



October 14, 2024

MEMORANDUM

To: Campus Planning Committee

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

Subject: **Record** of the October 1, 2024, Campus Planning Committee Meeting

Attending: Bob Choquette (Chair), Eric Alexander, Hunter Carey, Emily Eng,  
Michael Griffel, Michael Harwood, Shawn Kahl, Norma Kehdi, Eric Owens,  
Kelly Pembleton, Janet Rose, Daniel Rosenberg, Hal Sadofsky, Philip Speranza,  
Lauren Stanfield

CPC Staff: Liz Thorstenson (Campus Planning)

Guests: Chris Andrejko (Rowell Brokaw), Reid Caudill (Mithun),  
Paul Comery (Transportation Services), Brendan Connolly (Mithun),  
Dorothy Faris (Mithun), Grace Graham (Cameron McCarthy),  
Luke Helm (CPFM), Veronica Macalinao (Mithun),  
Aaron Olsen (Campus Planning), Daniel Pyle (Rowell Brokaw),  
Matt Roberts (Community Relations), John Rowell (Rowell Brokaw)

CPC Agenda

**1. Campus Planning Committee – Chair Election**

Background: CPC staff reviewed the process for electing a new chair as described in the meeting mailing.

Action: With 10 in favor and 2 abstentions, the committee agreed to elect Bob Choquette as chair of the 2024-25 Campus Planning Committee.

**2. Next Generation Housing New Residence Hall Project – Conceptual Design Update**

Background: The purpose of this agenda item was to share an update regarding the Next

## Generation Housing Development Plan and the conceptual design of the Next Generation Housing New Residence Hall Project (Phases 1 and 2).

Dorothy Faris and Brendan Connolly (Mithun) shared an update regarding the Next Generation Housing Development Plan and the conceptual plan for new residence hall sites phases 1 and 2. Updates from the Plan included the vision and recommendations for the campus open space framework, buildings/building setbacks, pathways and pedestrian character, circulation, landscape, campus scale and edges, right-of-way alignment, sidewalks, and street/alley plans. The phase 1 and 2 residence hall concept updates included building architectural concepts, scale and space organization, interior functions, building character, and place making.

### Discussion:

The following is a summary of questions and comments from committee members and guests, with clarification comments from Faris, Connolly, and Aaron Olsen (Campus Planning):

Regarding vehicular parking:

- Member: What will be the effect of closing 15<sup>th</sup> Avenue to traffic?
  - Faris: Traffic studies are currently studying impacts to 17<sup>th</sup> Avenue, and Villard and Agate Streets. There is currently lower use along 15<sup>th</sup> Avenue, however, this will need further study, including impacts of large events, E.g., events at Matthew Knight Arena.
- Member: What is the anticipated future student residence hall parking demand?
  - Member: There are currently approximately 400 overnight parking spaces for 5700 students that live on campus. The spaces are well utilized by these students and typically sell out. Yasui Hall, which has no parking spaces, had triple the number of students interested in living there; not having parking was not a deterrent.
    - Member: Consider meeting the parking needs and not creating an unpleasant situation in the surrounding space.
- Member: How many new vehicles are anticipated for the proposed graduate/family housing along Villard; will they be well served?
  - Member/Faris: The proposed graduate/family housing along Villard will have parking routed through the alley way or off Villard, with one parking space provided per unit. Parking will be accounted for in the graduate/family units.
  - Faris: A large increase in vehicular use is not anticipated for this area of campus. Typically, once students are on campus, they will not have need for a vehicle as they will be within walking distance of classes.

- Guest: Are there parking space estimates for either of the proposed parking garages?
  - Faris: With this planning effort, the project is currently studying parking across campus to understand where the most demand is located. There are no specific parking counts for either of the proposed parking garage options.
  - Guest: Will access to the proposed Agate parking garage location be on Columbia Street?
    - Faris: This level of detail is not in this level of the plan.
    - Connolly: A rough square footage estimate shown on the diagram is for a 400-vehicle capacity parking garage.
- Member: Will there be a more comprehensive traffic study for the area, E.g., traffic counts?
  - Olsen: A transportation study has been a part of this process and is included in the Next Generation Housing Development Plan. More detailed traffic study background information will be shared on the Campus Planning project webpage.

Regarding planning and design:

- Member: If considering removing buildings to allow for new ideas, or if there are ideas that the project has been wanting to push forward, is there one building to remove to allow a design idea to work better? Consider diagonal movement across campus and the relationship to open spaces.
  - Member: Consider previous projects, such as Unthank Hall, which was successful at anticipating diagonal movement through the space that was previously an open space. There is a careful approach to considering existing uses in this area of campus.
  - Connolly: Early in the planning and design process, there were thoughtful conversations around boundaries of existing buildings, zoning, and other constraints to consider. The project is studying opportunities for ways to move through and around buildings, while trying to allow for multiple future possibilities and student preferences.
- Member: Consider solar/shadow studies for the impact of new buildings on the existing Moss Street Children's Center.
  - Connolly: The project is studying building massing in more detail, including stepping down the Phase 2 building to allow for more solar access for the childcare center and more human scale.
- Member: If there will be children in the future family housing, consider limiting the amount of driving for childcare and locate childcare nearby on campus. Be thoughtful regarding the placement of the childcare center, and how it relates in scale in comparison to the new buildings.

Action: No formal action was requested.

### **3. East Campus Plan Update and Campus Plan Amendment – Check-in**

Background: The purpose of this agenda item was to check-in regarding the *East Campus Plan* update and proposed *Campus Plan* amendment.

Aaron Olsen (Campus Planning) provided a summary of the proposed amendments to the *East Campus Area Plan* and *Campus Plan*. Technical changes in the *Campus Plan* include changes to the East Campus Design Area, designated open spaces, pedestrian pathways, density, and design area special conditions. Changes to the *East Campus Area Plan* include implementing recommendations from the Next Generation Housing Development Plan, updates to plan area zones, density, requirements, transportation, maintenance, and communication.

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

Regarding zones:

- Member: In sub-area 74, why does the yellow residential transition area not wrap around to Agate Street?
  - Olsen: Agate Street, as a larger street, is a future location for potential additional types of development.
- Member: Is the development boundary intended to be shown extending into non-UO owned property?
  - Olsen: The graphic is diagrammatic and not intended to extend beyond the campus boundary in this area, which is at the Agate playground southern edge. While there are other non-UO owned properties within the campus boundary, this area's boundary is at the Agate Playground.

Action: No formal action was requested.

### **4. 13<sup>th</sup> Avenue Redesign – Schematic Design Review**

The meeting ended before this agenda item was presented, as the scheduled time had been reached. The schematic design review will begin at the next meeting.