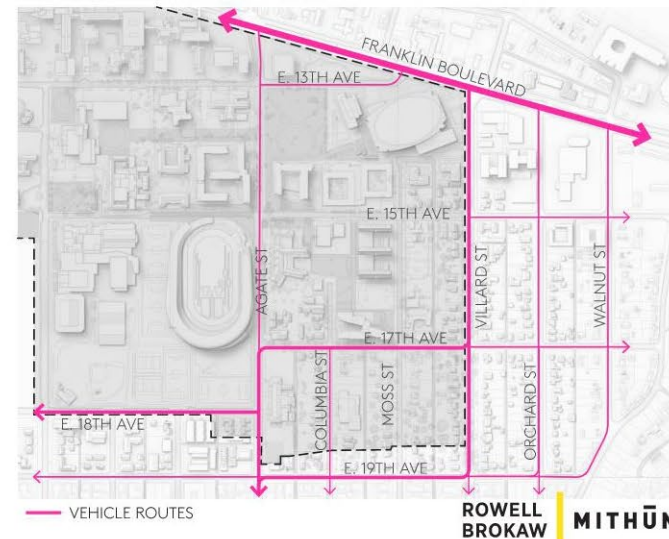


THIS PLAN CONSIDERS HOW DISPLACED SURFACE PARKING COULD BE REPLACED VIA STRUCTURED OR SURFACE PARKING, BUT DISCOURAGES THE ADDITION OF PARKING STALLS BEYOND WHAT CURRENTLY EXISTS.

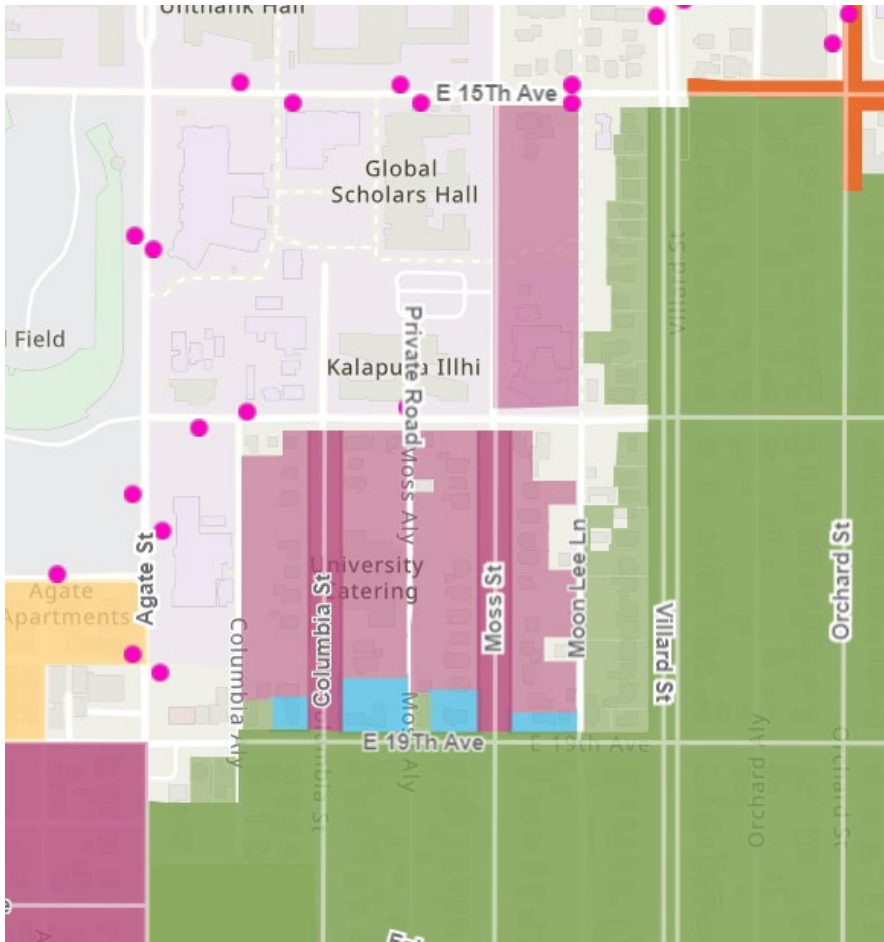
PROPOSED PEDESTRIAN & BIKE NETWORK





PROPOSED VEHICULAR NETWORK



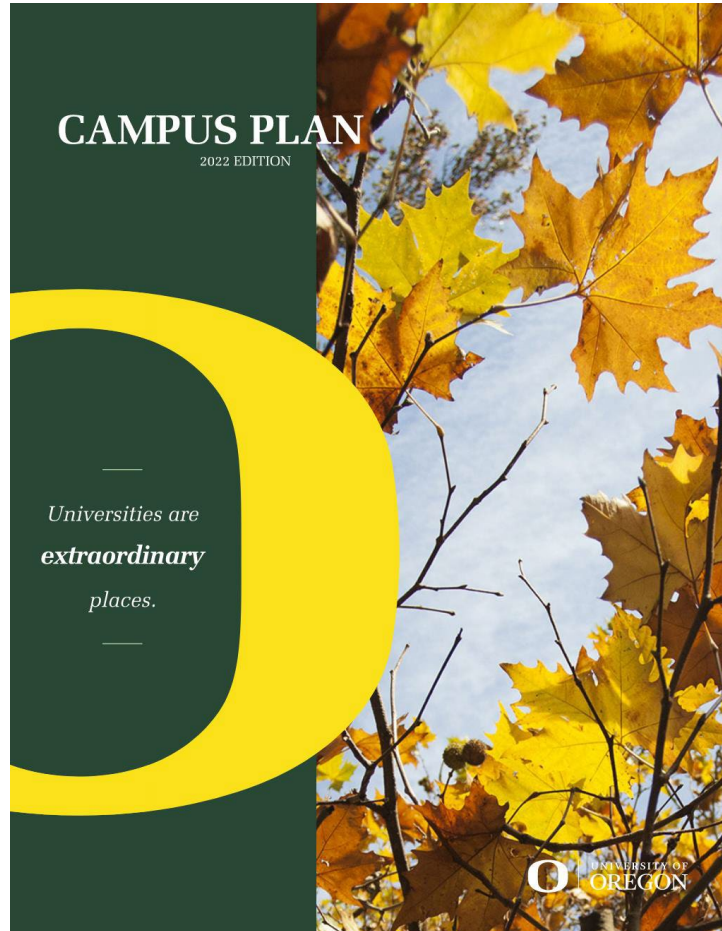
Eugene Parking Zone Map



-  **Zone A**
Includes Limited Institutional Area
Residence Hall students not eligible for Zone J permits
-  **Zone J**
Includes Residential Area along Villard
Residents eligible for Zone J permit
(requires proof of residency; max of 5 per property)

Eugene [Residential Parking Permit Zone Map](#)

Campus Plan Proposed Amendments



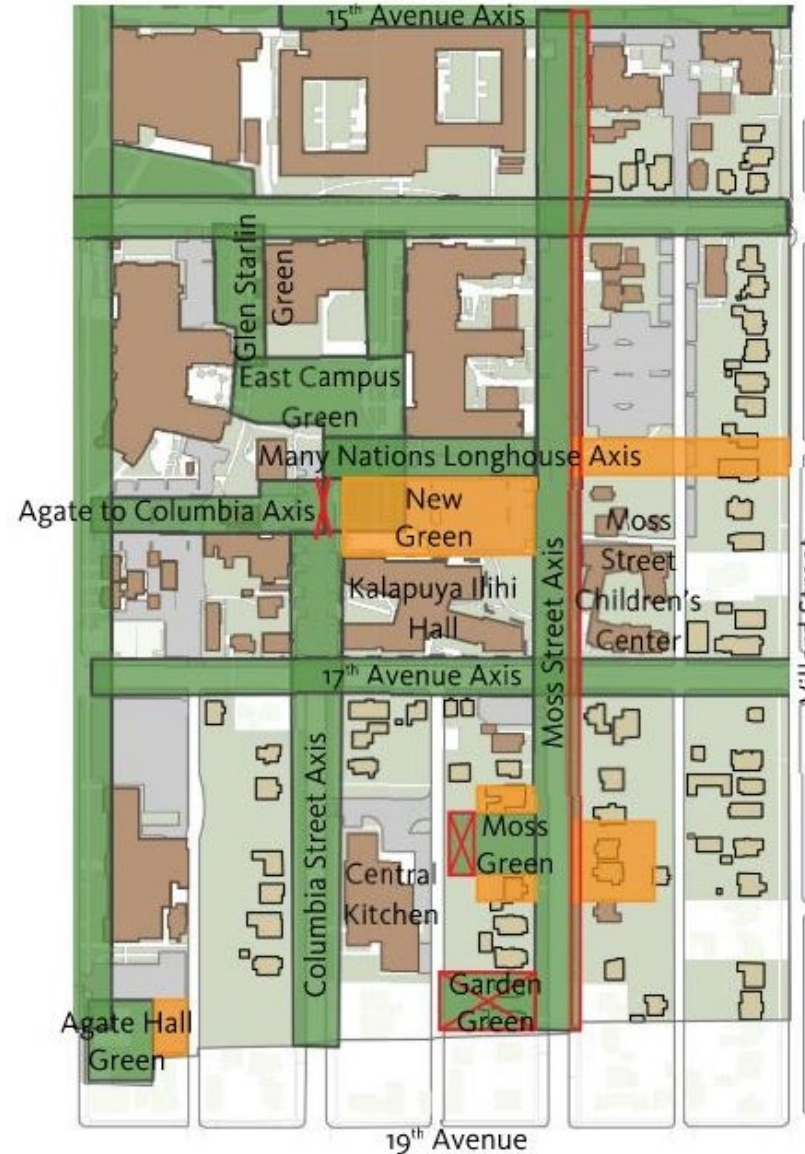
Principle 2: Update open space framework

Principle 3: Density table

Principle 12: Design Area Special Conditions

Campus Plan Updates – Principle 2: Open-space Framework

- Extend Many Nations Longhouse Axis
- Create “New Green” to reflect “Eco-commons”
- Expand Agate Hall Green
- Expand Moss Green
- Remove Garden Green
- Narrow Moss Street Axis



**Proposed Designated
Open Space
Amendment (orange)
and Removal (red)**

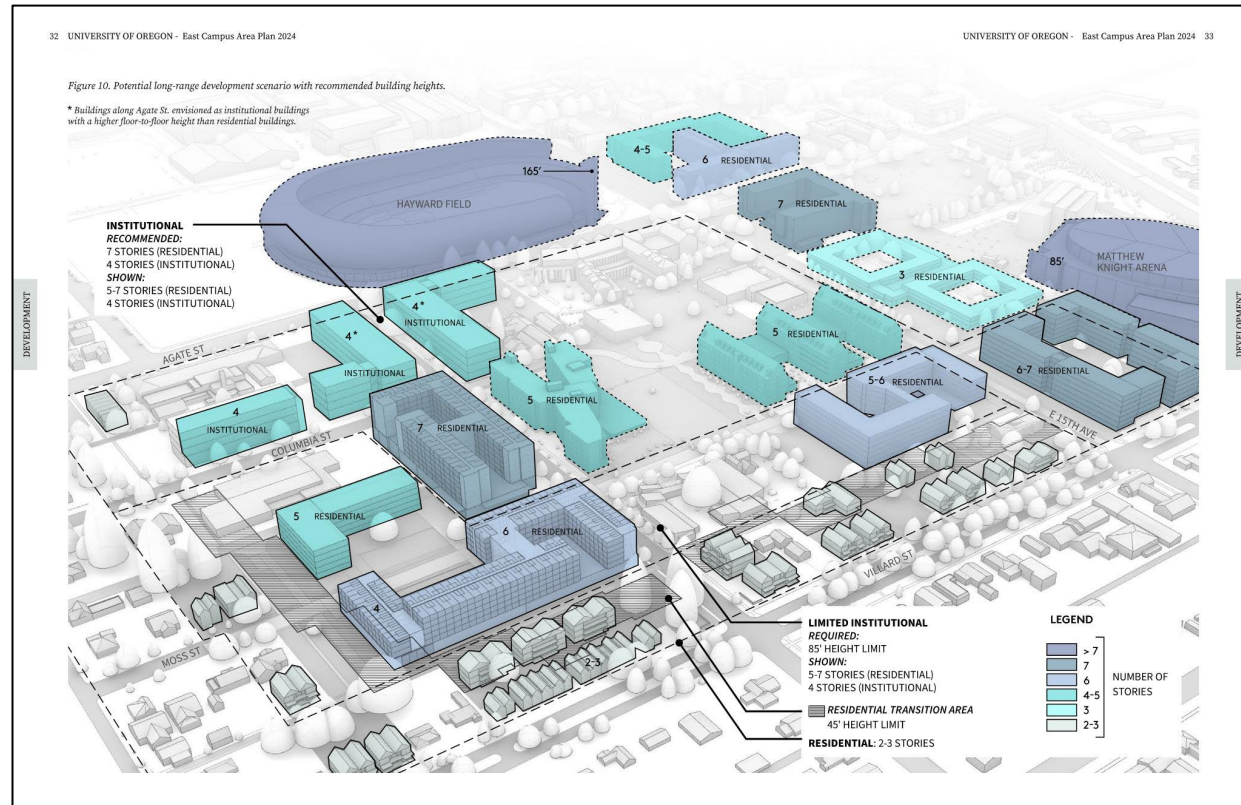
Campus Plan Updates – Principle 3: Densities

UNIVERSITY OF OREGON - 2022 Edition

DESIGN AREA	SUB AREA	SIZE		MAX BUILDING FOOTPRINT (sf)		MAX GROSS SQUARE FOOTAGE		2023 AVAILABLE BUILDING FOOTPRINT	2023 AVAILABLE gsf	NOTES
		(total square feet (sf) in design area)	% coverage allowed	sf (size x %)	floor area ratio	gsf (size x ratio)	(see notes 1, 4)	(see notes 1, 4)		
NORTHEAST CENTRAL CAMPUS (ACADEMICS, STUDENT SERVICES, and HOUSING)		1,016,396	34% (.34)	347,845	1.14	1,154,290	51,133	153,547		
							Desired	Desired		
	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	-	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	133,768	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	261,005	38% (.38)	99,443	1.29	316,697				
	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	94,094	30% (.30)	28,228	.500	47,047				
	36	93,374	41% (.41)	38,283	.52	48,555				
	37-41		See East Campus Development Policy							

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%	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.



Campus Plan Updates – Principle 3: Densities

Revise East Campus Design Area boundary

Create new Design Area for “Agate Apartments”

