



April 15, 2024

MEMORANDUM

To: Campus Planning Committee

From: Liz Thorstenson, Campus Planning
Campus Planning and Facilities Management (CPFM)

Subject: **Record** of the April 5, 2024 Campus Planning Committee Meeting

Attending: Bob Choquette (Chair), Hunter Carey, Ravi Cullop, Emily Eng, Mike Harwood, Stephanie Jersey, Amy Kalani, Ken Kato, Moira Kiltie, Diana Libuda, Carrie McCurdy, Kelly Pembleton, Daniel Rosenberg, Hal Sadofsky, Lauren Stanfield

CPC Staff: Liz Thorstenson (Campus Planning)

Guests: Chris Andrejko (Rowell Brokaw Architects), Valentine Bentz (Student), Brendan Connolly (Mithun), Janell Cottam (CPFM), Laura Durgerian (Mithun), Larissa Ennis (Board of Trustees), Dorothy Faris (Mithun), Esther Foss (Campus Planning), Carol Hardy (University Housing), Josh Kashinsky (Transportation Services), Aaron Olsen (Campus Planning), Matt Roberts (Board of Trustees), John Rowell (Rowell Brokaw Architects), Anna Schmidt-MacKenzie (SSEM), Roger Thompson (SSEM), Jadd Tryon (Dean of Students)

CPC Agenda

1. Next Generation Housing Development Plan and East Campus Plan Update – Check-in
Background: The purpose of this agenda item was to check-in regarding the Next Generation Housing Development Plan and East Campus Plan Update.

Roger Thompson (SSEM) shared the project approach, opportunities, demand, benefits, potential, and goals.

Mike Harwood (CPFM) shared the project long term timeline, goals, past successes with prior new housing projects, and future opportunities.

Emily Eng (Campus Planning) shared the technical aspects of the project, including a process overview, timelines and anticipated outcomes, land use requirements, phasing, location, goals,

and a summary of project outreach, outreach demographics, and campus advocacy interests gathered.

Dorothy Faris (Mithun) shared an update of the planning work and past open house materials and process, including workshops, collecting feedback, and gathering programmatic needs. Programming considerations have included the *Campus Plan* designated open space framework, pedestrian connections, gentle transition to the neighborhood, existing tree canopy, existing conditions along Villard, step-down in massing and massing models, pedestrian circulation and space, campus heart, major gateway identification, phases and sites, other potential institutional uses, heights, family/student housing development along the Villard edge and potential types of housing.

Discussion:

The following is a summary of questions and comments from committee members and guests, with clarification comments from Harwood, and Faris:

- A member expresses support for the project.

Regarding other campus wide opportunities:

- Member: The current UO food pantry is located off campus, is not open very often, and poses many barriers to access. ASUO students lobbied to Oregon state legislators regarding the food pantry. They authored a letter to the UO President at the time in support of a UO food pantry; forty-five state legislators signed the letter. ASUO gathered approximately three thousand student signatures from students in support of an on-campus food pantry. Thousands of students support a food pantry location in the development of east campus.
 - Member: Is the east side of campus an advantageous location for a food pantry?
 - Member: ASUO supports this location because of the end goal of making the east campus area a better place for all students. There are many students that live around the southeast edge of campus. There is also opportunity for a food pantry as this area is being redeveloped.
- Member: Consider potential impacts to this plan if changes displace designated outdoor classroom space.
- Member: Consider the midblock crossing and pedestrian pathway south of Hayward Field, starting at Agate Street and extending east of 17th avenue and encourage campus to keep the walkway open and unlocked for pedestrian use.

- Member: Is there a walkway or bicycle route between Hayward Field and the Student Recreation Center, from north to south?
- Member: There is a north - south corridor that is used by students and is open.
- Member: Consider the Agate Playground at the corner of 19th Avenue and Agate Street is frequently used and needs improvements. The edge of 19th Street and Agate Street is a very visible point of campus highly frequented by visitors and the local community for restaurants and sporting events.
 - Harwood: CPFM is working with advancement to fundraise and improve the Agate Playground. There is an initial gift and the process is getting started. The playground is not going away and there is a goal to enhance it.
- Member: Will the area along Agate Street by 17th Avenue be considered for institutional use? If so, what is the plan for the single-family homes along Columbia Street?
 - Harwood: Detached single family houses are not the highest and best use for UO land. While there are many needs, there is a thoughtful process for replacement. Any displaced institutional uses, E.g., LERC, Military Science, would have to find a new location if there is future building in that area. This 20-year long range planning process is evaluating these needs.

Regarding traffic and vehicular circulation:

- Member: What is the impact to vehicular traffic if streets are closed? Consider the high traffic volume, especially during events, through this area. Access to south Eugene from Interstate 5 is limited by no left turn onto Agate Street from Franklin Boulevard, which creates use of Villard or Orchard Streets for travel south.
 - Member: Columbia or Moss Streets will potentially close, not Agate Street.
 - Guest: This plan will not be closing a thoroughfare street such as Agate Street.
 - Harwood: 17th Avenue will never be closed. 15th Avenue, with the high number of students already in the area, will eventually have to be closed for safety. Over the past eighty years of this campus, many roads that were open no longer exist. There is need to protect the pedestrian experience for students, staff and faculty, while acknowledging there will still be areas that traffic is allowed, E.g. 17th Avenue.
 - Does this plan consider making some streets pedestrian only?
 - Faris: There are some streets being considered in the future as pedestrian only.
 - Member: Be attentive to not forcing traffic onto Fairmount Boulevard and 19th Avenue and consider all types of traffic, E.g., trucks, new students, new uses,

and new vehicles. Provide concrete visioning of how traffic and parking might be integrated into this plan; it is worth visualizing as much as other types of traffic, E.g., pedestrian and bicycles.

Regarding the plan:

- Member: Support for moving away from the terminology of “graceful edge” to “gentle transition” and the zone that is designated for this transition being much wider and more unified than the “graceful edge” has been presented in the past. Current projects are different from past, much smaller, projects that generated the language of the “graceful edge.”
- Member: Support for the more organic diagram that envisioned diagonal pedestrian flows through this eastern part of campus into campus, E.g., there is no reason to stick with the rectilinear campus grid.
- Member: While it is important to avoid large buildings with small, narrow roads passing between them, it is also important to not to think about the [canyon effect] as only internal to the campus area. Understand that if consideration of this [canyon effect] has an effect of pushing the building massing toward the edges of campus, this can result in a [canyon effect] at the edges of campus, which could negate the transitional zone idea.
- Member: Support for attention given to the Villard Street and 19th Avenue edge.

Regarding residence hall beds and building size:

- Member: How many beds are in Global Scholars, Unthank, and Kalapuya Ilihi Halls?
 - Guest: Unthank and Kalapuya Ilihi are approximately 700 beds, and Global Scholars is approximately 550 beds.
 - Member: The proposed numbers seem high when considering the transition to the neighborhood. There is a big difference in the effect on this part of Eugene between five and seven story structures; be aware that once those start adding up, there is going to be a structural push toward maximizing height in areas that are really pushing out toward the campus edges. Circumstances force a decision because the first residence hall is needed open in 2027, and there is an open area just south of Kalapuya Ilihi.

Regarding the pedestrian crossings and safety:

- Member: The crosswalk area by Agate Street and 17th is not safe for pedestrians. Considering proposed high-density housing at Columbia and 17th, when students want

to go to the Student Recreation center, students will want to cross at 17th and Agate Street. Provide a safer crosswalk at 17th and Agate Street and consider safety and flow of children that cross from Olum to the intramural fields.

- Member: Consider the Agate Street and 19th Avenue area is a very high-profile area for major track events, often closing Agate Street. One of the major pedestrian entry points is from 19th and Agate Street to enter Hayward Field.

Regarding community engagement:

- Guest: Support for community engagement and the March 2024 open house, and continued engagement with students. Consider the importance of students as users of this campus and they are the priority. There is missed opportunities and knowledge when not engaging with the student body for questions about their environment first.
- Guest: The times and locations of CPC meetings are not public if not reaching out to ask. Place emphasis on more meaningful community engagement especially with students in departments like Landscape Architecture and PPPM. Consider importance of past projects and student conflict and have better meaningful engagement to keep people updated on where the project is in the process at all times.
 - *CPC Staff note: All CPC meetings are open to the public and occur either on a Tuesday, 3:30pm – 5pm, or Friday, 10am – 12pm.*

Action: No formal action was requested.

2. Next Generation Housing New Residence Hall Project – Meeting One

Background: The purpose of this agenda item was to hold Meeting One for the Next Generation Housing New Residence Hall Project.

As part of Meeting One (further described in the *Campus Plan* on page 27), the committee was asked to complete the following tasks:

- Site Selection (Phase 1) – Review the preferred site and make a site recommendation. (Phase 2 site selection will be brought to the committee at a subsequent meeting).
- User Group - Review the proposed user group representation and provide comments to the CPC chair, who appoints group members (refer to page 28 of the *Campus Plan* for more information about user groups). It is intended the same User Group will guide both Phase 1 and Phase 2 of the project.
- Key Principles and Patterns - Identify key principles, patterns, and other relevant campus design issues from the *Campus Plan*.

- Other Campus-wide Opportunities - Identify potential opportunities to address campus-wide needs within the subject area or opportunities to cooperate with other nearby development efforts.

Janell Cottam (CPFM) reviewed the project timeline and needs.

CPC staff reviewed the CPC Meeting One process (including site selection for only Phase 1), proposed user group composition, relevant key *Campus Plan* principles and patterns and potential future amendments, site selection considerations and criteria, site evaluation, the preferred site, anticipated site for Phase 2, alternative site considered for Phase 2, the Phase 1 site campus planning requirements diagram, and when the project would come back to the committee for Phase 2 site selection.

Dorothy Faris (Mithun) reviewed additional planning considerations for the preferred Phase 1 site, including designated open spaces, specific displaced uses of the site, pedestrian connectivity and safe crossings, building massing, dining, service access and proximity.

Discussion:

The following is a summary of questions and comments from committee members and guests, with clarification comments from CPC Staff and Faris:

Regarding building height:

- Guest: What is the height of new residence hall buildings B & C and Unthank Hall?
 - Faris: Buildings B and C are 4-6 stories, and Unthank Hall is 7 stories tall.
 - Member: The proposed building height is taller than Kalapuya Ilihi Hall which is located directly across the street from the proposed site.

Regarding pedestrian circulation:

- Member: Is raised crossing a bridge over traffic?
 - Faris: Raised crossing is a raised ground plane to slow cars down.
 - Guest: Would a raised crossing be added to the intersection of Columbia Street and 17th Avenue?
 - Faris: The project is primarily looking at raised crossings near the primary building entries and adjacent building uses, creating a connection as close to that as possible, knowing that students will go the shortest route as possible.

Regarding vehicular parking, transportation planning, and service access:

- Member: Where is parking anticipated for both Phase 1 and Phase 2 structures?
What parking and traffic considerations will this project imply?
 - CPC Staff: As this project progresses and as part of the project team, there is a transportation consultant helping to evaluate those needs.
 - Member: There is no resident parking as a part of this project.
 - Faris: Part of the appeal and positives of the preferred site is that there is not much displaced parking. Part of the Next Generation Housing Development Plan is looking at a larger parking structure to accommodate the eventual build out of some of these sites that do have more surface parking spaces. As this project is for first year housing, students would not have access to parking. There is need to consider service access and service parking which will be evaluated during conceptual design as the project progresses.
 - Member: Support for contemplating during site selection a large parking structure.
 - Member: A transportation master plan is underway that will be looking at parking needs more holistically than this project. Parking is not seen as a significant part of the program for this project. There is an understanding that in the east part of campus there is a fair amount of parking spaces, E.g., approximately 200 spaces. There is need to evaluate how we manage overall parking inventory, demand, quantity, and best location.
 - Guest: The current transportation planning process has a consultant involved that is also involved with this project. There will be good collaboration between the two projects.

Regarding preferred Site A:

- Member: Is the preferred Site A the site that is viable to meet the project deadline?
 - CPC Staff: The project timeline is a main consideration for the preferred site to meet the project goals. The land use and *Campus Plan* updates will require more time for the other sites. The timeline is opening fall 2027 for Phase 1 and 2028 for Phase 2, which allows more time for the land use elements that will need to happen for Phase 2.
 - Member: Consider shortening the CPC site selection process when reviewing the preferred site for Phase 2 with the committee if it is just one site.

Regarding the Moss Alley vacation:

- Member: Past planning of the Central Kitchen's traffic management involved the flow of service trucks from 17th Avenue to Columbia Street. It was planned as a one-

way entrance/exit to keep big trucks off of 19th Avenue. Is that still possible and listed in the considerations for this project?

- Member: Traffic would be cut off to the north by closing the Moss Alley.
- CPC Staff: Access to 17th Avenue would remain through the service drive's access to Columbia Street.
- Faris: The project is aware that Moss Alley is used by the Central Kitchen for service access. In the process of closing the alley, the project will need to better understand the circulation patterns to the Central Kitchen and how it can be improved.
- CPC staff: Campus Planning can add this consideration to the campus planning requirements diagram.
- Member: Writing these traffic studies in the considerations is appropriate. Use stronger language around traffic in the conditions. The Central Kitchen circulation is an example of a legacy conversation that past committee members worked hard to create a solution that worked. Do not want to lose track of earlier considerations which were successfully confronted.
- Guest: The alley vacation is needed for this first phase of the site to accommodate the building. It will cut off access from 17th Avenue and there is not a way this project would work if keeping that part of the alley in place.
- Member: The alley vacation cuts off one way of access for the service drive, and will no longer have two ways of access, including from 17th Avenue.
- Member: In general, the desire is to not displace traffic onto 19th Avenue and Fairmount Boulevard.
- Member: The current East Campus Plan indicates not to displace traffic onto 19th Avenue and Fairmount Boulevard as much as possible.
- Member: Is the Moss Alley vacation feasible when working with the city?
- Guest: The city does not maintain Moss Alley and is most likely not concerned.
- Faris: The project evaluated what was possible to keep the alley open and the impact it had to the densities, however, not anticipating an alley vacation to be a challenge to the project.
- Guest: This was discussed in the initial planning meeting with city planning staff. North of Moss Street, many of these alleys have already been vacated and discontinued. This concept is extending that same thought further south where the alley vacation would continue. There was no concern in initial feedback from the city, however, more due diligence with the city is needed.

Regarding other campus-wide considerations:

- Member: The City of Eugene Fire Station 13 is an asset in its location along Agate Street for fire and medical response to UO and the local community. Consider the consequences if displacing it.
 - Guest: The dispatch system for crisis response to the area is not always specifically from Fire Station 13 responding to calls.

Action: With 11 in favor, 1 abstention, and 1 opposed, the committee agreed that the proposed (Phase 1) site, proposed project user group representation, *Campus Plan* principles and patterns, and other campus-wide opportunities for the **Next Generation Housing Residence Hall Project** are consistent with the *Campus Plan* and recommended to the president that it be approved.