



UNIVERSITY OF
OREGON

Campus
Planning

March 26, 2025

MEMORANDUM

To: Campus Planning Committee

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

Subject: **Record** of the March 11, 2025, Campus Planning Committee Meeting

Attending: Bob Choquette (Chair), Eric Alexander, Deborah Butler, Janell Cottam, Emily Eng, Micheal Griffel, Mike Harwood, Norma Kehdi, Erin Luedemann, Carrie McCurdy, Taylor McHolm, Daniel Rosenberg, Hal Sadofsky, Lauren Stanfield, Rachel Withers

CPC Staff: Clare Kurth (Campus Planning)

Guests: Chris Andrejko (Rowell Brokaw), George Bleekman (CPFM), Colin Brennan (CPFM), Mandy Butler (TVA), Reid Caudill (Mithun), Laura Durgerian (Mithun), Dorothy Faris (Mithun), Karen Hyatt (Communications), Glen Macdonald (CPFM), Staci Miles (Financial Aid and Scholarships), Lauren Meyer (CPFM), Lillian Moses (Housing), Aaron Olsen (Campus Planning), Martina Oxoby, Dan Pyle (Rowel Brokaw), Matt Roberts (Communications), Liz Thorstenson (Campus Planning), Pam Saftler (TVA), Tom Shepard (CPFM), Tannille Wait (Financial Aid and Scholarship), and Community Members

CPC Agenda

1. Next Generation Housing Development Plan Phase 1 Residence Hall – Schematic Design Review (Meeting 2)

The purpose of this agenda item was to review the schematic design for the Next Generation Housing Development Residence Hall Phase 1.

Liz Thorstenson (Campus Planning) reviewed the relevant *Campus Plan* principles, project process, history, and planning timeline related to the Next Generation Housing Development Plan and proposed Phase 1 & 2 Residence Halls.

Laura Durgerian (Mithun) shared the schematic design, scope, and goals for the Phase 1 Residence

Hall and project site and interaction with existing campus features (E.g. pedestrian pathways, landscaping, and trees). A brief overview of the Phase 2 Residence Hall was provided as related to the Phase 1 Schematic Design Review, including transportation.

Reid Caudill (Mithun) provided an overview of the Phase 1 Residence Hall building design, site design features, open space activation, solar study, and connections between the Phase 1 and Phase 2 residence halls and adjacent uses.

Discussion:

The following is a summary of questions and comments from committee members and guests with clarification comments from Caudill (Mithun), Emily Eng (Campus Planning), Durgerian (Mithun), and Aaron Olsen (Campus Planning):

Site Design:

Solar study

- Members: Consider shading impacts during winter, particularly on Moss Street Children's Center (MSSC), and creating a shadow impact analysis to further assess the effects of the building on adjacent uses.
 - Caudill: The Phase 2 Residence Hall may create shading later in the day, however the lower building height of the Phase 2 design will help minimize impacts. The Phase 1 Residential Hall is not anticipated to cause significant shading at MSSC.

Pedestrian safety and circulation

- Guest: Consider student safety due to multiple crossings within one block (along Moss Street); how will the building entrances of both Next Generation residence halls coordinate with pedestrian walkways across Moss Street and to Kalapuya Ilihi Hall (KI) across 17th Avenue?
 - Caudill and Durgerian: The site design goal is to create a safe pedestrian crossing between the two buildings. The mid-block crossing (along 17th Avenue) has been designed specifically to address safe crossing to KI.
 - Olsen: Pedestrian crossings have been designed to be as short as possible; the raised crossings create identifiable and controlled pedestrian crossings for vehicles to easily identify.
 - Guest: Consider other residence halls on campus that have entrances aligned in a way that encourages walking through landscaping areas and leads to maintenance/cleaning issues.

Landscape

- Guest: What is the proposed curb height? E.g., Consider the curb height on Agate Street has led to irrigation and tree root damage from vehicles crossing over the curb to park.
 - Olsen: The curb heights on Agate Street were not changed as part of the

- previous housing project.
- Durgerian: The specific curbs for this project are planned to be the standard 6-inch height.
- Guest: What height and material are the proposed landscape mounds? Consider the maintenance of lawn mounds. The lawn mounds associated with the previous housing project have created maintenance issues.
 - Durgerian: The mounds will be planted with a low height vegetation (E.g., blueberries) to allow pedestrians to see over them, while providing an edge to the open space. The landscape mounds are not proposed to be lawn.

Building Design:

Roof / HVAC screening

- Members: What strategies are being used to minimize noise of mechanical HVAC equipment; what screening will be used for both residents of the Phase 1 Residence Hall and from the street view of the building?
 - Caudill: Efforts are being made to minimize noise and visual impact from air handling units; screening will be consistent with other campus buildings. Mechanical HVAC equipment will be placed on the upper roof in a location to minimize visibility and impact, and ground level units will be screened. One small exhaust fan will be located over the dining hall which will produce minimal noise and not produce smells. The project goal is to make the roof and equipment design as simple and clean as possible.

Lighting, neighbors, and scale

- Guest: Concern regarding the scale of this residence hall compared to the character of residential homes in the adjacent neighborhood.
- Member: What will the light visibility of the building be to the adjacent neighborhood?
 - Caudill: The project is implementing strategies to limit light visibility from residential units, E.g., placing most of the lighting facing away from the neighborhood and back towards campus. This strategy aligns with other recent student housing projects on campus.

Transportation:

Bicycle parking

- Member: What is the capacity for bike shelters?
 - Durgerian: The Phase 1 Residence Hall meets minimum requirements for on-site bicycle parking count. The interior bike room will have approximately 105 bike spaces, the exterior shelter will have 179 covered and secured bike spaces, and 82 covered bike spaces.

Vehicular Traffic

- Guest: Concern regarding pedestrian safety, particularly vehicular speeds and pedestrian safety at 17th Avenue and Walnut Street.
 - Durgerian: The project is studying strategies to reduce speeds and balance transportation priorities in this area.
- Member: What will the traffic patterns look like when the parking garage and future institutional buildings are constructed as part of the Next Generation Housing Development Plan?
 - Durgerian: Future vehicular traffic patterns will be studied with respect to any potential future parking garage or institutional building construction.
 - Olsen: Agate Street and 17th Avenue are intended as primary vehicular traffic routes. Columbia Street could be used for access to a garage.
- Guest: Neighbor concern regarding impact of increased vehicular traffic from residence halls in the adjacent neighborhood.
 - Durgerian: The project is studying and implementing strategies to minimize vehicular traffic impact on the adjacent neighborhood.

Planning Process and Procedures:

- Member: Consider adding a residential neighborhood representative to the project user group for Phase 2.
 - Olsen / Eng: The project has had robust engagement with the adjacent neighborhood association and adjacent campus neighbors, E.g., neighbor meetings and several public open houses. While the project user group typically includes UO campus community members, this can be considered.

Action: With 10 in favor and 2 abstentions, the committee agreed that the **Next Generation Housing Development Plan Phase 1 Residence Hall Schematic Design** is consistent with the *Campus Plan* and recommended to the president that it be approved.

2. Friendly Hall Deferred Maintenance Project - Check-in

The purpose of this agenda item was to hold a progress check-in regarding the Friendly Hall Deferred Maintenance Project. The project will return to the committee in the future for schematic design review.

Pam Saftler (TVA) and Mandy Butler (TVA) reviewed the project needs, approach, goals, scope, and options developed during conceptual design, and shared a project design and progress update since the February 11, 2025, meeting.

Discussion:

The following is a summary of questions and comments from committee members and guests with clarification comments from Mandy Butler (TVA) and Pam Saftler (TVA):

- Member: Support for the interface of the southeast corner of the Friendly Hall site with the future 13th Avenue Redesign Project.
 - Saftler/Butler: The project is exploring opportunities to integrate the 13th Avenue Redesign project with the southeast corner of the site / building and how best to integrate that into the project.

Action: No formal action was requested.

3. Financial Wellness Center (FWC) Sign Proposal – Exception to the Campus Outdoor Sign Plan Design Review

The purpose of this agenda item was to review the proposed design of the Financial Wellness Center (FWC) sign proposal as an exception to the Campus Outdoor Sign Plan.

Aaron Olsen (Campus Planning) reviewed relevant *Campus Plan* principles, *Campus Outdoor Sign Plan*, and sign review criteria.

Staci Miles (Financial Aid & Scholarships) provided an overview of the FWC program, program purpose, and benefit of proposed signage .

Discussion:

The following is a summary of questions and comments from committee members and guests with clarification comments from Aaron Olsen (Campus Planning) and Tennile Wait (Financial Aid & Scholarships):

- Member: How many students visit the Financial Wellness Center daily?
 - Wait: There are approximately 10-12 student drop-ins per week; the FWC also holds open houses and events to encourage student visits.
- Member: Has there been a change in FWC attendance with the sign compared to before the sign was installed?
 - Wait: No data is available on the change in participation with the signage, however, this is partially due to a change in program location.
- Member: Why is the proposed sign display duration through 2029?
 - Member: The 2029 date was chosen at random, however, funding considerations and donor support were factors in the decision.

Action: With 8 in favor and 1 abstention, the committee agreed that the **Financial Wellness Center's Sign Proposal Exception to the Campus Outdoor Sign Plan** is consistent with the *Campus Plan* and recommended to the president that it be approved.