



November 19, 2024

MEMORANDUM

To: Campus Planning Committee

From: Clare Kurth, Campus Planning  
Campus Planning and Facilities Management (CPFM)

Subject: **Record** of the October 29, 2024, Campus Planning Committee Meeting

Attending: Bob Choquette (Chair), Deborah Butler, Jamie Dillon, Ihab Elzeyadi, Emily Eng, Michael Harwood, Norma Kehdi, Taliek Lopez-DuBoff, Erin Luedemann, Carrie McCurdy, Taylor McHolm, Eric Owens, Janet Rose, Hal Sadofsky, Daniel Rosenberg, , Philip Speranza, Rachel Withers

CPC Staff: Clare Kurth (Campus Planning), Liz Thorstenson (Campus Planning)

Guests: Tim Allenbaugh (CPFM), Paul Comery (Transportation Services), Dorothy Farris (Mithun), Steve Gab (Community Member), Madeline Goldberg (Community Member), Lynn McBride (Mithun), Jamie Moffitt (VPFA), Lilian Moses (University Housing), Fern Municenbech (Community Member), Aaron Olsen (CPFM) John Rowell (Rowell Brokaw), Meg Saver (Community Member), Anna Sosa (Community Member), David Wade (Community Member), Phil Worth (Kittleson & Associates)

CPC Agenda

**1. Campus Planning Committee – New Member Welcome**

Background: Jamie Moffitt (VPFA) welcomed new members and thanked continuing members for their service and work on the committee.

Action: No formal action was requested.

**2. 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 – Public Hearing & Action**

Background: The purpose of this agenda item was to hold a public hearing for the proposed amendments to the *Campus Plan* and *East Campus Area Plan (2003 Development Policy for the*

*East Campus Area*) related to integrating recommendations from the Next Generation Housing Development Plan.

CPC Staff reviewed the project history, meeting resources, and relevant *Campus Plan* principles and patterns.

Emily Eng (Campus Planning) reviewed the proposed *East Campus Plan* Amendment and the Next Generation Housing Development Plan process, history, and goals, including a brief overview of the plan. Additionally, she reviewed the goal for the committee to take action on the proposed *East Campus Plan* and *Campus Plan* amendments.

Aaron Olsen (Campus Planning) reviewed the proposed *East Campus Plan* and *Campus Plan* amendments and how these changes relate to proposed elements in the Next Generation Housing Development Plan, including changes to density, plan zones, building heights, transition areas, plan processes, and designated open spaces.

#### Public Hearing:

Public guests were invited to write their name on a sign-in sheet in the room, or raise their virtual hand in Zoom, to speak during the public hearing. CPC chair, Bob Choquette, opened the public hearing and invited any members of the public attending to comment. There were seven members of the public who commented. After no additional public comment was received, the public comment portion of this meeting was closed. Public guests were invited to place their email address on the sign-in sheet if they would like to receive a copy of this meeting's written record.

Public Comment: The following is a summary of questions and comments from public guests:

#### Regarding Building Height:

- Concern having an 85-foot-tall building located 20 feet across the alley from R-1 zoned residential areas and this is not being a gentle transition from campus or respectful of Eugene zoning. There is a feeling of being buried by the scale of the buildings and frustration that trees are called out for preservation, but not the residential dwellings.

#### Regarding Graduate Student Housing and Housing Affordability:

- A question whether graduate student housing is being considered with the *East Campus Plan* amendment. Guest stated the existing Graduate Village provides housing that is close to campus to provide accommodations for students that have mobility disabilities that make walking long distance or riding public transportation challenging.
- There was a request for consideration of graduate housing and graduate housing that can accommodate families and pets. Guest reported that some students have been unable to gain acceptance into current graduate housing, and a request was made for assistance to students that will be affected by the demolition of existing graduate housing.

- Concern raised over international students and their difficulty finding housing without support when housing is not available on campus.
- Concern raised over the affordability of the proposed East Campus Housing and the potential of increased housing prices in response to the proposed amenities. Increased housing prices near campus may drive students away from campus and interfere with academic success.

Regarding Exterior Maintenance:

- Concern regarding the lack of current maintenance of university houses in the East Campus area and skepticism that proposed buildings will be properly maintained.

Regarding Garden Areas and Playgrounds:

- Concern over impacts to the Grove Community Garden and possibility of having to move the garden space considering the years of productive growth it takes to create the rich soil.
- Concern over the existing playground near 19<sup>th</sup> Avenue and Agate Street (Agate Playground) and whether this park would be preserved.

Regarding Vehicular Traffic:

- Concern about traffic on Agate Street and desire for traffic signals to minimize additional traffic through the residential neighborhood on Villard Street. Concern regarding the flow of pedestrian traffic across Agate Street and feeling it causes hazardous vehicular conditions.
- Support for the proposed student housing, however with a request that there be no construction vehicles on Villard Street, traveling on the street or parked. It was thought that this was a condition during Hayward Field construction although it was not monitored effectively.
- Comment about the parking garage questioning why students need cars when they live and attend classes on campus. The concern is related to increased cars and traffic with the proposed student housing.
- Concern about pedestrian safety with additional students in the area and students not taking sufficient safety precautions such as wearing reflective clothing or lighting and crossing the street without checking for vehicles. Guest would like to see some student education for safer pedestrian practices.

Trees and Buffers:

- Comment to preserve the large trees on the Phase 2 site to provide a buffer between the residence hall and the existing residential dwellings in the neighborhood.

Discussion:

In response to questions and comments from community members during the public hearing, Emily Eng (Campus Planning) provided the following clarifications:

- Following development of Phase 2 of the Next Generation Housing project, Barnhart and Riley Halls are planned for redevelopment as graduate student housing with a target goal of completion by 2030.
- Housing is in the planning stages to replace homes displaced from the Phase 2 residence hall with townhomes. The timeline for this project is unknown.
- Students that are displaced during construction have been given early notice and will be prioritized for other University housing next year.

After the public hearing portion of the meeting was closed, Aaron Olsen (Campus Planning) provided a detailed review of the proposed changes to the *East Campus Plan* and *Campus Plan* amendments, highlighting in detail the key changes to each document.

#### Discussion:

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

Regarding building architecture, scale, density, and residential transition areas:

- Member: Concern with the 5 over 1, 6 over 1, and double loaded corridor architecture and there being a lack of diversity in housing types proposed.
- Member: There is a rough transition between the East Campus Plan Area and the abutting, privately owned residential neighborhood properties.
- Member: The increased density and height of the proposed building are beneficial in preventing campus housing from spilling into the surrounding neighborhood. Adjustments to the buildings' massing could assist with reducing its perceived bulk and enhance the buffering effect between the residence hall buildings and the neighborhood.
  - Olsen: There is a 75-foot-wide transition area, with a maximum building height of 45 feet, which separates the Phase 1 and 2 residence halls from the residential neighborhood.
- Member: What are the number of graduate housing beds proposed for the townhomes within the residential transition area?
  - Olsen: Did not have the exact number of student beds but indicated the information is included in the Next Generation Housing Development Plan.

Regarding sustainability, solar, and energy:

- Member: Was a solar envelope analysis performed? Consider providing a solar study as this could help illustrate where sun light is accessed and reduce the concern about the scale of the residence halls.
- Member: What is the energy efficiency of the buildings, and will they be net zero; has there been an environmental analysis? Consider the goal of determining life expectancies of the buildings and their resiliency to withstand blackouts and similar events.
  - Olsen: This will be a topic of conversation during schematic design review of the buildings. The goal of the amendments review is to review Campus

Planning Principles, changes to the *East Campus Plan*, and how the plan allows for student housing in this area.

Regarding the planning process, traffic, and building height:

- Member: Concern that the site selection for the new residential buildings to be flawed, the traffic study is unconvincing, and the proposed building height for the limited institutional zone is too high. Support for the building scale stepping down when approaching the adjacent neighborhood, and articulating edge compatibility. Consider limiting the building height to that of Kalapuya Illihi Hall.
  - Olsen: The proposed parking structure would consolidate existing parking in the area, rather than increasing traffic or parking demands. This is partly because many students do not bring cars to campus. Increased traffic is anticipated to primarily come from pedestrian movement between the residence halls and the main campus, rather than from vehicles.
- Member: The traffic study may not have considered increased traffic to Hayward field related to events.
- Member: Consider drop-off and pickup during Housing move-in/move-out days, loading areas, as well as limiting parking passes to students for the residential areas to minimize impacts to the existing residential neighborhoods.

**Action:**

The scheduled meeting time was reached, and the meeting ended before further discussion could continue. Discussion will continue at a future meeting.