



April 26, 2021

MEMORANDUM

To: Campus Planning Committee  
From: Liz Thorstenson, Campus Planning  
Campus Planning and Facilities Management (CPFM)  
Subject: Campus Planning Committee Meeting, April 30, 2021

The next meeting of the 2020-21 Campus Planning Committee (CPC) will be held on Friday, April 30, 2021 from 10am - 12pm in Zoom.

All meetings are open to the public.

**REMOTE MEETING**

This will be a remote meeting in real-time using the Zoom app on your own device. There is also an option to join on a browser for those who do not have the Zoom app. This meeting will be audio recorded for internal record keeping purposes. To join the meeting, please click on the following link:

<https://uoregon.zoom.us/j/91284012771?pwd=ZFdoWDMycjNvMWVQejJLLy9rTDBmdzo9>

Meeting ID: 912 8401 2771

Passcode: 283831

**Agenda:**

**1. *Campus Plan* Amendment: Related to the area southeast of the Jaqua Triangle Design Area – Continued Discussion**

Background: The purpose of this agenda item is to have a continued discussion on the draft *Campus Plan* Amendment to incorporate the university's land southeast of the Jaqua Triangle Design Area into the *Campus Plan*. As described in the attached project description, currently the area southeast of the Jaqua Triangle Design Area, including the Matthew Knight Arena and the Ford Alumni Center, is not incorporated into the

*Campus Plan* because it was previously not within the official campus boundary. The land was purchased to accommodate development of the Matthew Knight Arena and the Ford Alumni Center. The campus boundary was amended in 2021 to include university-owned land that had not yet been incorporated into the plan (please see the 2021 *Campus Plan* Amendment – North of Franklin Boulevard: <https://cpfm.uoregon.edu/campus-plan-amendment>).

A copy of the *Campus Plan* is available on the Campus Planning web page: <https://cpfm.uoregon.edu/campus-plan>

The CPC held a previous meeting for the *Campus Plan* Amendment Related to the area southeast of the Jaqua Triangle Design Area on April 13, 2021.

The following is a summary of questions and comments from the April 13, 2021 meeting:

- The Jaqua Triangle Design Area includes the parking lot located near the Jaqua Center on 13<sup>th</sup> Avenue.
- Is there a small area being added to the Jaqua Triangle that was not previously university property? If including this in the campus boundary, will there be opportunity to improve the area?
- The proposed wording about this part of the Jaqua Triangle aligns with the existing wording in the opportunities and constraints section of the *Campus Plan*, Principle 12. It emphasizes an opportunity to enhance the entrance to campus. Also, it references proposed improvements and changes to Franklin Blvd., which could potentially impact and improve this area.
- Was this area (including the Jaqua Center) previously a Track C project that CPC was not closely involved with, and not a part of the *Campus Plan*?
- All existing development in the proposed amendment area was a Track C project. The proposed amendments are trying to bring the area into the *Campus Plan*, to help guide future changes and improve ties to campus.
- Looking forward, how are increased densities in adjacent areas already planned for (e.g. Student Housing area) and reflective of the densities being proposed in this area? Is there room for growth?
- Should the buildable lot (at the corner of 13<sup>th</sup> Ave. and Agate St.) be included in this new design area boundary? If so, how would this contribute to the overall density of the area?
- If the proposed building (at the corner of 13<sup>th</sup> Ave. and Agate St.) is not reserved for housing development, perhaps it should not be in the Student Housing Design Area.

- The future building use is not yet determined.
- There is additional density provided in the Student Housing Design Area for the development of the site (at the corner of 13<sup>th</sup> Ave. and Agate St.); it is not defined as housing.
- In the written description of the previous amendments for the Student Housing Design Area, it calls out the function of the building (at the corner of 13<sup>th</sup> Ave. and Agate St.) to connect and activate the space, and is likely not housing.
- Is the proposed 1.03 FAR density, as shown, restricting growth?
- The current proposal shows densities as if the current area were completely built-out. There may be room for small minor additions in the area to consider.
- How is the gross square footage (GSF) calculation for the Matthew Knight Arena calculated? The large floor-to-ceiling heights are not similar to other campus buildings, which may skew the proposed FAR.
- Changing the shape and the boundary of this area makes sense; it aligns with the campus pattern. How we manage densities as things change is significant. There is the possibility of needing to reconsider the area in the future through another amendment.
- Supportive of what is proposed, keeping in mind that things will change when Hamilton is removed and we're planning for the future site closest to 13<sup>th</sup> Avenue. The FAR and densities ratios vocabulary is somewhat limiting and are an imprecise tool. However, they help represent the intent. For example, the North Campus area is a very low density that we cannot sustain; the use of FARs helps provide direction for future development while respecting all of the things we love about campus. Recognize that change is constant and we may have to discuss more in the future, however for now we can place a marker for this area and revisit later if needed.
- Northeast campus (Jaqua Triangle, Student Housing, and East Campus Design Areas) are a variety of mixed uses on campus. Difficult to predict now the use of the site at on 13<sup>th</sup> avenue across from the Jaqua Center.

In response to questions and comments from committee members and guests, CPC Staff and Emily Eng (Campus Planning) provided the following clarifications:

- The area to the southeast of the Jaqua Triangle is UO owned land and included in the current campus boundary. There is opportunity to improve the area.
- We are learning more about potential needs for growth in this area.
- The area of the Housing Transformation Project Phase 3 (at the corner of 13<sup>th</sup> Ave. and Agate St.) is included in the existing Student Housing Design Area. The

proposed design area of this amendment would not affect the densities in the Student Housing Design Area and does not include this site.

- The arena is a very unique building type on campus and has large volumes; the 1.03 FAR is not the same as a 1.03 perhaps somewhere else. A similar volume applied to a typical campus building, for example a 4 story building, would have more GSF (resulting in a higher FAR).

Please refer to the attached background materials for more information. For additional information, please refer to the prior CPC meeting record regarding this agenda item, located here: [https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/record\\_04\\_13\\_21.pdf](https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/record_04_13_21.pdf)

Previous CPC Meeting 1 presentation materials are available at:  
[https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/cpc\\_meeting\\_1\\_-\\_new\\_design\\_area.pdf](https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/cpc_meeting_1_-_new_design_area.pdf)

For additional information about the proposed amendments, please refer to the project website at: <https://cpfm.uoregon.edu/campus-plan-amendment-new-design-area>

Also, please review the following Campus Plan principles and patterns:

- Principle 1: Process and Participation
- Principle 2: Open-space Framework
- Principle 3: Densities
- Principle 4: Space Use and Organization
- Principle 5: Replacement of Displaced Uses
- Principle 6: Maintenance and Building Service
- Principle 7: Architectural Style and Historic Preservation
- Principle 8: Universal Access
- Principle 9: Transportation
- Principle 10: Sustainable Development
- Principle 11: Patterns
- Principle 12: Design Area Special Conditions

Action: No formal action is requested.

## **2. *Campus Plan* Amendment: Principle 1: Process and Participation, Design Advisory Board (DAB) description – Introduction and Discussion**

Background: The purpose of this agenda item is to have an initial discussion on the draft *Campus Plan* Amendment to integrate the university's Design Advisory Board (DAB) process into the *Campus Plan* based upon current practice. As described in the attached project description, The *Campus Plan* guides all campus development by establishing the principles and patterns to achieve a shared vision. This shared vision ensures physical changes to campus will lead the University of Oregon toward a unified and successful campus design supporting its mission of teaching, discovery, and service. The design process for construction projects relies upon input from a wide array of individuals and experts. The DAB helps the University Architect and Associate Vice President for CPFM provide key input on projects. This amendment will update Campus Plan Principle 1: Process and Participation, which describes participants in the design process for construction projects.

A copy of the *Campus Plan* is available on the Campus Planning web page:  
<https://cpfm.uoregon.edu/campus-plan>

Please review the attachments for background information about the project.

Action: No formal action is requested.

Please contact this office if you have questions.