

# UNIVERSITY OF OREGON RESIDENCE HALL SITING STUDY



SEPTEMBER 2014

# ACKNOWLEDGEMENTS

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## CONSULTANTS

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# EXECUTIVE SUMMARY

The intent of this Siting Study is to identify a comprehensive listing of factors for the project Advisory Group to consider as it makes recommendations about whether a proposed use is a good fit for a particular site.

University Housing has identified the need for 500 new beds of student housing to be completed by fall 2017. In 2013 the State of Oregon legislature authorized the use of bonds for this purpose. This study includes six potential sites the university has identified for this facility. The accompanying evaluation matrix records the Advisory Group's ranking of these sites.

Four of the sites, PLC Parking Lot (Site A), West Clinical Services (Site B), McArthur Court (Site C), and the Former Romania Dealership (Site F), were determined by the Advisory Group not to meet the program needs of the user; specifically they were too far from dining facilities. They also are not consistent with the Space Needs Plan, which shows other uses on these sites.

The North Agate Hall and 17th Avenue site (Site E) and the South Global Scholars (Site D) version D2 were determined to be more costly to develop than other sites; are slightly further from the existing dining facility than preferred, and would require two buildings rather than one. Site E is also inconsistent with the Space Needs Plan. Despite these shortcomings the Advisory Group felt it was worth proceeding to the next steps (the Area Plan and the Expert Opinion) to understand more fully the effects of the use on these sites.

The South Global Scholars (Site D) version D1 best fit the criteria when compared to other sites, but exceeds Campus Plan standards for density. The Advisory Group felt it was worth proceeding to the next steps (the Area Plan and the Expert Opinion) to understand more fully the effects of the use on the site.

# EVALUATION MATRIX: RESIDENCE HALL

SITE	CRITERIA CLUSTERS			
	I. Feasibility of Development	II. Campus Planning Framework	III. Space Needs Plan	IV. User Needs: Program & Facility Elements
<b>A. PLC Parking Lot</b>	○	○	■	■
<b>B. West Clinical Services</b>	○	○	■	■
<b>C. McArthur Court</b>	○	○	■	■
<b>D1. South Global Scholars</b>	●	○ <sup>1</sup>	●	●
<b>D2. South Global Scholars</b>	■	●	■	○
<b>E. North Agate Hall &amp; 17th</b>	■	●	■	○
<b>F. Former Romania Dealership</b>	■	○	●	■

● = Fully Meets Criteria; ○ = Somewhat Meets Criteria; ■ = Very Little or Nothing About the Site is Consistent with the Criteria

<sup>1</sup> Exceeds current Campus Plan density standards for this design area; will need to be reviewed by the Campus Planning Committee for possible amendment.

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# APPROACH

## METHODOLOGY

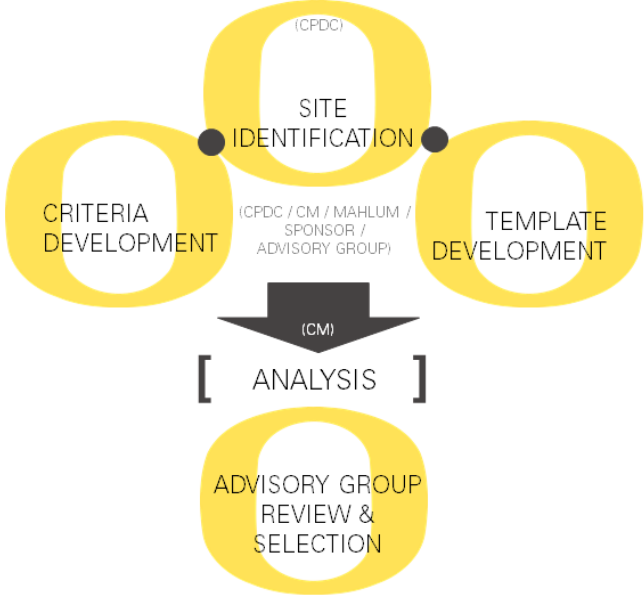
The process used to analyze a potential site for a new residence hall included numerous participants and methods of analysis. This page captures that process.

### TEMPLATE DEVELOPMENT

The development of a template includes understanding the project’s conceptual program for the residence hall, its spatial requirements, and developing a diagrammatic footprint. To accomplish these outcomes, the consultant team met with UO Housing (Project Sponsor) to acquire information on the programmatic needs of the new facility (See Appendix 1 for meeting outcomes). Through a charrette with the design team and Housing, a set of potential building configurations were identified. Based on this input, Mahlum Architects developed 1-2 possible building templates for each site. Information on the templates used is described in the following section, Analysis Tools. With assistance from ArcGIS and AutoCAD, the template was overlaid on high resolution aerial imagery to examine the feasibility of the facility’s space requirements on each site. The template that best met the criteria identified for this project was ultimately selected for the site. These preferred templates are shown on the site diagrams for each site within the Site Analysis section. The less preferred options are provided in Appendix 2.

### CRITERIA DEVELOPMENT

Cameron McCarthy developed criteria to provide standards by which multiple sites could be compared and ranked by those involved in the selection process. Both Campus Planning, Design, and Construction (CPDC) and Housing played integral roles in the development of these standards. Input was also provided by consultants working on this project to assure that optimal design and critical land use concerns were considered. All parties were provided opportunities to critique and edit the draft criteria prior to completion of the analysis. The resulting list of criteria are discussed in the following section, Analysis Tools.



### SITE ANALYSIS

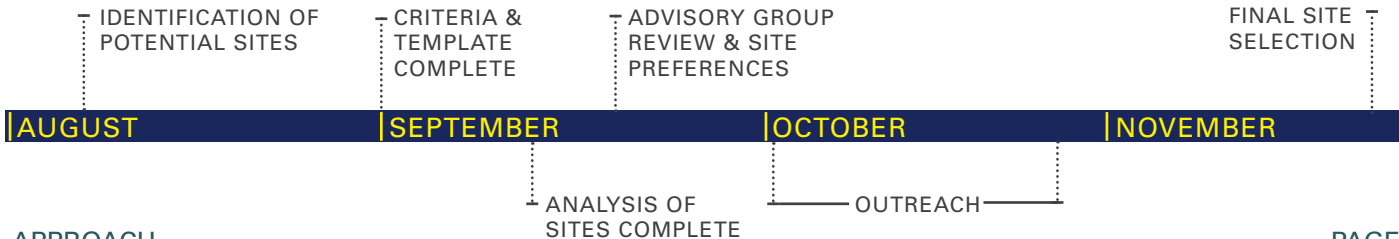
Once developed, the criteria and template were applied to each of the sites identified for analysis. Consultants used currently available information (including relevant planning documents, land use code, and GIS data) to obtain as much information as possible for each of the criteria. A summary of research findings is included in the Site Analysis section.

### ADVISORY GROUP RECOMMENDATION

The analysis in this document was provided to the Advisory Group, was tasked with reviewing all potential sites and recommending 2 to 3 sites for selection to the University President.

### NEXT STEPS

Following a comment session and outreach phase, the Advisory Group, the UO Space Advisory Group, Campus Planning Committee, and Vision consultants will review the Advisory Group’s recommendations and provide comments and recommendations for selection to the University President. The UO President will make the final site selection.



# ANALYSIS TOOLS

## TEMPLATE

The templates developed and used for this study are based on the building program provided by Housing. This program includes the following:

- A gross area of 145,000 sf
- 500-beds
- A single unit type, sized to be “triple-able” to assist UO Housing in subsequent future renovations
- One clear and visible entry
- An ideal floor community of 32-34 students (or 1:32/34 RA to student ratio)
- One building supporting 2-3 Academic Residential Communities
- Residential communities shall be organized and have associated amenities to support the Academic Residential Communities

One vision for this building is to create “academic residential communities.” As noted above, this vision includes the incorporation of learning commons. For the purpose of this study this vision is represented by providing a square footage allowance for such spaces within the building. Specific details on how and where the spaces are allocated throughout the building will be determined during design development.

The project consultants note that the space program will need to be configured differently at each site to respond to the site’s opportunities and constraints as best as possible. The building height is kept to six stories or less, with building profiles modified as appropriate to fit within the site or to preserve adjacent land; this is noted in the Site Analysis. Templates shown in the site diagrams include information about the building profile.

The Project Sponsor expressed a preference for a minimum distance of 60 feet between building wings (i.e., Global Scholars buildings are spaced about 90 feet, the north wings of the Living Learning Center are spaced 75 feet apart). This distance was achieved at all sites, except at Site A, where the parcel’s dimensions would not allow for this spacing.

The templates used for this study are intended to provide a spatial analysis of the required building

footprint for the space program at each site.

Opportunities will exist for adjusting these configurations during the design process.

## CRITERIA

Once identified, criteria were organized into four clusters, each representing a different focus. Individual criteria listed within these clusters have one or more questions used in the analysis of each site’s ability to meet the criteria. To the extent feasible, these questions are intended to provide answers that are measurable and objective. This section introduces these criteria. It identifies the topics they address and how they are organized (i.e., into “clusters”). A full list of all criteria and their associated questions used for analysis are provided in Appendix 3.

No attention was given to the prioritization of these criteria prior to the Advisory Group’s selection of preferred sites. Readers are advised to use their discretion in the prioritization (i.e., weighting) of the criteria based on identified values for this project, which will ultimately determine which sites are preferred.

### Criteria Cluster I: Feasibility of Development

This cluster contains the largest number of criteria, all addressing very practical and potentially limiting factors of each site. These include: (1) the compatibility and cohesiveness of proposed improvements compared to the existing conditions of the site; and (2) the readiness of the site for development. These criteria apply to all sites in the analysis.

- **Compatibility & Cohesiveness:** Ideally, the proposed use of the site will be compatible with surrounding uses and infrastructure of the site. This criterion assesses many existing conditions and anticipated future development at or surrounding the site to: (1) identify how the development is or is not compatible with existing/anticipated adjacent uses; and (2) whether the proposed use and surrounding uses are mutually supporting. Questions for analysis address the following considerations: City-adopted refinement plans, neighborhood plans, or master plans applicable to the site; transportation needs, building scale, visual and spatial transitions, and intensity of use.
- **Readiness for Development:** The project’s timeline will vary with many of the considerations included



in these criteria. Questions for analysis under these criteria examine the presence of historic and natural resources on the site (e.g., wetlands, floodways, and Goal 5 identified resources), existing and planned infrastructure on the site, development requirements for the site, and current ownership of the land. An evaluation of cost and time to develop the project on each site is also considered. The target date for the residence hall to be fully operational is September of 2017. A couple key factors that impact both time and cost include utility extensions and relocation of existing uses on the site.

### **Criteria Cluster II: Campus Planning Framework**

The Campus Plan provides policies that guide the process, design, and development character of capital improvement projects and their surrounding contexts. Plan policies included in the criteria include: Open-space Framework; Densities, Space Use & Organization; Replacement of Displaced Uses; Architecture & Preservation; Transportation; Sustainable Development; and Design Area Special Considerations (Conditions). These criteria identify whether the development of the proposed project will comply with each of these Campus Plan policies as applicable. Criteria in this cluster also respond to the policies in: (1) the 2003 Development Policy for the East Campus Area, a subject plan of the Campus Plan; and (2) the East Campus Open Space Framework.

### **Criteria Cluster III: The Space Needs Plan**

The Space Needs Plan contains four theoretical scenarios for examining potential future space needs based on enrollment and faculty. This Plan provides a tool for evaluating possible sites to determine if future space needs identified in the Plan will be compromised (and to what degree) by selecting a site for a particular use. This criterion identifies whether the site considered in this report is consistent with the long-term space needs for campus according to the various scenarios in the Space Needs Plan.

Based on advice from the President and Provost, the four theoretical scenarios used for examining potential future space needs include:

- Scenario 1: Space needs for the current enrollment (24,500 FTE) based on Space Advisory Group-established ratios of space needed per student for 11 categories of space use. The increase of

space relates to increases in faculty and staff. This Scenario includes an increase of 150 new faculty and 300 new PhD level students, raising the number of total Tenure Track Faculty to 869.

- Scenario 2: Space needs for a theoretical increase of enrollment to 28,000 FTE based on ratios of space needed per student (this increase in space accommodates an increase in Tenure Track Faculty to approximately 971).
- Scenario 3: Space needs for a theoretical increase of enrollment to 31,000 FTE based on ratios of space needed per student (this increase in space accommodates an increase in Tenure Track Faculty to approximately 1,059).
- Scenario 4: Space needs for a theoretical increase of enrollment to 34,000 FTE based on ratios of space needed per student (this increase in space accommodates an increase in Tenure Track Faculty to approximately 1,147).

### **Criteria Cluster IV: User Needs: Program & Facility Elements**

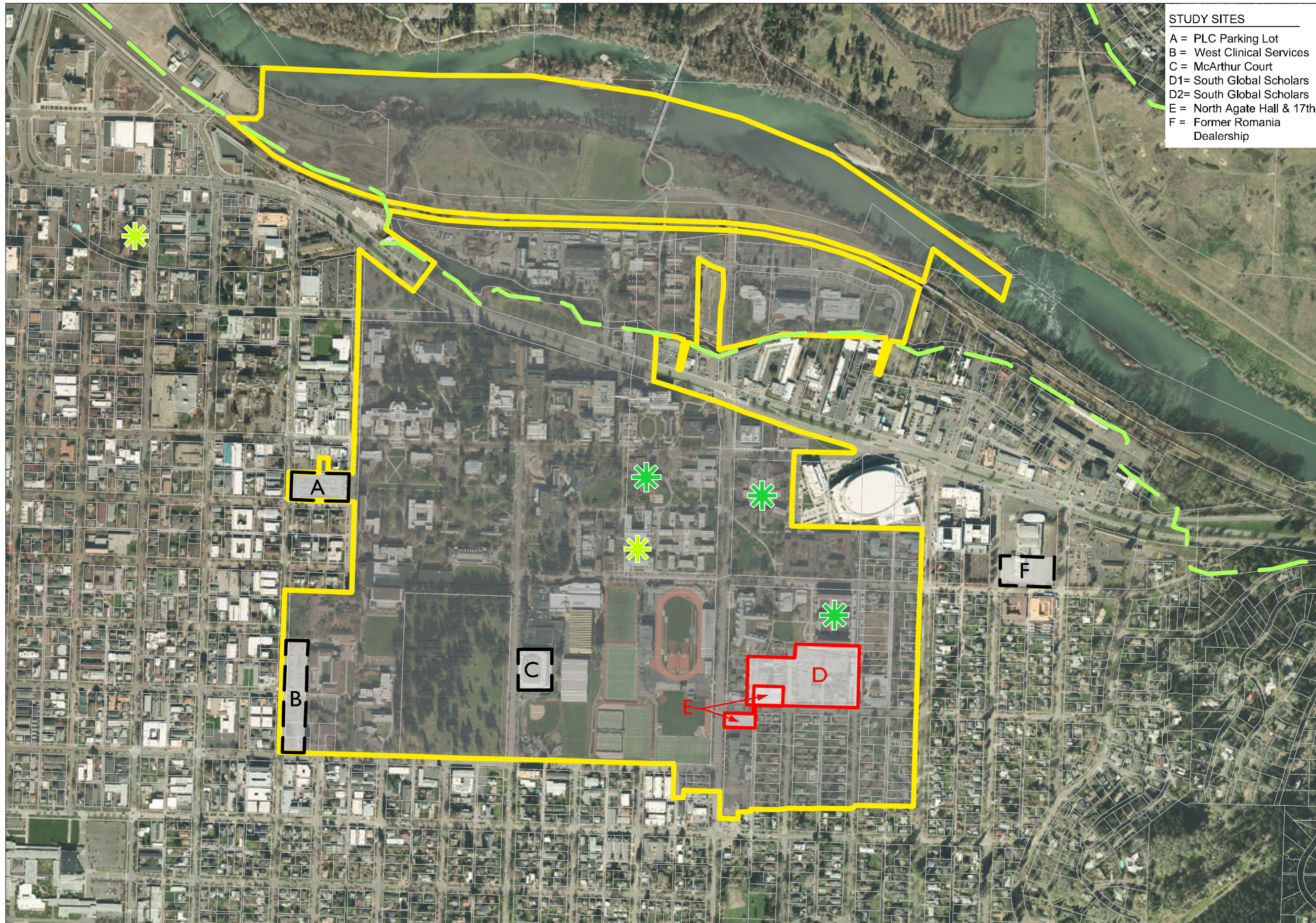
This criteria cluster incorporates considerations from the perspective of the users of the site. It addresses experiential considerations and practical considerations such as limitations of siting the desired amenities within the study area. For the Project Sponsor, cost is a high priority criterion that is included in the Feasibility of Development criteria cluster. Additional criteria addressing the Project Sponsor's needs and preferences are included within this cluster and are also incorporated into the building template. This criteria cluster applies to all sites in the analysis.

- Distance from Existing Campus Dining Halls (see Study Area Map): The space program and budget for this project do not include dining services. As such the residence hall will need to be located close to existing dining facilities on campus. The Project Sponsor prefers that dining services be no more than 1 block from the new residence hall. Additional costs for development of dining services are assumed for sites located farther than this distance from existing dining facilities. Distance to existing dining facilities and associated costs are noted for each site.

- Distance to Campus Core: The residence hall should be located within close proximity to academic buildings on campus. For the purpose of this study, “Campus Core” is defined as the Lillis Business Complex.
- Single Building: Some sites will require a split building configuration to fit within the parameters of the site. The Project Sponsor has a strong preference for a single building due to efficiencies in operations and maintenance, increased building security, and sense of community for residents. Sites with split building configurations are assigned an increased cost of \$117,000 for equipment and additional costs associated with an increase in overall project square footage required to service the second building independently.

## PROJECT COSTS

Cost is a major consideration for any capital improvement. In addition to anticipated hard and soft costs of development, the presence of certain factors will invariably increase the cost of development at some of the sites. An estimated cost differential in relation to the project’s base budget is provided where possible. Factors affecting project costs may include: land acquisition, relocation of existing uses, required parking, development within areas requiring special permits or land use actions, or utility extensions to the site. The total quantity of additional expenses related to the development of the project on each site is identified as the “Cost Differential” in the Site Analysis and Cost Evaluation (Appendix 4).



**STUDY SITES**  
 A = PLC Parking Lot  
 B = West Clinical Services  
 C = McArthur Court  
 D1= South Global Scholars  
 D2= South Global Scholars  
 E = North Agate Hall & 17th  
 F = Former Romania Dealership

**MAP INFORMATION\***

- Site Boundary - Recommended
- Site Boundary - Not Recommended
- Greenway Boundary
- UO Planning Boundary
- ✱ Existing Campus Dining Facility (no available capacity)
- ✱ Existing Campus Dining Facility (capacity available)

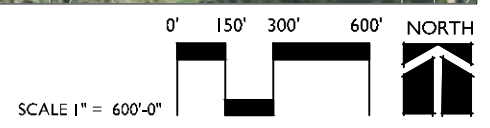
\*This map was derived from information provided by University of Oregon InfoGraphics Lab and City of Springfield Aug/Sept 2014.

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**Study Area Map**



# SITE ANALYSIS

PLC PARKING LOT	A
WEST CLINICAL SERVICES	B
MCARTHUR COURT	C
SOUTH GLOBAL SCHOLARS	D
NORTH AGATE HALL & 17TH	E
FORMER ROMANIA DEALERSHIP	F

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# SITE A: PLC PARKING LOT

## FEASIBILITY OF DEVELOPMENT

- Site A is within the West University Refinement Plan (Plan) boundary. A residence hall in this location is consistent with this Plan. The Plan recognizes the area's need for preserving and encouraging high-density housing in addition to recognizing the University as a contributing entity within the neighborhood. Site A is identified as an Institutional Use on the Future Land Use Diagram.
- The site is at a lower elevation than the area to the east within the Academic Center and Historic Core. The vertical reach of the buildings within the Academic Center and Historic Core Design Area to the east appears higher due to this difference in elevation. The Academic Center and Historic Core buildings at the Design Area's westernmost edge are 2-4 stories with the exception of PLC which is over 9 stories. The site is adjacent to a new 6-story private residential building, and is adjacent to 2-, 3- and 4-story quads and apartments. The commercial uses to the north are 2 stories.
- There are no City-designated protected Goal 5 natural resource sites. The site is outside of the Willamette Greenway, floodway, and floodplain.
- The project will not trigger any land use actions. It is permitted outright in the Public Land Zone and should not trigger a Traffic Impact Analysis.
- Site A allows prospective residents a chance to walk or bike to nearby instructional areas.
- There are no historic resources on the site.
- If the residence hall, based on the desired program (145,000 gsf), will require an amendment to the

## SITE INFORMATION

**Study Area Size:** 1.45 acres

**Zoning:** Public Land

**Metro Plan Designation:** Commercial

**Owner:** University of Oregon

**Relevant Plan Boundaries:** Campus Plan, West University Refinement Plan

**Current Use & Infrastructure:** Surface Parking

**Access:** Kincaid St., East 14th Ave.

**Distance from Campus Core:** 0.14 mil.

**Campus Plan Design Area:** PLC Parking Lot

**Design Area available building footprint (sf):** 29,646 sf

**Design Area available gross square feet (gsf):** 118,584 gsf

**Potential Timeline Extension:** Time required to amend the Density requirements of the Campus Plan (unknown)

**Added Costs to Project Budget:** \$6,442,000

A

Campus Plan because it exceeds the density limits of the Plan. However, the building's design as shown on the Site A template will not require an amendment to the Plan.

- While development costs are provided within this criteria cluster, cost considerations are also important to Housing (the Project Sponsor). The development costs include:
  1. Displacement and relocation of 144 parking spaces;
  2. A 300-ft. extension of the University's utility tunnel;
  3. Dining services within the building; and



- 4. Potentially higher costs of construction associated with on-campus architectural building standards.
- The total added development costs are estimated at \$6,442,000. Refer to Appendix 4 for an itemized estimate of each cost.

## CAMPUS PLANNING FRAMEWORK

### Open-space Framework

- No significant landscape features characterize the area, and no designated open spaces are contiguous to the site.
- No open spaces or axes directly abut the site. Site A is at the eastern terminus of the Johnson Lane Axis.

### Densities

- This project shown on the template for Option A meets guidelines for coverage (sf) and gross square footage (gsf).
- The available coverage for the PLC Parking Lot Design Area is 29,646 sf. The 19,024 sf building footprint building is within this limit.
- The available gsf for the design area is 118,584 gsf. The proposed program shows the building at 145,000 gsf, which exceeds this limit. Construction of the residence hall according to the program will require an amendment to the Campus Plan. The template for Site A shows the building at 100,944 gsf. The building as shown on the template is within the 118,584 gsf limit.

### Space Use and Organization

- The site is adjacent to (but outside) the Academic Center and Historic Core Design Area to the east. Buildings closest to the site in the Academic Center & Historic Core Design Area are the Knight Library, Condon Hall, PLC, and the Lillis Business Complex. Abutting the site to the east is a Lane Transit District bus station. To the north are commercial uses on East 13th Avenue. To the west are commercial uses and medium- to high-density apartments that are primarily—if not entirely—occupied by students. A residence hall is not an instructional space, but the project includes some academic spaces on the

ground floor related to the residential academic programs.

- The building as located on the site leaves 40% available for parking or other future development such as academic. Future development would also require an amendment to the Campus Plan's Density standards within Policy 3, if the project was developed according to the program (145,000 gsf).

### Replacement of Displaced Uses

- As drawn on the site, the building will displace 144 parking spaces. These parking spaces will need to be replaced.
- The LTD bus station east of the site will not be impacted.

### Transportation

- See notes under the Replacement of Displaced Uses Policy, above. The site is east of and abuts the boundary where automobile traffic is discouraged from the center of campus, which is a pedestrian and bicycle zone. This boundary runs along Kincaid Street.

### Architecture and Preservation

- Not applicable.

### Sustainable Development

- Development on Site A will likely meet the LEED criteria assessing access to public transportation and criteria assessing community density/ connectivity.

### Design Area Special Considerations (Conditions) and Special Area or Subject Plans

- Page 93 of the Campus Plan states: "The proximity of this area to the campus core provides an opportunity for siting a major campus building. It should serve as an appropriate terminus of the Johnson Lane Axis and can potentially incorporate structured parking as a use. The bus transit station located on this site should be maintained and incorporated..." The Campus Plan identifies the need for visual improvements at Site A, given its public presence. The Plan also states that the site occupies a strategic position as the western

terminus of the east/west Johnson Lane Axis, which is anchored at the eastern end by the EMU.

## SPACE NEEDS PLAN

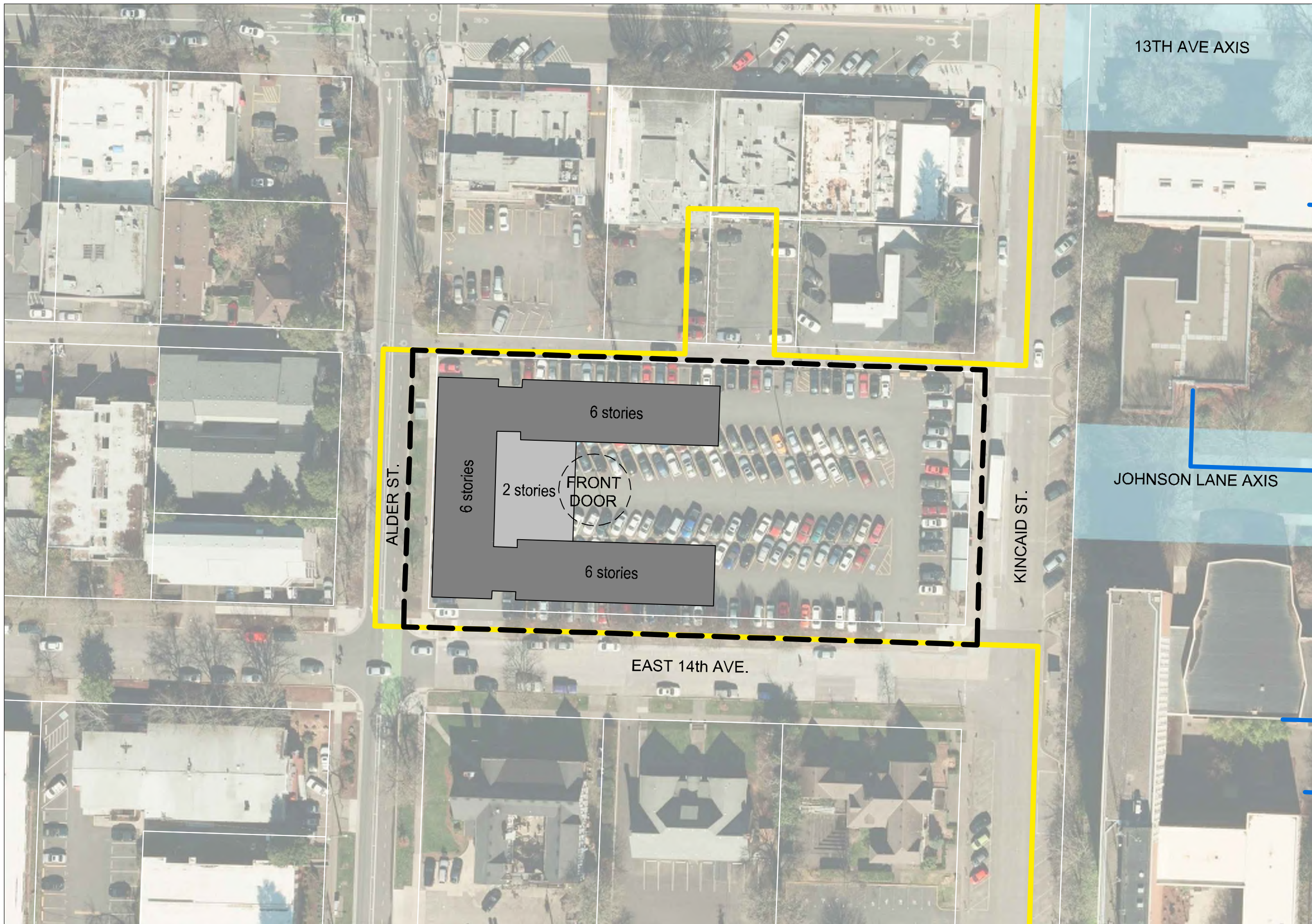
- Under Scenarios 2, 3 and 4, Site A contains a 118,000 gsf project needed to meet the academic and general use classroom space needs of gross square footage per student ratios for 28,000, 31,000, and 34,000 FTE.

## USER NEEDS: PROGRAM & FACILITY ELEMENTS

- The residence hall is shown as one building in accordance with the Project Sponsor's needs.
- The closest dining facilities are Carson Hall (2,323 ft.) and Barnhart (2,640 ft.). These distances are beyond the preferred 1-block radius desired by Housing. A dining facility could be constructed to meet the needs of the residents, however this represents a significant additional expense (See Appendix 4: Cost Evaluation).



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**MAP INFORMATION\***

- Site Boundary
- UO Planning Boundary
- UO Designated Open Space
- Existing UO Utility Tunnel

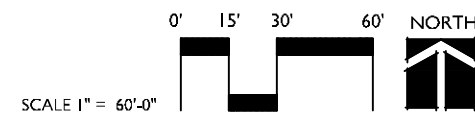
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Site A:  
PLC Parking Lot



# SITE B: WEST CLINICAL SERVICES

## FEASIBILITY OF DEVELOPMENT

- The site contains no City-designated, protected Goal 5 natural resource sites and is outside of the Willamette Greenway, floodway, and floodplain.
- The project will not trigger any land use actions. It is permitted outright in the Public Land Zone and should not trigger a Traffic Impact Analysis.
- Related to compatibility, the site is adjacent to high-density apartments that are primarily (if not entirely) used by students. Site B is diagonal from the Collegian, to the southwest of the site—a 3-4 story building with a steep roof. The south side of the Collegian has more than one 4-5 story apartment complexes. Apartment complexes are also directly south of the site.
- There are no historic resources on the site.
- While development costs are provided within this criteria cluster, cost considerations are also important to Housing (the Project Sponsor). The development costs of this site include:
  1. Displacement and relocation 99 parking spaces;
  2. A UO utility tunnel extension (142 ft.);
  3. Dining services within the building; and
  4. Potentially higher costs of construction associated with on-campus architectural building standards.
- The total added development costs are estimated at \$6,139,500. Refer to Appendix 4 for an itemized estimate of each cost.

## SITE INFORMATION

**Study Area Size:** 2.7 acres

**Zoning:** Public Land

**Metro Plan Designation:** Government & Education

**Owner:** University of Oregon

**Relevant Plan Boundaries:** Campus Plan

**Current Use & Infrastructure:** Surface Parking

**Access:** East 18th Ave.

**Distance from Campus Core:** 0.36 mi.

**Campus Plan Design Area:** Southwest Campus

**Design Area available building footprint (sf):** 58,257 sf

**Design Area available gross square feet (gsf):** 228,763 gsf

**Potential Timeline Extension:** None

**Added Costs to Project Budget:** \$6,139,500

B

## CAMPUS PLANNING FRAMEWORK

### Open-space Framework

- The site is not directly adjacent to designated open spaces. The closest designated open space is the Southwest Campus Axis on Kincaid Street, which has a southern terminus on East 18th Avenue and a northern terminus on East 16th Avenue.
- There are no campus trees of significance on the site or near the site. The closest tree is in the northeast corner of the Southwest Campus Green. Page 96 of the Campus Plan identifies that “important educational trees grow in the southern portion of the area.”



## Densities

- This project shown on the template for Option B meets guidelines for coverage (sf) and gross square footage (gsf).
- The available coverage for the design area is 58,257 sf. This project is within this limit for both the building's size within the desired program and as shown on the template (17,107 sf).
- The available gross square footage for the design area is 228,763 gsf. The proposed building according to the program is 145,000 gsf and is within this limit. The proposed building according to the design template is 175,395 gsf and is within this limit.

## Space Use and Organization

- The building is sited to the south of Site B. Within the site boundary, half of the site will be developed for housing-related uses. The remaining half of the site will remain available for parking or future development.
- To the north of the site are the remaining parking area and classrooms used for the College of Education, and directly to the east is the Clinical Services building. To the northeast is the HEDCO Building. These multi-story buildings to the east are on a noticeably higher elevation than Site B.

## Replacement of Displaced Uses

- An estimated 99 parking spaces will be displaced on the site and will need to be replaced.

## Transportation

- Alder Street contains a cycle track extending from East 18th Avenue to Franklin Blvd. East 18th Avenue has protected bike lanes.
- A marked and identifiable parking lot surrounds the site to the north and to the west.
- A residence hall in this location, along public transit lines and adjacent to academic uses minimize reliance on the automobile for campus-related trips.

## Architecture and Preservation

- Not applicable.

## Sustainable Development

- Development on Site B will likely meet the LEED criteria assessing access to public transportation under LEED v3. It will also likely meet the LEED criteria assessing community density/connectivity.

## Design Area Special Considerations (Conditions) and Special Area or Subject Plans

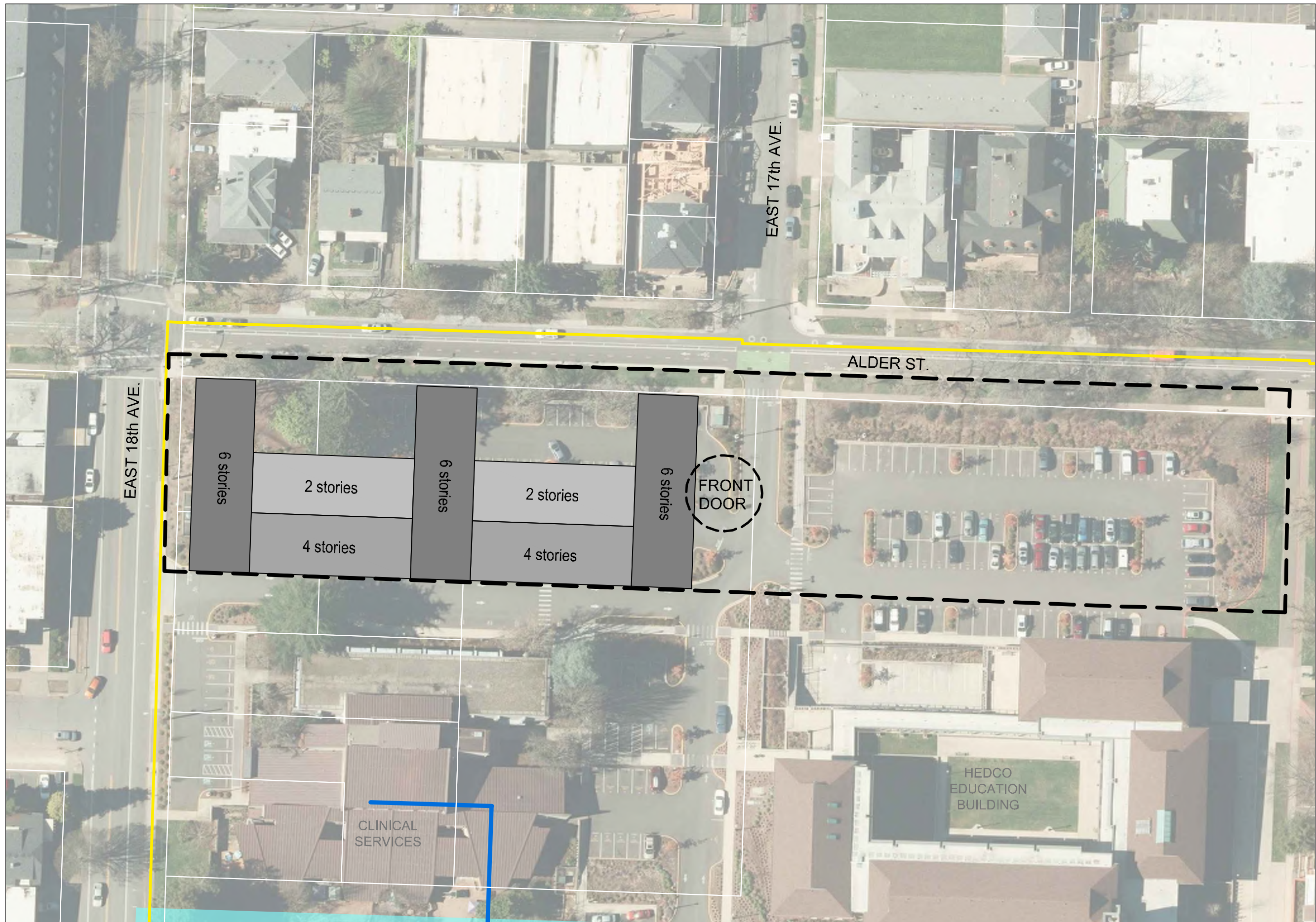
- The Southwest Campus Design Area describes the 18th Avenue and Alder Street/Kincaid Street Campus Edge as adjacent to a high-density residential area. Development on the 18th Avenue edge will be highly visible to the public. Page 94 of the Campus Plan explains that an opportunity exists to establish a better gateway where the Southwest Campus Axis intersects 18th Avenue: "As redevelopment occurs in the southwest area of campus, visual clues (preferably through design features...) identifying the university and entry or parking routes are encouraged to convey a more positive image and to prevent autos from driving through the campus core and adjacent neighborhoods."
- The Campus Plan describes this Design Area as used primarily by the College of Education and the School of Music.

## SPACE NEEDS PLAN

- Under Scenario 4, this site contains a 115,000 gsf project needed to meet academic gsf per student ratios for 34,000 FTE.

## USER NEEDS: PROGRAM & FACILITY ELEMENTS

- The residence hall is shown as one building in accordance with the Project Sponsor's needs.
- The closest available dining is at Carson Hall (3,535 ft.). This distance is beyond the preferred 1-block radius desired by Housing. A dining facility could be constructed to meet the needs of the residents, however this represents a significant additional expense (See Appendix 4: Cost Evaluation).



**MAP INFORMATION\***

- Site Boundary
- UO Planning Boundary
- Existing UO Utility Tunnel

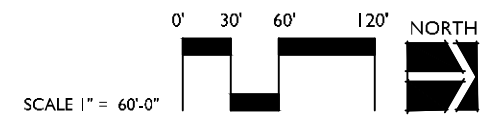
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CAMPUS PLANNING, DESIGN & CONSTRUCTION  
1276 UNIVERSITY OF OREGON  
EUGENE, OREGON 97403

Site B: West  
Clinical Services



# SITE C: MCARTHUR COURT

## FEASIBILITY OF DEVELOPMENT

- The site contains no City-designated, protected Goal 5 natural resource sites and is outside of the Willamette Greenway, floodway, and floodplain.
- The project will not trigger any land use actions. It is permitted outright in the Public Land Zone and should not trigger a Traffic Impact Analysis.
- McArthur Court is primarily ranked and is eligible for listing in the National Register of Historic Places as an individually-listed structure. Modification to McArthur Court will not involve City approval. The site and structure are not currently listed in the National Register of Historic Places.
- While development costs are provided within this criteria cluster, cost considerations are also important to Housing (the Project Sponsor). The development costs of this site include:
  1. The demolition of McArthur Court and additional costs related to addressing the historic status of McArthur Court (however, City approval is not required per the Eugene Code);
  2. Dining services within the building; and
  3. Potentially higher costs of construction associated with on-campus architectural building standards.
- The total added development costs are estimated at \$5,826,500. Refer to Appendix 4 for an itemized estimate of each cost.

## SITE INFORMATION

**Study Area Size:** 1.25 acres  
**Zoning:** Public Land  
**Metro Plan Designation:** Government & Education  
**Owner:** University of Oregon  
**Relevant Plan Boundaries:** Campus Plan  
**Current Use & Infrastructure:** McArthur Court  
**Access:** University St.  
**Distance from Campus Core:** 0.34 mi.  
**Campus Plan Design Area:** Southeast Campus  
**Design Area available building footprint (sf):** 54,995 sf  
(includes 2015 Student Recreation Center addition)  
**Design Area available gross square feet (gsf):** 16,429 gsf  
(includes 2015 Student Recreation Center addition)  
**Potential Timeline Extension:** None  
**Added Costs to Project Budget:** \$5,826,500

C

## CAMPUS PLANNING FRAMEWORK

### Open-space Framework

- Within this Design Area, the University Street Axis is located from East 15th Avenue to East 18th Avenue. The portion of the University Street Axis that abuts the site is used by cars (and parking), bikes, and pedestrians.
- Opportunities to enhance and/or expand the open spaces within the Southeast Campus Design Area are described in the section entitled "Design Area



Special Considerations (Conditions) and Special Area or Subject Plans,” below. The University Street Feasibility Study by Rowell Brokaw Architects (2012) also provides information about the potential expansion of the open-space framework in the McArthur Court area.

- There are no campus trees of significance on the site or near the site.

#### Densities

- This project shown on the template for Option C meets guidelines for coverage (sf) and gross square footage (gsf).
- The available coverage for the design area is 54,995 sf. Following the demolition of McArthur Court there will be 95,527 sf available. This project as shown on the template (29,194 sf) is within this limit.
- Following the demolition of McArthur Court, 153,386 gsf would be available within the site’s Southeast Campus Design Area. The proposed building according to the project’s program is 145,000 gsf and is within this limit. The gsf of the building as shown on the template is also within this limit (127,410 gsf).

#### Space Use and Organization

- The accompanying site diagram shows the building adjacent to Esslinger Hall, which is directly south of the Student Recreation Center. To the east is the student Tennis Center. Further south of Howe Field are off-campus medium- to high- density apartments. There are no buildings directly to the west, as Pioneer Cemetery is across the street.
- The west edge of the site is outside the area delineating where classrooms should be located. Non-academic uses are prohibited within this circle. The residence hall is outside the circle.

#### Replacement of Displaced Uses

- Athletics uses 5,000 gsf of the lower level of McArthur Court. This space will need to be replaced. The other uses in McArthur Court (i.e., the PE and Recreation, the EMU programs) are temporary and do not need to be replaced.

#### Transportation

- Parking is available along University Street.

- The site is east of and abuts the boundary where automobile traffic is discouraged from the center of campus, which is a pedestrian and bicycle zone. This boundary runs along Kincaid Street.
- The east edge of Site A is also an area where a high degree of public interaction is identified.
- There are bike lanes along East 18th Avenue. While there are no formal bike paths on University Street, the University Street Axis is used as a bicycle route and is striped as shared travel lanes.

#### Architecture and Preservation

- As identified on page 51 of the Campus Plan and in Appendix H of the Campus Plan, when altering resources that are listed or eligible for listing in the National Register of Historic Places, the University (through Campus Planning, Design & Construction) will consult with the State Historic Preservation Office as appropriate.

#### Sustainable Development

- All bus stops currently fall just outside a quarter-mile distance from the site, however there are at least 5 bus stops within a third of a mile from the site. The site will not meet LEED criteria for access to public transit.

#### Design Area Special Considerations (Conditions) and Special Area or Subject Plans

- In 2009, the Mac Court Committee generated four alternative uses for further investigation at this site (not listed in any order of priority): Innovative Learning Center; combination of identified classroom, faculty office, and lab needs combined with other needs; School of Architecture and Allied Arts; or a residence hall combined with an academic component.
- The University Street Axis is identified as a bike path and gateway to the University in the Campus Plan: “As a public institution, the University needs to be welcoming and open to the public...” The Campus Plan specifies that development in this area should preserve and strengthen the University Street Axis. Future development, according to the Campus Plan, development must allow for pedestrian use along this Axis and must take advantage of every opportunity to improve the visual appearance of this Design Area.

## SPACE NEEDS PLAN

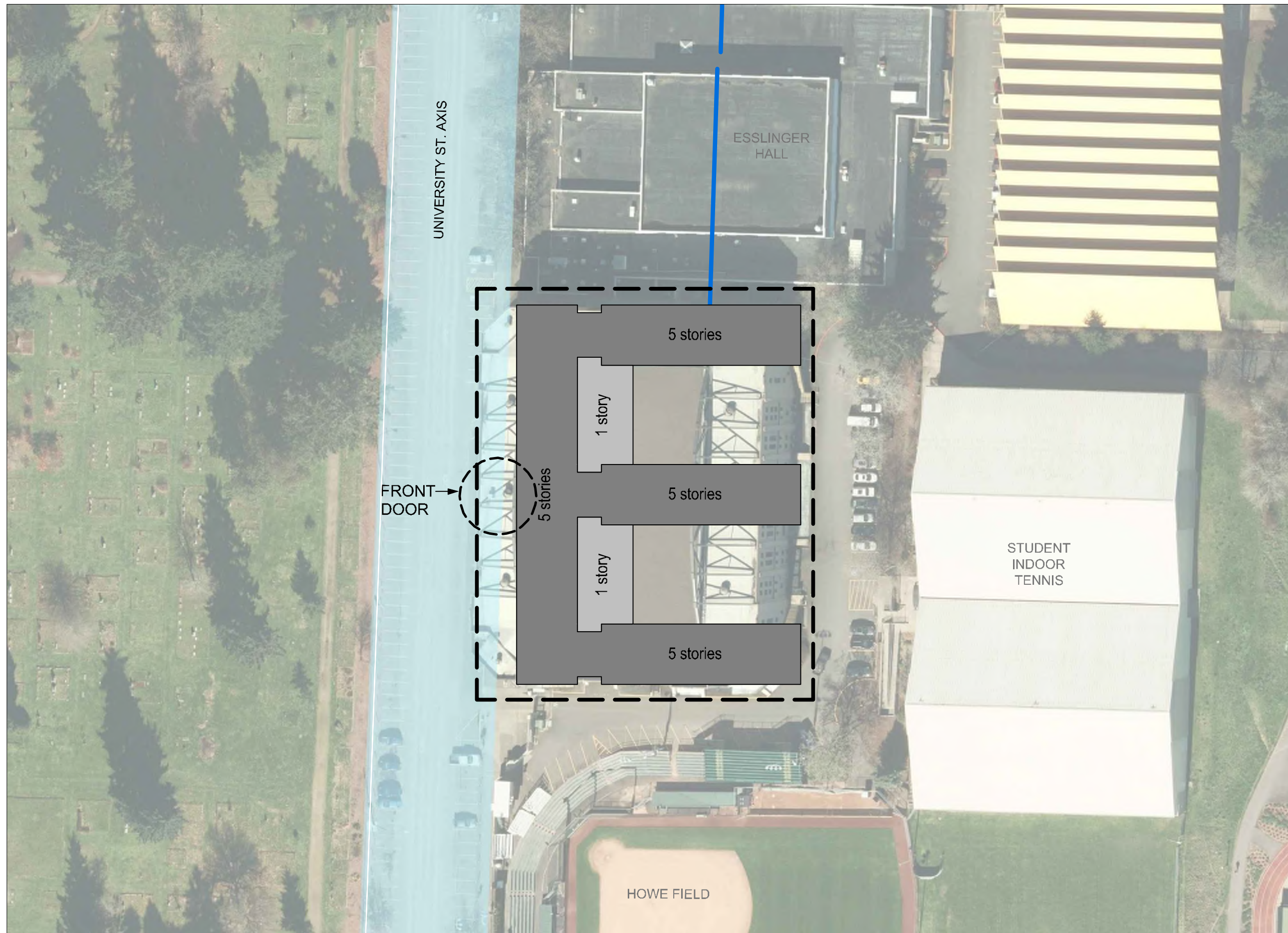
- Under Scenario 1, Site C contains a 100,000 gsf building from the Capital Budget Request to house activities relating to classrooms, research, and Architecture and Allied Arts. The building contains academic spaces, general university classrooms, and research spaces to accommodate the gsf ratios needed per student for 24,500 FTE students.
- Scenario 3 expands this building and adds 60,000 gsf of academic space to accommodate the gsf ratios needed per student for 31,000 FTE students.

## USER NEEDS: PROGRAM & FACILITY ELEMENTS




- The residence hall is shown as one building in accordance with the Project Sponsor's needs.
- The closest available dining is at Carson Hall (1,795 ft.) or the Living Learning Commons (1,531 ft.). These distances are beyond the preferred 1-block radius desired by Housing. A dining facility could be constructed to meet the needs of the residents, however this represents a significant additional expense (See Appendix 4: Cost Evaluation).



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**MAP INFORMATION\***

-  Site Boundary
-  UO Designated Open Space
-  Existing UO Utility Tunnel

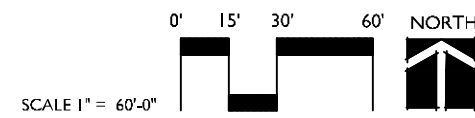
\*This map was derived from information provided by University of Oregon InfoGraphics Lab and City of Springfield Aug/Sept 2014.

**CAMERON  
McCARTHY**  
LANDSCAPE ARCHITECTURE & PLANNING

**mahlum**

**UNIVERSITY OF OREGON  
RESIDENCE HALL SITING STUDY**  
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Site C:  
McArthur Court



# SITE D: SOUTH GLOBAL SCHOLARS

Note: Due to the site's size, its surrounding open space framework, its location, and its varying requirements for density, two building configurations are shown for Site D— one as a single structure (D1) and the other as two structures (D2).

## FEASIBILITY OF DEVELOPMENT

- The site is within the boundaries of the Fairmount/ University of Oregon Special Area Study (Study). This Study recognizes the 2003 Development Policy for the East Campus Area (ECDP) as an official document that governs development of the University within areas of the Fairmount Neighborhood.
- The residence hall is identified as a permitted use by this Study.
- The required elements of the Study may be ensured through implementation of the University's ECDP.
- The site contains no City-designated, protected Goal 5 natural resource sites and is outside of the Willamette Greenway, floodway, and floodplain.
- The project will not trigger any land use applications. The use is permitted in the Public Land Zone and should not require a Traffic Impact Analysis. Though the use is permitted outright, development must account for the time needed to involve the Fairmount Neighbors in necessary ECDP density amendments.
- The parking area is identified as a location for parking within the Matthew Knight Arena's Transportation Demand Management Plan and Monitoring Agreement. The University currently

## SITE INFORMATION

**Study Area Size:** 5.74 acres

**Zoning:** Public Land

**Metro Plan Designation:** Government & Education

**Owner:** University of Oregon

**Relevant Plan Boundaries:** Campus Plan, 2003 Development Policy for the East Campus Area, Fairmount/ University of Oregon Special Area Study

**Current Use & Infrastructure:** Surface Parking, High School Equivalency Program, Olum Center

**Access:** Agate St., Columbia St., Moss St., East 17th Ave.

**Distance from Campus Core:** D1=0.58 mi.; D2=0.55 mi.

**Campus Plan Design Area:** East Campus Areas 29 and 27

**Design Area available building footprint (sf) for 29:**  
28,910 sf (if existing buildings are removed)

**Design Area available gross square feet (gsf) for 29:**  
44,268 gsf (if existing buildings are removed)

**Design Area available building footprint (sf) for 27:**  
25,011 sf (if existing buildings are removed)

**Design Area available gross square feet (gsf) for 27:**  
114,983 gsf (if existing buildings are removed)

**Potential Timeline Extension:** Time required to amend the Density requirements of the Campus Plan (unknown)

**Added Costs to Project Budget:** D1: \$3,454,100;  
D2: \$11,589,100

has a surplus of 897 parking spaces above the AIMA requirement for Level 3 events. Parking impacts at this site will not exceed this amount.

- The building shown on option D1 will require an amendment to the Campus Plan because it exceeds the density limits of the Plan. For option



D2, the building to the east of the Columbia Street Axis will require an amendment to the Campus Plan because it exceeds the gross square footage requirement within the density limits of the Plan (it does not exceed the building coverage (sf) limit, however).

- While development costs are provided within this criteria cluster, cost considerations are also important to Housing (the Project Sponsor).
- For **Option D1**, development costs include:
  1. Demolition of existing structures;
  2. Displacement and relocation of 174 parking spaces;
  3. Relocation and replacement of additional on-site uses;
  4. UO utility tunnel extension (308 ft.); and
  5. Potentially higher costs of construction associated with on-campus architectural building standards.

The total added development costs are estimated at \$3,454,100. Refer to Appendix 4 for an itemized estimate of each cost.

- For **Option D2**, development costs include:
  1. Demolition of existing structures;
  2. Displacement and relocation of 129 parking spaces;
  3. Relocation and replacement of additional on-site uses (Olum Center, HEP structures, and Building and Grounds "office" house);
  4. UO utility tunnel extension (625 ft.);
  5. Potentially higher costs of construction associated with on-campus architectural building standards; and
  6. Additional costs related to a 2-building residence hall (e.g., maintenance and equipment).

The total added development costs are estimated at \$11,589,100. Refer to Appendix 4 for an itemized estimate of each cost.

## CAMPUS PLANNING FRAMEWORK

### Open-space Framework

- Site D's placement may allow for future enhancements to the open space network surrounding and within the site, including East 17th and East 15th Avenues, Moss Street, the East Campus Green, the Agate to Columbia Axis, the Many Nations Longhouse Axis, and Columbia Street. These streets are designated Axes, as identified on page 29 of the Campus Plan. In addition, Moss Street and Columbia Street are identified as future "green streets."
- **Option D1:** The site's placement near the East Campus Quadrangle allows for an expansion of the East Campus Green, and the completion of the Many Nations Longhouse Axis, which will enable connections to the Global Scholars Hall and Moss Street.
- **Option D2:** The building's placement allows for an extension of the East Campus Green and the establishment of the eastern portion of the Agate to Columbia Axis.
- The site and placement of the building and its "front door(s)" can ensure the continuous pedestrian network will be maintained and does not cover the East Campus quadrangle/quad block though it is adjacent to it, which may allow for mutually reinforcing benefits of siting the residence hall at this location (East Campus Open Space Framework, pages 4, 6, 8, 9, 36).
- There are no campus trees of significance on the site or near the site.

### Densities

- **Option D1:** This project shown on the template for Option D1 does not meet guidelines for coverage (sf) or gross square footage (gsf) and will require an amendment to the Campus Plan.

The available coverage for Design Area 29 is 18,121 sf. Following the demolition of the existing structures on the site for Option D1, there will be 28,910 sf available. This project shown on the template for Option D1 requires 37,125 sf of coverage, which is not within this limit.

The available gsf for Design Area 29 is 26,195 gsf. Following the demolition of the existing structures on the site for Option D1, there will be 44,268 gsf available. Option D1 as shown on the template requires 143,820 gsf and exceeds this limit.

- **Option D2:** This project shown on the template for Option D2 meets guidelines for both coverage (sf) and gross square footage (gsf).

East Building: For Option D2's building to the east of the Columbia Street Axis, the available coverage for Design Area 29 is 18,121 sf. Following the demolition of the existing structures on the site to the east of the Columbia Street Axis, there will be 28,910 sf available. The coverage of the building is 18,850 sf, which is within this limit. The available gross square footage in Design Area 29 is 26,195 gsf. Following the demolition of the existing structures on the site for Option D2, 44,268 gsf will be available. The building as shown on the template is 44,250 gsf, which is within this limit.

West Building: Option D2's building to the west of the Columbia Street Axis is in Design Area 27. The available coverage for Design Area 27 is 25,011 sf if the existing structures are removed. The building requires 22,500 sf of coverage, which is within this limit. The available gross square footage for Design Area 27 is 114,983 gsf if the existing structures are removed. The building is 99,250 gsf, which is within this limit.

### Space Use and Organization

- Site D is identified as a site appropriate for a residence hall in the ECDP. The site is outside of the walking circles identified near the instructional core but is close enough to allow first-year students pedestrian access to classes that operate on a 50-minute schedule (page 41). The site is outside the Academic Center and Historic Core.
- Adjacent uses include the Law School and Global Scholars Hall to the north. The Moss Street Children's Center is at the southeast corner of the site, but the buildings shown on both options do not abut the Center. To the south are facilities used by the Oregon State Museum of Anthropology and East Campus student residences. The new Central

Kitchen and Woodshop project will be located approximately 1 block away on Columbia Street, between East 17th and East 18th Avenues.

### Replacement of Displaced Uses

- **Option D1** will displace parking, the Church Warehouse, and vacant office space. This option will also remove 4 student rental units.
- **Option D2** will displace parking, the Church Warehouse, the High School Equivalency Program's buildings, the Buildings and Grounds office "house," and the Olum Center.

### Transportation

- The site is not within the central area of campus (page 55). However, the site is located near the central area and is located adjacent to Agate Street, a designated Axis. The site is also located near identifiable parking areas within the campus boundary.

### Architecture and Preservation

- The Church Warehouse is Secondary Ranked (i.e., eligible for listing in the National Register of Historic Places as part of a Historic District and may be eligible for individual listing).
- 1757 East 17th Avenue and 1690 Moss Street are Tertiary Ranked (i.e., eligible for listing in the National Register of Historic Places as part of a Historic District).

### Sustainable Development

- Site D is within one half mile of an EMX station and will likely meet the LEED criteria for access to public transit.

### Design Area Special Considerations (Conditions) and Special Area or Subject Plans

- The site is within the East Campus Design Area. The East Campus Design Area includes a mix of institutional structures and low-density student housing units. The Design Area Special Conditions of the Campus Plan are largely addressed in the discussion of policies pertaining to the ECDP and within the Open-space Framework Policy, above (e.g., the discussion regarding the East Campus Green).

- Also notable within the Campus Plan is that development along the 17th Avenue Axis should preserve and enhance connections to the East Campus Green and the main campus. Building edges and front doors can strengthen the form. Additional trees can shade the street surface and further define the form. Opportunities to work with the City to enhance the pedestrian and bike crossing at the Agate intersection should be considered. Similar opportunities exist at the Moss Street and Columbia Street intersections. The opportunity exists to encourage the use of East 17th Avenue for automobile entrances and exits to and from the area (Campus Plan, page 126).
- All applicable policies in the ECDP (and contents within the East Campus Open Space Framework) appear achievable at this site or will be achievable through design if development progresses at this site. **Option D1** places the lower portions of the building along the Columbia Axis and orients its 3-story sections toward the Moss Street Axis; this orientation allows the taller portions of the building to be placed closer to campus and to be sited further from the single-family homes (pages 11, and 12 of the ECDP). **Option D2** also places 4-story portions of each building along East 17th Avenue. The site abuts the Limited High-density Residential/Limited Intentional Area of the ECDP at its easternmost edge.
- The East Campus Open Space Framework states that the site's north and south ends "offer significant opportunities for buildings," while the area east of the Longhouse should be preserved for open space (page 54).
- As noted in the ECDP and the East Campus Open Space Framework, this area provides the "most significant opportunity for construction of new buildings at an intentional scale" (page 55).

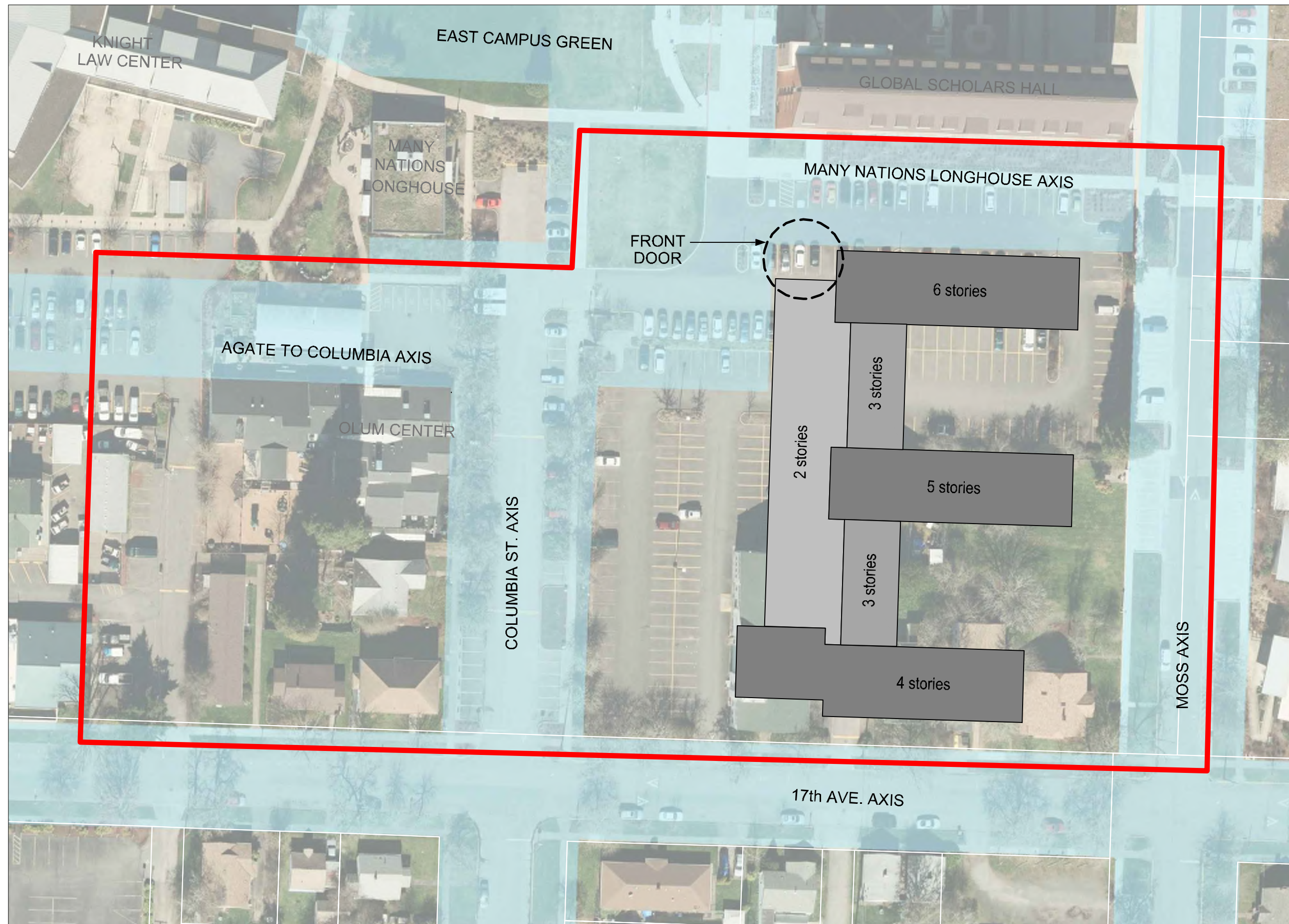
housing project on the east side of Columbia Street to meet the ratio of gsf per student space needs for an enrollment of 24,500 FTE students. This project is also a part of the Space Advisory Group's 2013 Space Needs Assessment. This project is also a part of Scenarios 2, 3, and 4. Scenario 2 includes a total of 60,000 gsf in 2 administration building projects to meet the ratio of gsf per student space needs for a student enrollment of 28,000 FTE. These projects are also a part of Scenarios 3 and 4.

## USER NEEDS: PROGRAM & FACILITY ELEMENTS

- **Option D1:** The residence hall is shown as one building in accordance with the Project Sponsor's needs. The closest available dining is at Global Scholars Hall (approximately 260 ft.). This distance is within the preferred 1-block radius desired by Housing.
- **Option D2:** The Project Sponsor's needs for one building are unmet with this option. The site diagram shows the residence hall as two buildings. The closest available dining is at Global Scholars Hall (approximately 420 ft.). This distance is within the preferred 1-block radius desired by Housing.

## SPACE NEEDS PLAN

- **Option D1:** Scenario 1 includes a 145,000 gsf housing project to meet the ratio of gsf per student needed for an enrollment of 24,500 FTE students. This project is also a part of the Space Advisory Group's 2013 Space Needs Assessment. This project is also a part of Scenarios 2, 3, and 4.
- **Option D2:** Scenario 1 includes a 145,000 gsf



MAP INFORMATION\*

- Site Boundary
- UO Designated Open Space

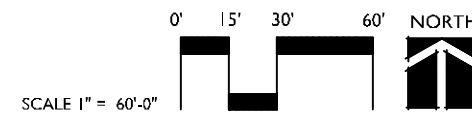
\*This map was derived from information provided by University of Oregon InfoGraphics Lab and City of Springfield Aug/Sept 2014.

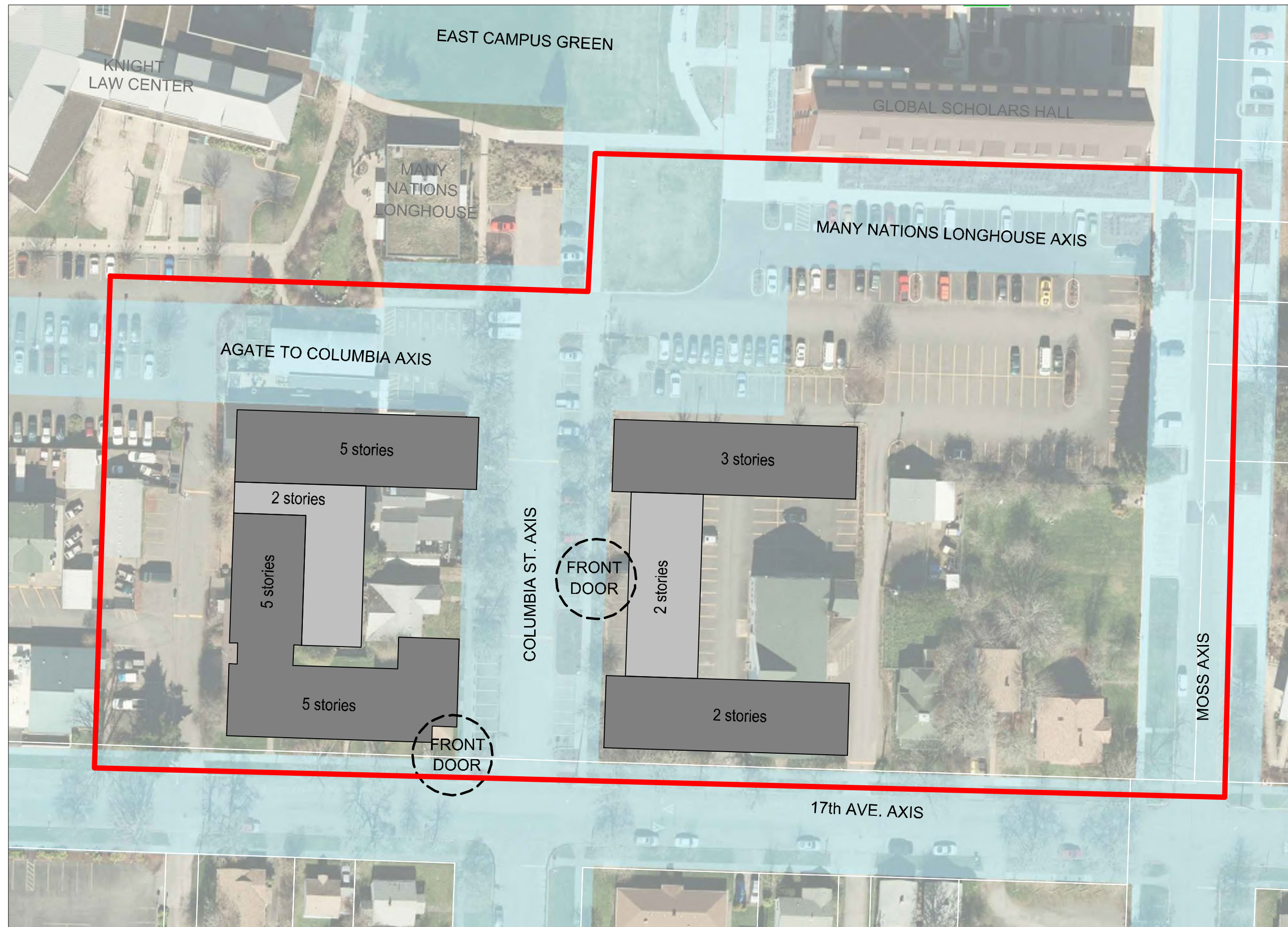
**CAMERON  
McCARTHY**  
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**mahlum**

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**Site D1:  
South Global  
Scholars**





**MAP INFORMATION\***

- Site Boundary
- UO Designated Open Space

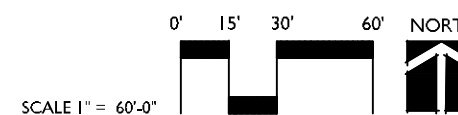
\*This map was derived from information provided by University of Oregon InfoGraphics Lab and City of Springfield Aug/Sept 2014.

**CAMERON  
McCARTHY**  
LANDSCAPE ARCHITECTURE & PLANNING

**mahlum**

**UNIVERSITY OF OREGON  
RESIDENCE HALL SITING STUDY**  
CAMPUS PLANNING, DESIGN & CONSTRUCTION  
1276 UNIVERSITY OF OREGON  
EUGENE, OREGON 97403

**Site D2:  
South Global  
Scholars**





# SITE E: NORTH AGATE HALL & 17TH

## FEASIBILITY OF DEVELOPMENT

- The site contains no City-designated, protected Goal 5 natural resource sites and is outside of the Willamette Greenway, floodway, and floodplain.
- The project will not trigger any land use actions. The use is permitted in the Public Land Zone and should not require a Traffic Impact Analysis. The use is permitted outright, but development must account for the time needed to involve the Fairmount Neighbors and removal of potentially eligible historic structures.
- The site is within the boundaries of the Fairmount/University of Oregon Special Area Study (Study). This Study recognizes the 2003 Development Policy for the East Campus Area (ECDP) as an official document that governs development of the University within areas of the Fairmount Neighborhood.
- Both buildings (east of Agate Hall and north of East 17th Avenue) are within the “Institutional” area identified on the Study’s Land Use Diagram (Map 6). There are specific standards identified in the Study that will influence the design of the project, but the residence hall is identified as a permitted use by this Study.
- The required elements of the Study may be ensured through the University’s implementation of the ECDP.
- While development costs are provided within this criteria cluster, cost considerations are also important to Housing (the Project Sponsor). The development costs of this site include:
  1. Demolition of existing structures;
  2. Relocation of 78 parking spaces;



### SITE INFORMATION

**Study Area Size:** 0.94 acres  
**Zoning:** Public Land  
**Metro Plan Designation:** Government & Education  
**Owner:** University of Oregon  
**Relevant Plan Boundaries:** Campus Plan, 2003 Development Policy for the East Campus Area, East Campus Open Space Framework, Fairmount/University of Oregon Special Area Study  
**Current Use & Infrastructure:** Surface parking, High School Equivalency Program, Buildings and Grounds  
**Access:** Agate St., E. 17th Ave.  
**Distance from Campus Core:** 0.55 mi.  
**Campus Plan Design Area:** East Campus Areas 27 & 31  
**Design Area available building footprint (sf) for 27:** 25,011 sf (if existing buildings are removed)  
**Design Area available gross square feet (gsf) for 27:** 114,983 gsf (if existing buildings are removed)  
**Design Area available building footprint (sf) for 31:** 32,923 sf; 46,063 sf (if existing buildings are removed)  
**Design Area available gross square feet (gsf) for 31:** 78,934 gsf; 95,209 (if existing buildings are removed)  
**Potential Timeline Extension:** None  
**Added Costs to Project Budget:** \$11,295,756



3. Relocation and replacement of additional on-site uses (HEP structures, and Building and Grounds “office” house);
4. UO utility tunnel extension (749 ft.);
5. Potentially higher costs of construction associated with on-campus architectural building standards.



- 6. Additional costs related to a 2-building residence hall (e.g., maintenance and equipment); and
- 7. Dining services within the building.
- The total added development costs are estimated at \$11,295,756. Refer to Appendix 4 for an itemized estimate of each cost.

## CAMPUS PLANNING FRAMEWORK

### Open-space Framework

- The selection of this site may allow for future enhancements to the open space network surrounding and within the site, including East 17th and East 15th Avenues, Agate Street, the Agate to Columbia Axis, and Columbia Street. These streets are designated Axes, as identified on page 29 of the Campus Plan. In addition, Columbia Street is identified as future “Green Street.”
- There are no campus trees of significance on the site or near the site.

### Densities

For the building north of East 17th Avenue: meets all density guidelines.

- The available coverage for Design Area 27 is 25,011 sf if the existing structures are removed. The building as shown on the template requires 14,185 sf of coverage, which is within this limit.
- The available gross square footage for Design Area 27 is 114,983 gsf if the existing structures are removed. The building as shown on the template requires 79,980 gsf, which is within this limit.

For the building south of East 17th Avenue (north of Agate Hall): meets all density guidelines.

- The available coverage for Design Area 31 is 46,063 sf if the existing structures are removed. The building requires 12,990 sf of coverage which is within this limit.
- The available gross square footage for Design Area 31 is 95,209 gsf if the existing structures are removed. The building requires 62,140 gsf which is within this limit.

### Space Use and Organization

- Adjacent uses include the Knight Law Center. The Moss Street Children’s Center is nearby. To the south are low-density residences and Agate Hall. To the north of the southwest building is the fire station, and to the north of the northeast building is the Olum Center. The fire station, Military Science, and the Labor and Education Research Center are to the west of the site. Across Columbia Street to the east is the Church Warehouse. The Central Kitchen and Woodshop project is planned between Columbia Street and Moss Alley, between East 17th and East 18th Avenues.

### Replacement of Displaced Uses

- Siting the residence hall in this location would displace the High School Equivalency Program (HEP), the Campus and Grounds “office” house and 78 parking spaces to the north of Agate Hall.

### Transportation

- The site is not within the central area of campus (page 55). However, the site is located near the central area and is located adjacent to Agate Street, a designated Axis. The site is also located near identifiable parking areas within the campus boundary.

### Architecture and Preservation

- The site avoids impacts to Agate Hall, a Secondary Ranked structure (likely eligible for listing in the National Register of Historic Places individually, and is eligible as part of the Historic District). Also on the site is 1670 Columbia Street, used by the Campus Operations Exterior Team. This structure is Tertiary Ranked (i.e., eligible for listing in the National Register of Historic Places only as part of a Historic District).

### Sustainable Development

- The site is within one half mile of an EMX station and appears to be eligible for LEED points regarding access to public transportation.

### Design Area Special Considerations (Conditions) and Special Area or Subject Plans

- The site is within the East Campus Design Area. The East Campus Design Area includes a mix of institutional structures and low-density student

housing units. The Design Area Special Conditions of the Campus Plan are largely addressed in the discussion of policies pertaining to the ECDP and within the Open-space Framework Policy, above.

- Development along the 17th Avenue Axis should preserve and enhance connections to the East Campus Green and the main campus. Building edges and front doors can strengthen the form. Additional trees can shade the street surface and further define the form. Opportunities to work with the City to enhance the pedestrian and bike crossing at the Agate intersection should be considered. Similar opportunities exist at the Moss Street and Columbia Street intersections. The opportunity exists to encourage the use of East 17th Avenue for automobile entrances and exits to and from the area (Campus Plan, page 126).
- Page 115 of the Campus Plan states: "Proposals in this area should preserve and strengthen the Agate Street Axis and acknowledge the importance of the intersection of 15th Avenue and Agate Street. Further enhancement of the Axis through buildings and tree canopy is desirable to improve the appearance, to help connect East Campus to Central Campus, and to shade the street surface... Another opportunity exists to enhance the connection to and view into the Agate to Columbia Axis..."
- The ECDP identifies the northeast portion of this site as a site appropriate for a residence hall and identifies the southwest portion of the site as appropriate for facilities with a high degree of public interaction (page 7).
- All applicable policies in the ECDP and the East Campus Open Space Framework appear achievable at this site or will be achievable through design if development progresses.

## SPACE NEEDS PLAN

- Under Scenario 1, a project identified by the Space Advisory Group in the 2013 Space Needs Assessment is shown south of Agate Hall, partially within Agate Hall's parking lot. This 45,000 gsf

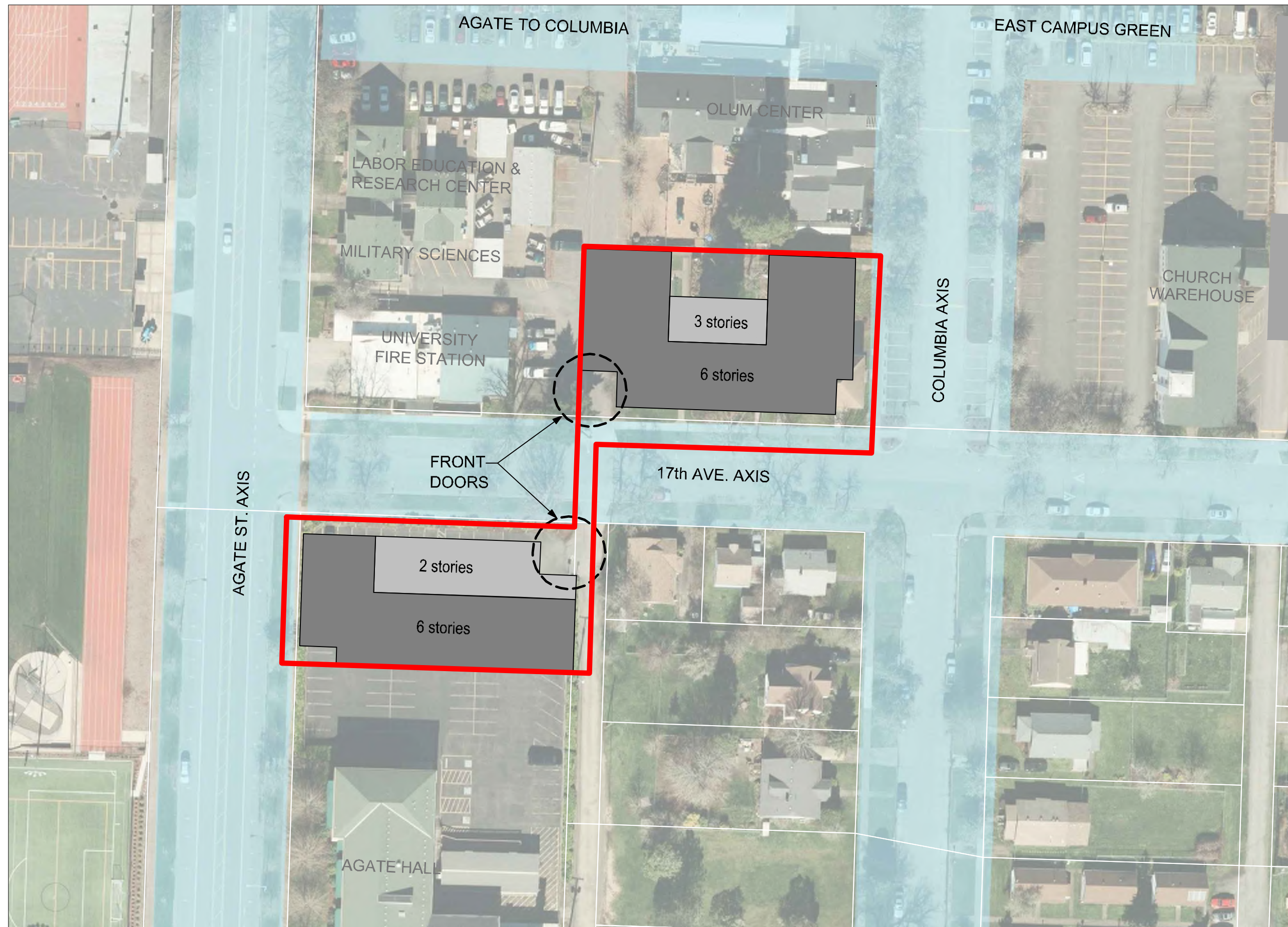
project meets the academic needs of gsf to student ratios for current enrollment. This project is also shown as part of Scenarios 2, 3, and 4.

- Under Scenarios 2, 3 and 4 the Olum Center is expanded in to the area of the building north of East 17th Avenue. This expansion meets the administrative needs of gsf to student ratios for enrollments of 28,000, 31,000 and 34,000 FTE.

## USER NEEDS: PROGRAM & FACILITY ELEMENTS

- The Project Sponsor's needs for one building are unmet with this option. The site diagram shows the residence hall as two buildings.
- The closest available dining is at Global Scholars Hall (550 ft.). This distance is beyond the preferred 1-block radius desired by Housing. A dining facility could be constructed to meet the needs of the residents, however this represents a significant additional expense (See Appendix 4: Cost Evaluation).

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MAP INFORMATION\*

- Site Boundary
- UO Designated Open Space

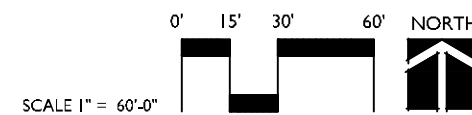
\*This map was derived from information provided by University of Oregon InfoGraphics Lab and City of Springfield Aug/Sept 2014.

**CAMERON  
McCARTHY**  
LANDSCAPE ARCHITECTURE & PLANNING

**mahlum**

**UNIVERSITY OF OREGON  
RESIDENCE HALL SITING STUDY**  
CAMPUS PLANNING, DESIGN & CONSTRUCTION  
1276 UNIVERSITY OF OREGON  
EUGENE, OREGON 97403

**Site E:  
North Agate  
Hall & 17th**



# SITE F: FORMER ROMANIA DEALERSHIP

## FEASIBILITY OF DEVELOPMENT

- Measures to address compatibility include surrounding uses. The site is adjacent to East 15th Avenue and is adjacent to the Market of Choice grocery store, apartments, homes within the Fairmount Neighborhood, the University Police Department, and the Department of Parking and Transportation. It is also near hotels and the Matthew Knight Arena.
- The Walnut Station Specific Area Plan identifies Site F as appropriate for medium- to high-intensity development.
- The site contains no City-designated, protected natural resource sites and is outside of the Willamette Greenway, floodway, and floodplain.
- The use is permitted outright in the Walnut Station Special Area Zone (SAZ).
- The site avoids direct impacts to the historic Car Dealership Showroom. However, the building is sited on a historic site listed in the National Register of Historic Places. Development on this site requires approval of a Historic Alteration application by the City's Planning Director, which may take up to 4 months (assuming no appeals). The development standards of the Walnut Station SAZ (e.g., height standards and setback standards) may require approval of the project through the City's Design Review process, which also may take up to 4 months (assuming no appeals). Design Review can occur at the same time the Historic Alteration application review. Approximately 2 months are required to prepare the applications.

## SITE INFORMATION

**Study Area Size:** 1.5 acres

**Zoning:** Walnut Station Special Area Zone

**Metro Plan Designation:** Commercial; Overlays: Mixed Use, Nodal Development

**Owner:** University of Oregon

**Relevant Plan Boundaries:** Walnut Station Specific Area Plan, Fairmount/University of Oregon Special Area Study, Central Area Transportation Study

**Current Use & Infrastructure:** Romania Infrastructure

**Access:** Adjacent roads include Orchard St., Walnut St., and East 15th Ave.

**Distance from Campus Core:** 0.75 mi.

**Campus Plan Design Area:** Not applicable

**Potential Timeline Extension:** 6 months

**Added Costs to Project Budget:** \$14,321,000

F

- The main entrance to the residence hall can front East 15th Avenue. This entrance aligns with the 15th Avenue Axis, a designated open space within the campus boundary that is approximately 650 ft. to the west.
- The University has a surplus of 897 parking spaces above the Matthew Knight Arena's AIMA requirement for Level 3 events. Parking impacts at this site will not exceed this amount.
- In addition, this site requires compliance with the City of Eugene's parking standards for sites outside of the campus boundary. The minimum number of vehicle parking spaces allowed is 129 and the maximum allowed is 581, in the Walnut Special



Area Zone. This project will need to provide the minimum required parking spaces within a quarter-mile of the site.

- While development costs are provided within this criteria cluster, cost considerations are also important to Housing (the Project Sponsor). The development costs of this site include:
  1. Approval and demolition of existing, historic structure. (Development will preserve the historic showroom fronting Franklin Boulevard. Only the warehouse portion of the historic structure will require demolition.);
  2. Relocation and replacement of on-site uses (i.e., the Architecture & Allied Arts' Product Design program);
  3. This site is located outside the University's utility service area and requires a stand-alone system for heating, cooling, and power. Storm sewer, sanitary sewer, and water lines will connect to existing City services adjacent to the site;
  4. Cost to provide 129 parking spaces if not replaced within a quarter-mile of the site; and
  5. Dining services within the building.
- The total added development costs are estimated at \$14,321,000. Refer to Appendix 4 for an itemized estimate of each cost.

## CAMPUS PLANNING FRAMEWORK

Note: This site is beyond the boundaries of the Campus Plan, as such, the applicability of the Plan's policies will be established by the President based on recommendations from the Campus Planning Committee. Comments are included here to represent possible application of the policies listed based on their relevance to the site.

### Replacement of Displaced Uses

- The placement of the residence hall will likely preserve the School of Architecture & Allied Arts' Product Design program's use of the site. The south portion of the warehouse area removed will need to be relocated.

## Transportation

- Site F fronts Franklin Boulevard, served by the Lane Transit District's EmX line.

## Architecture and Preservation

- As noted, Site F is a nationally-registered historic site. Any alteration, moving, or demolition of the structure will require City approval of a Historic Alteration application. Constructing the residence hall on this site will follow the University's requirements for historic preservation in compliance with this Policy.

## Sustainable Development

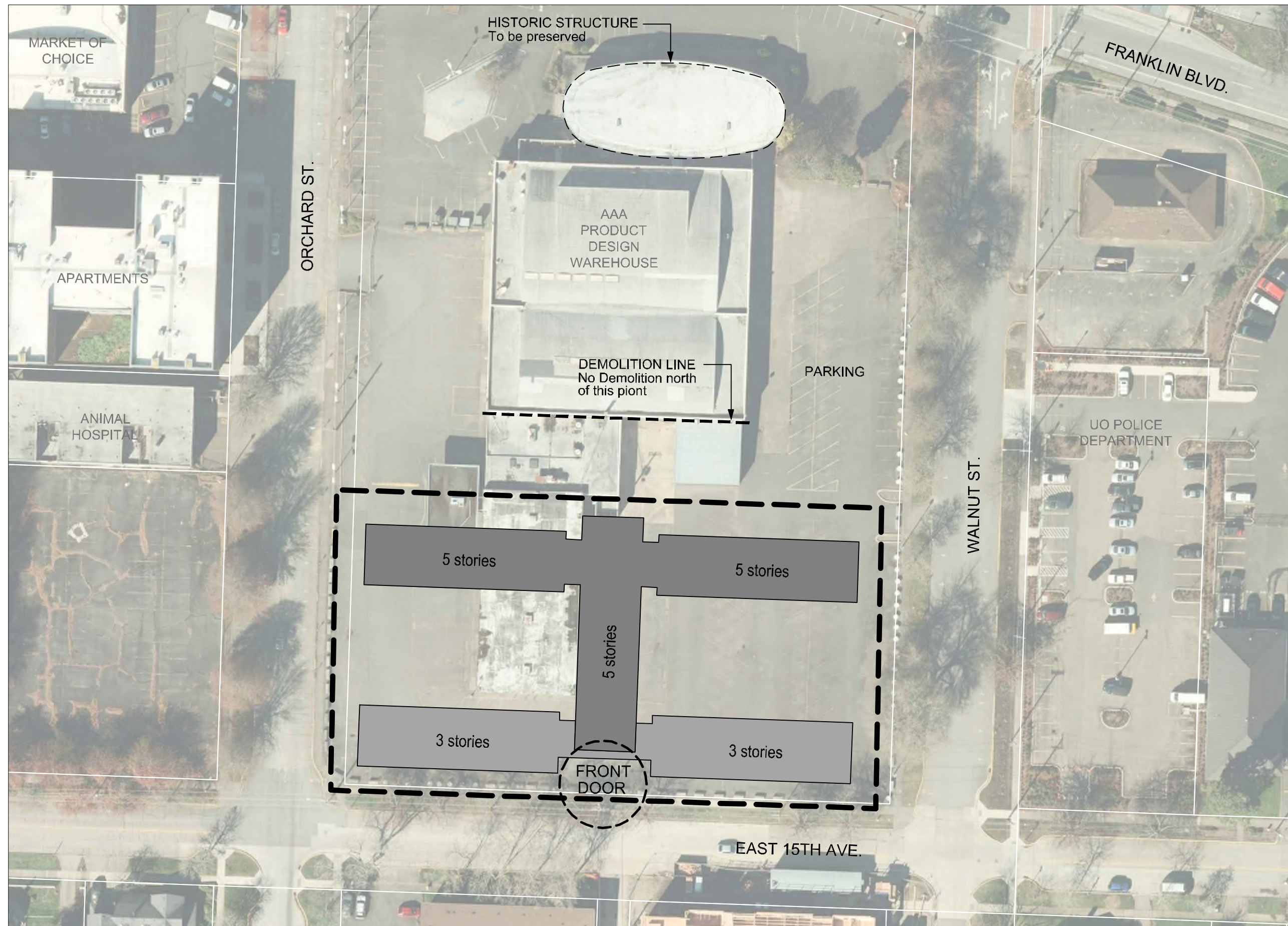
- Development on this site will likely meet the LEED criteria assessing access to public transportation and criteria assessing community density/connectivity.

## SPACE NEEDS PLAN

- Scenarios 2, 3 and 4 show Student Housing projects related to meeting the needs of gsf to student ratios for enrollment of 28,000; 31,000; and 34,000 FTE. The location for the residence hall on each of these Scenarios is shown where the template is placed on the accompanying site diagram.

## USER NEEDS: PROGRAM & FACILITY ELEMENTS

- The residence hall is shown as one building in accordance with the Project Sponsor's needs.
- The closest available dining is at Global Scholars Hall (approximately 1,635 ft.). This distance is beyond the preferred 1-block radius desired by Housing. A dining facility could be constructed to meet the needs of the residents, however this represents a significant additional expense (See Appendix 4: Cost Evaluation).



MAP INFORMATION\*

● Site Boundary

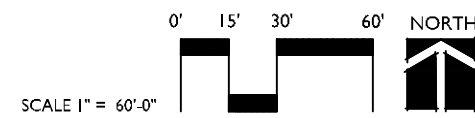
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McCARTHY**  
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RESIDENCE HALL SITING STUDY**  
CAMPUS PLANNING, DESIGN & CONSTRUCTION  
1276 UNIVERSITY OF OREGON  
EUGENE, OREGON 97403

Site F:  
Former Romania  
Dealership





# APPENDICES

1. SPONSOR MEETING NOTES
2. SPACE PROGRAM TEMPLATES
3. CRITERIA
4. COST EVALUATION
5. REFERENCES

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# APPENDIX 1: SPONSOR MEETING NOTES

August 25, 2014

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## Meeting Notes: UO Housing Site Selection

**Meeting Date/Time:** Monday, August 25, 2014; 11:00 am – 12:00 pm

**Location:** UO Capital Construction

**Attendees:** George Bleekman, Darin Dehle, Phil Farrington, Michael Griffel, Gus Lim, Gregg Lobisser, Jeff Madsen, David Opp-Beckman, Chris Ramey (UO); Larry Gilbert, Kristina Koenig, Monica Witzig (CM); Beth Brett, Kurt Haapala (Mahlum)

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### MEETING NOTES

- Note: Program design provided by University Housing staff to the consultant team are exceptionally preliminary.
- Building Vision: create “academic residential communities”. Emphasis on community space (i.e. learning commons), providing 2-3 learning communities in this building. Each grouping would have a large open learning commons with 4-6 adjacent faculty offices. (About 7500 sf total of learning space) . This project enables further renovations of existing housing facilities (i.e., Walton, Hamilton, and Bean).
- Building Specifics
  - No food service w/in the building.
  - Rooms will all be the same footprint if possible. All will be accessible and intended to be doubles but designed to accommodate 3 people (180 sf/room min). This will allow the building to accommodate 500-750 students
  - Floors would have 32-34 students (ideally 24-36), but this will be addressed in later design process
  - Need opportunities for chance meetings/interaction/social space
  - There should only be one front door/main entry
  - Common space should be available to public and located on first floor
  - Lounges & study rooms should be for residents only and be located on each residential floor or community
- Important criteria
  - Near food service: either compare distances between sites & existing service or determine a maximum distance and identify those outside this distance as “fatally flawed.” Mahlum may be able to provide some research on this.
    - Not all existing food service locations have capacity to accommodate the additional 500-750 students from this building. Cameron McCarthy will work towards identifying these in their research (i.e., Global Scholars Hall has most capacity; Carson and Hamilton also have capacity; Living Learning Center does NOT have capacity)
  - Adjacent to existing utilities (to minimize cost – consideration as to whether a site is on the utility tunnel and/or how far to extend utilities)
  - Minimize costs for relocation of existing uses as much as possible.
- Other notes/questions
  - One building is the preferred strategy

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# APPENDIX 2: SPACE PROGRAM TEMPLATES

Mahlum Architects was asked to collaborate with Cameron McCarthy and the University of Oregon on analyzing a preliminary program for a new 500 bed residence hall and assist with test fitting a hypothetical building footprint on 6 selected sites. The selected sites ranged in size, configuration, and location. Based on selected evaluation criteria established by the UO Sponsor Group, Cameron McCarthy and Mahlum provided configurations on each site with observations on the evaluation criterion.

## Project Goals:

The UO Sponsor Group established baseline criteria which should inform the building program and site analysis.

- 500-beds in double occupant configurations with in-room bathroom.
- Provide a single unit type for the residential community
- The unit type shall be sized to be “triple-able” to assist UO Housing in subsequent future renovations
- Residential Communities shall be organized and have associated amenities to support the Academic Communities.
- Ideal floor community of 32-34 students (or 1:32/34 RA to student ratio)
- One building supporting the 2 to 3 Academic Residential Communities
- Clear and visible building entry (ideally 1 primary entry)
- Dining / food service must be in close proximity to support student access and convenience

## Design Charrette:

The process began with an interactive design workshop where Mahlum reviewed and analyzed the preliminary program against benchmarks of recent projects in the region. Working with a proposed unit configuration and hypothetical community layout, Mahlum diagramed possible configurations on each site in various story combinations (4 over 1 and 5 over 1 typically) to fit the 16 community “wings” with associated academic, social/community amenities, and building support functions totaling 145,000 GSF. The following goals were established for the workshop:

- Test-fit the numeric program on each site.
- Identify how the program might vary for each site.

- Understand how the dimensions of each parcel might impact building height and massing.
- Identify unique sight influences such as overlay districts, views, transit corridors, utilities, etc.
- Discuss impacts to adjacent parcels and occupants.
- Discuss potential building entry, site amenities, etc.
- Discuss potential for future development (including dining, retail, or academic opportunities)

## Program Analysis:

Mahlum reviewed the University’s preliminary numeric program totaling 145,000 GSF. cursory review of the proposed project against benchmarking of national and regional data showed that the proposed 290 SF per bed is slightly under median SF per student (National median of 333.3 SF per bed and 310.6 SF per bed for West Coast).\* Recent projects, however, completed in the region reveal an average SF per student of approximately 300, which is more in alignment with the proposed project. Other programmatic detail were, generally, in alignment with Mahlum’s database for size and quantities. We did note (and adjusted) the following programmatic observations while staying within the maximum allowable 145,000 GSF:

- Service Center space allocation has been added to numeric program to compensate for required reception and mail room functions.
- Community kitchen space allocation has been increased to compensate for (1) larger building kitchen in lieu of multiple smaller kitchens based on previous and current project comparisons.
- Overall building storage space allocation has been reduced to comply with UO provided overall building “category” square footages.
- Laundry space allocation has been reduced to reflect previous and current project comparisons.

## Observations:

After reviewing the project goals, analyzing the numeric program and site opportunities the following was noted:

- All sites have the potential to hold the proposed project with varying degrees of student access to amenities and the campus core.
- Most sites would be best served by 5 over 1 (6 story) building massing or to maximize site utilization (with a combination of lower building massing at certain locations to accommodate site specific instances).

- Proximity to dining and food service was a significant factor in all sites.
- Most sites will have the typical primary student entry towards campus but the main building entry will be located adjacent to a major street due to site configuration.
- Proximity to UO utility tunnels and infrastructure was a significant factor in all sites.
- Maintaining existing parking was a priority for all sites. Any sites outside the campus boundary would be required to meet the City of Eugene's parking requirements if any existing parking is displaced.

\*Data reported by College Planning & Management May 2014  
Annual Report on Student Housing.

# NUMERIC PROGRAM

## University of Oregon - Residential Housing

### Numeric Program: 500 Bed Facility

Program Area	rm	space gen	sf/rm	total nsf	total prog nsf
<b>RESIDENTIAL LIVING (White)</b>					
<b>Student Living Area</b>					59,340
Double Occupancy - w/ in-room bathroom	242	484 beds	230	55,660	
Resident Assistant (RA) - w/ in-room bathroom	16	16 beds	230	3,680	
<b>Lounges/Study</b>					8,660
Living Room	1	1 rm	1,510	1,510	
Floor Lounge	5	1rm	400	2,000	
Floor Nook	10	1 area	120	1,200	
Study Rooms	15	1 rm	155	2,325	
Study Open Space	5	1 area	325	1,625	
<b>Subtotal - Student Living Area</b>	<b>258</b>	<b>500 beds</b>			<b>68,000</b>
<b>Faculty Apartment</b>					1,500
Master Bedroom	1	1 rm	300	300	
Bedroom / Personal Office	1	1 rm	250	250	
Living Room	1	1 rm	350	350	
Kitchen	1	1 rm	250	250	
Bathroom	1	1 rm	150	150	
Entry / Circulation	1	1 rm	100	100	
Coat Closet / Storage	1	1 rm	50	50	
Laundry Closet	1	1 rm	50	50	
<b>Subtotal - Faculty Apartment</b>		<b>1 apartment</b>			<b>1,500</b>
<b>Staff Apartment</b>					900
Master Bedroom	1	1 rm	200	200	
Bedroom / Personal Office	1	1 rm	150	150	
Living Room	1	1 rm	200	200	
Kitchen	1	1 rm	150	150	
Bathroom	1	1 rm	100	100	
Entry / Circulation	1	1 rm	50	50	
Coat Closet / Storage	1	1 rm	25	25	
Laundry Closet	1	1 rm	25	25	
<b>Subtotal - Staff Apartment</b>		<b>2 apartments</b>			<b>1,800</b>
<b>Subtotal - RESIDENTIAL LIVING</b>					<b>71,300</b>
<b>RESIDENTIAL PUBLIC AND SUPPORT (Green)</b>					
<b>Service Center</b>					900
Mail/Work Room	1	1 rm	350	350	
Front Desk	1	1 rm	250	250	
Break	1	1 rm	300	300	
Showroom	0			0	
Game Room	1	1 rm	1500	1,500	1,500
Music Room	3	1 rm	200	600	600
Community Kitchen	1	1 rm	500	500	500
<b>Subtotal - RESIDENTIAL PUBLIC AND SUPPORT</b>					<b>3,500</b>
<b>ACADEMIC (Purple)</b>					
<b>Learning Commons</b>					7,500
Commons Space	2	1 area	2,000	4,000	
Offices	10	1 rm	170	1,700	
Study Room	8	1 rm	150	1,200	
Restroom	4	1 rm	150	600	
Touchdown Office	0	1 rm	250	0	0
Classroom	0	15 stud	650	0	0
<b>Subtotal - ACADEMIC</b>					<b>7,500</b>

Program Area	rm	space gen	sf/rm	total nsf	total prog nsf
<b>GENERAL BUILDING SUPPORT (Blue)</b>					
Public Areas					4,300
Lobby	1	1 area	900	900	
Vestibule	1	1 rm	200	200	
Restrooms	0	1 rm	150	0	
Family / Unisex Restroom	0	1 rm	130	0	
Vending	0	1 area	200	0	
Bicycle Storage	1	150 bikes	2,400	2,400	
Workshop	1	1 rm	800	800	
Administration					450
Director Office	1	1 rm	150	150	
Staff Offices	0	1 rm	140	0	
Conference Room	0	10 seats	200	0	
Staff Room	1	1 rm	300	300	
Custodial					1,100
Custodial Closet - Academic / Public	4	1 rm	75	300	
Custodial Closet - Residential	5	1 rm	80	400	
Custodial Room	2	1 rm	200	400	
Storage					6,700
Building Storage	2	1 rm	1,300	2,600	
Linen Storage	2	1 rm	1,050	2,100	
Student Storage	4	1 rm	500	2,000	
Lost and Found	0	1 rm	75	0	0
Laundry	1	40 wash/dr	1,050	1,050	1,050
Recycling/Trash	10	1 area	160	1,600	1,600
<b>Subtotal - General Building Support</b>					<b>15,200</b>
<b>Circulation</b>					
Horizontal					17,275
Corridors	1	11.9% of gsf	17,275	17,275	
Vertical					4,725
Elevator	5	1 rm	100	500	
Elevator Equipment Room	1	1 rm	100	100	
Main Stair	5	1 stair	325	1,625	
Exiting Stair	10	2 stairs	250	2,500	
<b>Subtotal - Circulation</b>					<b>22,000</b>
<b>Walls and Infrastructure</b>					
Walls	1	7.5% of gsf	11,100	11,100	11,100
Infrastructure	1	5% of gsf	7,400	7,400	7,400
<b>Subtotal - Walls and Infrastructure</b>					<b>18,500</b>
<b>MEP Support (gray)</b>					
Mechanical/Fire					3,300
Boiler and Pumps	1	1 rm	500	500	
Air Handlers / Misc Equipment	1	1 rm	1,000	1,000	
Fire Riser	1	1 rm	250	250	
Control Room	1	1 rm	200	200	
Misc Equipment space and shafts	1	mult areas	1,350	1,350	
Electrical					2,300
Main Electrical Room	2	1 rm	400	800	
Electrical Closets	5	1 rm	300	1,500	
Communications					1,400
Main Server (MDF) Room	1	1 rm	400	400	
Independent Hub (IDF) Room	5	1 rm	200	1,000	
<b>Subtotal - MEP Support</b>					<b>7,000</b>
<b>Subtotal - BUILDING SUPPORT</b>					<b>62,700</b>
<b>TOTAL BUILDING GROSS SF</b>					<b>145,000</b>



# SITE A

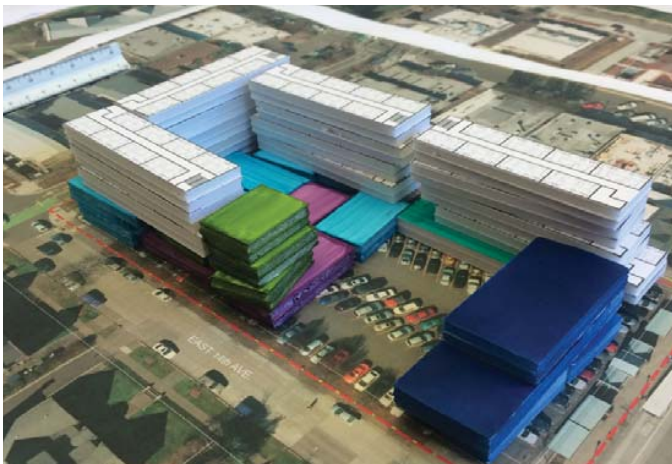


## Program Legend

White	=	Residential
Green	=	Residential support
Purple	=	Academic
Light Blue	=	General building support
Gray	=	Mechanical
Dark Blue	=	Future Academic (not in prog)
Teal	=	Future Dining (not in prog)

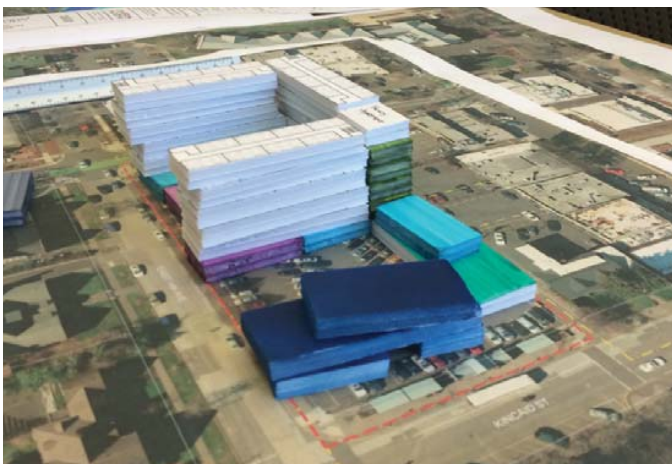
### Scheme A1 (preferred)

4-over-1/3-over-1

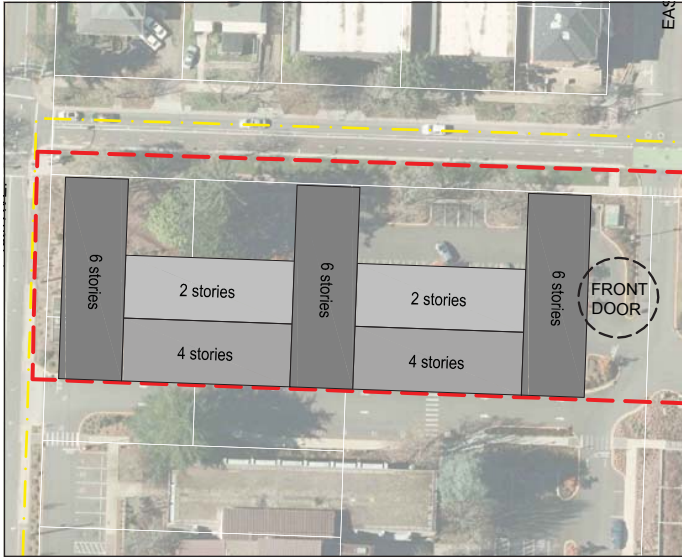


### Scheme A1a

5-over-1

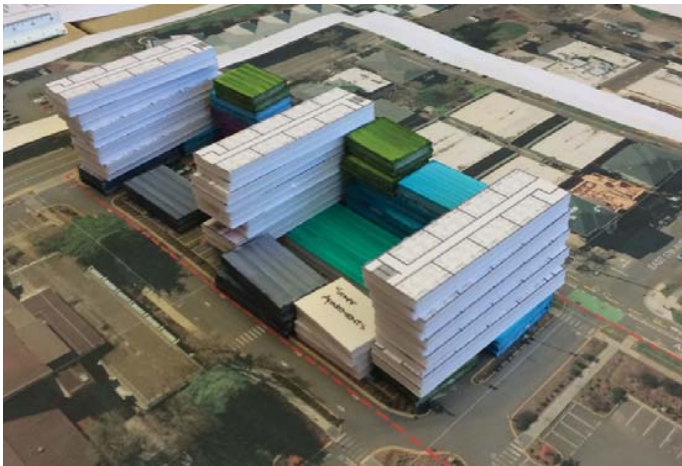


# SITE B



Program Legend		
White	=	Residential
Green	=	Residential support
Purple	=	Academic
Light Blue	=	General building support
Gray	=	Mechanical
Dark Blue	=	Future Academic (not in prog)
Teal	=	Future Dining (not in prog)

Scheme B1 (preferred)  
5-over-1 south half of site

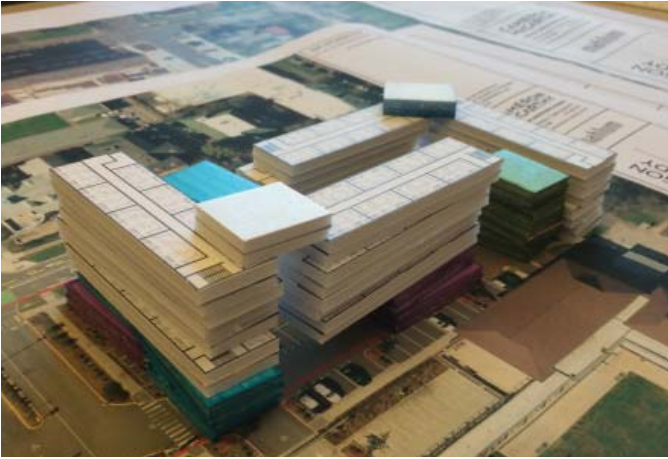


Scheme B1a  
4-over-1, south half of site



Scheme B1b

5-over-1/3-over-1, north half of site



# SITE C

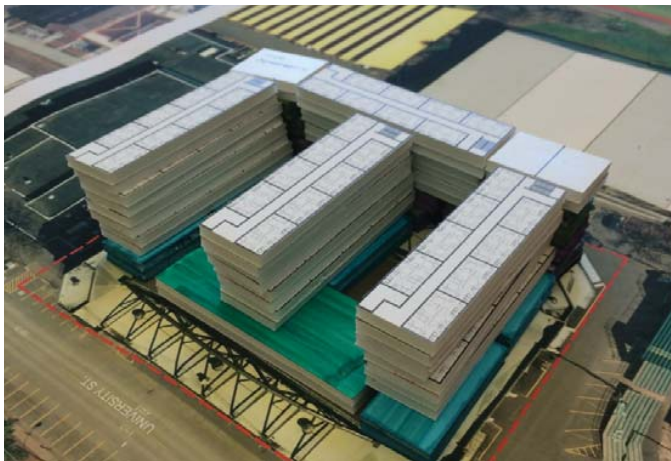


Program Legend

White	=	Residential
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Teal	=	Future Dining (not in prog)

Scheme C1 (preferred)

4-over-1

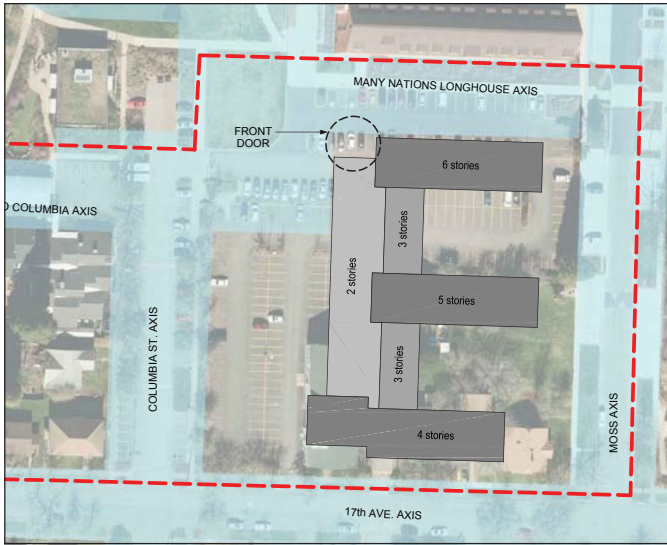


Scheme C1a

5-over-1, multiple buildings



# SITE D



Program Legend

White	=	Residential
Green	=	Residential support
Purple	=	Academic
Light Blue	=	General building support
Gray	=	Mechanical
Dark Blue	=	Future Academic (not in prog)
Teal	=	Future Dining (not in prog)

Scheme D1 (preferred single building scheme)

5-over-1/4-over-1, east of Columbia Street

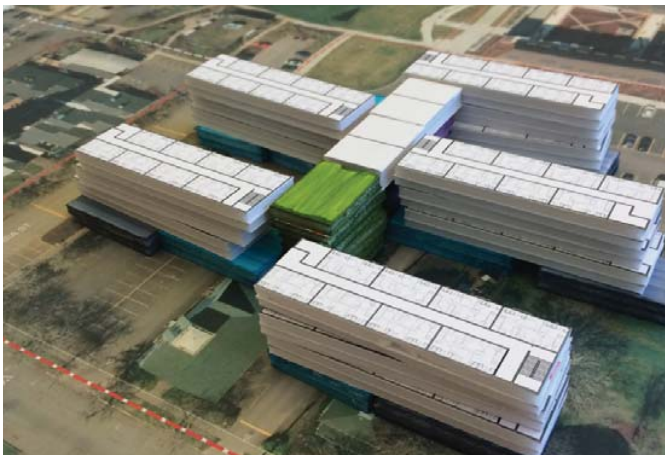


Does not maintain green space alignment



Scheme D1a

3-over-1, east of Columbia Street



Scheme D1b

5-over-1, west of Columbia Street



Scheme D2a

4-over-1/3-over-1, two buildings, west of Columbia Street



Scheme D2b

4-over-1/3-over-1, two buildings, east of Columbia Street



Scheme D2c

4-over-1/3-over-1, two buildings, east of Columbia Street



Scheme D2d

4-over-1, four buildings, split across Columbia Street



# SITE E

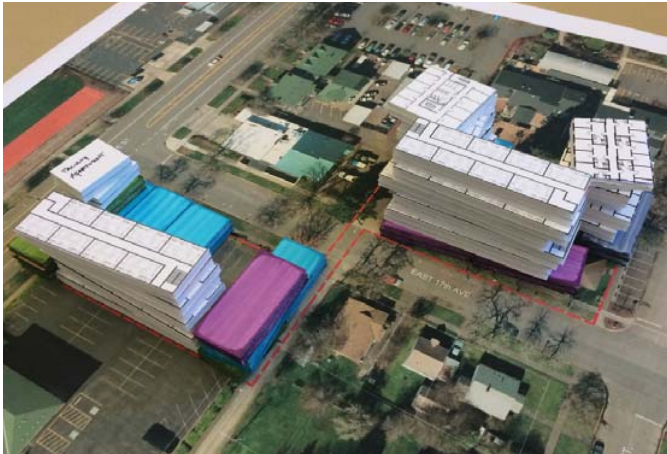


Program Legend

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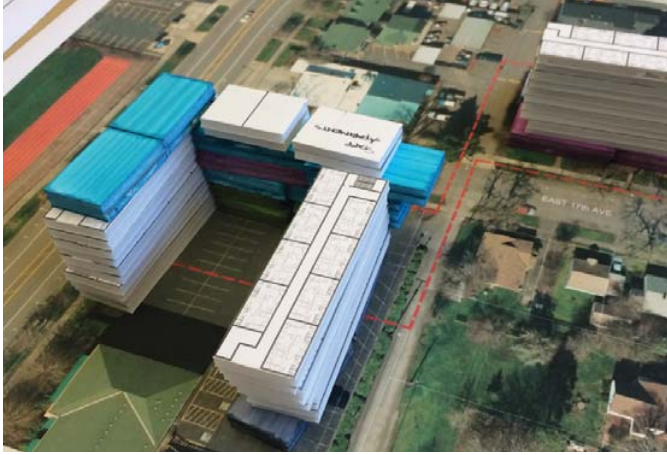
## Scheme E1 (preferred)

5-over-1



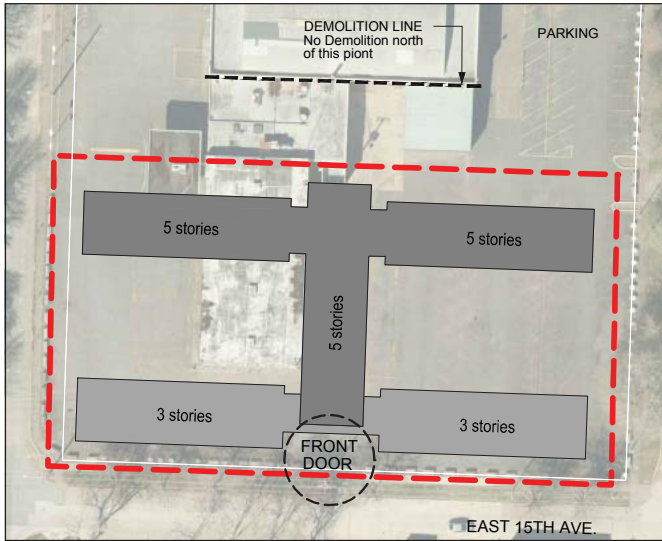
## Scheme E1a

5-over-1, shown overlapping site boundary





# SITE F

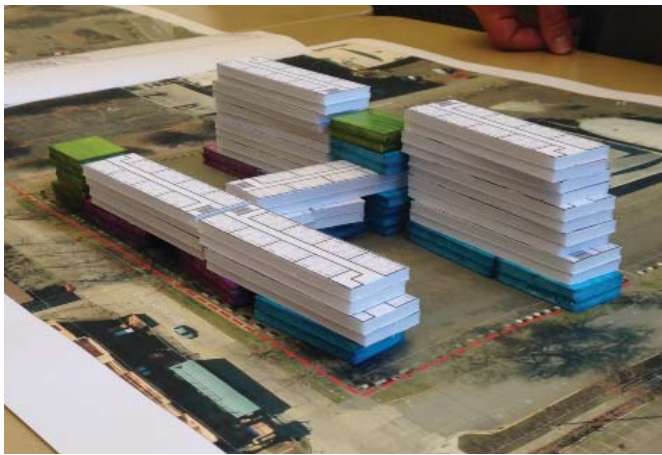


**Program Legend**

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Green	=	Residential support
Purple	=	Academic
Light Blue	=	General building support
Gray	=	Mechanical
Dark Blue	=	Future Academic (not in prog)
Teal	=	Future Dining (not in prog)

Scheme F1 (preferred)

2-over-1/5-over-1



Meets Walnut Station setback criteria



Scheme F1a

4-over-1



Scheme F1b

4-over-1



Scheme F1c

4-over-1



Scheme F1d

5-over-1



Scheme F1e

3-over-1/4-over-1



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# APPENDIX 3: CRITERIA

## SITE SELECTION CRITERIA: RESIDENCE HALL

### A. FEASIBILITY OF DEVELOPMENT

#### 1. COMPATIBILITY & COHESIVENESS

- 1.1. ALTERNATIVE TRANSPORTATION: Is the site easily accessible by modes of transportation other than the automobile?
  - 1.1.1. Are bus stops located within a quarter-mile of the site?
  - 1.1.2. Does the transportation network surrounding the site safely allow for use of bicycles?
- 1.2. REFINEMENT PLANS: Is the proposed site consistent with all applicable neighborhood refinement plans adopted by the City of Eugene?
- 1.3. BUILDING SCALE: Is the scale of the building as conceptually envisioned similar to surrounding buildings?
- 1.4. INTENSITY OF USE: Will the expected occupancy levels and type of activity associated with the project be similar to the amount and nature of activity in the area (e.g., noise, traffic, etc.)?

#### 2. SITE READINESS

- 2.1. TOPOGRAPHY: Does the site have a slope that is less than 10%?
- 2.2. NO SIGNIFICANT WETLANDS: Are locally significant wetlands absent from the site?
- 2.3. OUTSIDE OF FLOODWAY: Is the site outside the floodway boundary?
- 2.4. OUTSIDE OF FLOODPLAIN: Is the site outside the floodplain boundary?
- 2.5. NO RIPARIAN CORRIDORS & HABITATS: Are locally significant riparian and upland wildlife habitat sites absent from the site?
- 2.6. NO HISTORIC RESOURCES: Are eligible or registered historic resources absent from the site?
- 2.7. NO LAND USE ACTIONS: Is the proposed use permitted outright in the base zone and any applicable overlay zones?
- 2.8. DEVELOPMENT TIMELINE: Do the known conditions of the site allow the project to be completed according to the desired schedule?

### B. CAMPUS PLANNING FRAMEWORK

- 1. **CAMPUS PLAN, OPEN-SPACE FRAMEWORK:** Does the site comply with the requirements of the Open-space Framework Policy and Pattern (e.g., Main Gateways) (Policy 2)?
  - 1.1. Does it ensure that no development occurs within a designated open-space (and that key pathways are not blocked)?

- 1.2. Does it have the potential to enhance the existing open-space framework (e.g., better-define open space edges), campus edges, and main campus entrances?
  - 1.3. Does it allow room for future expansion of the open-space framework and pathway network as proposed in the design area?
  - 1.4. Does it ensure that no significant trees are impacted?
2. **CAMPUS PLAN, DENSITIES:** Will proposed development comply with the Density Policy and Patterns (e.g., Use Wisely What We Have, floor coverages, and height limits) (Policy 3)?
- 2.1. Is it within the maximum allowed density allowed within its Design Area, and does it comply with the requirements of the Design Area's building dimensions and scale in order to wisely use a limited amount of land?
3. **CAMPUS PLAN, SPACE USE & ORGANIZATION:** Does the site fulfill the intent of the Space Use and Organization Policy and Patterns (e.g., University Shape and Diameter and Expansion) (Policy 4)?
- 3.1. Does it ensure that land needed closer to the campus core for academic uses is not developed?
  - 3.2. Is there room for future expansion plans in a manner that complies with all Campus Plan policies?
  - 3.3. Is the use compatible?
4. **CAMPUS PLAN, REPLACEMENT OF DISPLACED USES:** Will development on the site allow the project to comply with the refinements of the Replacement of Displaced Uses Policy (Policy 5)?
- 4.1. Are there appropriate replacement locations for all displaced uses, and are there Campus Plan policies that would be unmet by relocating the use(s) in another area of campus?
5. **CAMPUS PLAN, ARCHITECTURE & PRESERVATION:** Does the site contain any resources that are eligible or listed in the National Register of Historic Places (Policy 7)?
6. **CAMPUS PLAN, TRANSPORTATION:** Will development on the site comply with the Campus Plan's Transportation Policy and Local Transport Area Pattern (Policy 9)?
- 6.1. Does it preserve and enhance the pedestrian-character of campus?
  - 6.2. It is located on the periphery of the campus near a transportation route with identifiable visitor parking and easy access?
7. **CAMPUS PLAN, SUSTAINABLE DEVELOPMENT:** Would developing on this site preclude the project from meeting the LEED credit addressing access to public transit? Would

developing on this site prevent the project from achieving LEED credits regarding density and connectivity within the community?

8. **CAMPUS PLAN, DESIGN AREA SPECIAL CONSIDERATIONS:** Will the site strengthen the site elements of its Design Area, as identified by the Design Area Special Conditions Policy (Policy 12)?
  
9. **EAST CAMPUS DEVELOPMENT POLICY:** Is the proposed project consistent with the 2003 Development Policy for the East Campus Area (referred to as the East Campus Policy)? Consider:
  - 9.1. **UNIVERSITY MISSION:** Will development on this site comply with the University Mission Policy Element (1.A Patterns and 1.B Policies and Standards)?
  - 9.2. **GRACEFUL EDGE:** Will development on this site comply with the Graceful Edge Policy Element (2.A Patterns)?
  - 9.3. **CAMPUS-LIKE CHARACTER:** Will development on this site result in consistency with the Patterns, Policies, and Standards of the Campus-Like Character Policy Elements (3.A, 3.B, 3.C, and 3.D)?
  - 9.4. **TRANSPORTATION (TRAFFIC & PARKING):** Will developing on this site comply with the Patterns, Policies, and Standards of the Traffic element? Will developing on this site comply with the Patterns, Policies, and Standards of the Parking element?
  
10. **EAST CAMPUS OPEN SPACE FRAMEWORK:** Is the proposed project consistent with the East Campus Open Space Framework, completed in 2004? (Note: The East Campus Open Space Framework is not an adopted University policy, but it informs development and remains consistent with the East Campus Policy.) Consider:
  - 10.1. Will development allow for consistency with the Overall Framework, which describes the large-scale organizational principles of East Campus, addressing the following as appropriate?
    - a. The project location's Design Area
    - b. Open Space Network
    - c. Pedestrian Network
    - d. Buildings
    - e. Streets and Parking

## C. SPACE NEEDS PLAN

1. **SPACE NEEDS PLAN:** Is the site consistent with the long-term vision for campus uses identified in the Space Needs Plan?

## D. USER NEEDS: PROGRAM & FACILITY ELEMENTS

1. **DESIRED ADJACENCIES:**
    - 1.1. Is the site near existing dining halls that have the capacity to accommodate an additional 500-750 students?
-

- 1.2. Is the site adjacent to existing utilities?
- 1.3. Is the building close to the campus core?
  
- 2. **RELOCATION:** Will there be minimal costs associated with removing and relocating existing uses?
  
- 3. **BUILDING FEATURES (NOTE: PROGRAM DOES NOT INCLUDE DINING HALL):**
  - 3.1. Will the residence hall require parking?
  
  - 3.2. Is the residence hall one building?



# APPENDIX 4: COST EVALUATION

## University of Oregon - Residence Hall Siting

### Cost Differential Evaluation

26 September 2014

Cost evaluation assumes basic template program elements, access improvements, basic landscape improvements, and minimal parking (20 spaces) will be provided at each site. Costs shown are in addition to these basic costs. If existing uses need to be relocated, it is assumed that land exists within the campus boundary to accommodate this relocation and land acquisition will not be required. Unless specified within this evaluation, references for costs can be found in the Notes section at the end of this appendix.

SITE	Estimate
<b>SITE A: PLC PARKING LOT</b>	
<b>Anticipated Expenses</b>	
Land Acquisition	N/A
Site Demolition	N/A
Relocation of Existing Uses	N/A
Utilities: 300 ft. tunnel extension	\$1,650,000
Parking: 144 spaces	\$792,000
Land Use Entitlement Allowance	N/A
Other: Dining Services	\$4,000,000
<b>Subtotal - Cost Differential</b>	<b>\$ 6,442,000</b>
<b>SITE B: WEST CLINICAL SERVICES</b>	
<b>Anticipated Expenses</b>	
Land Acquisition	N/A
Site Demolition	N/A
Relocation of Existing Uses	N/A
Utilities: 290 ft. tunnel extension	\$1,595,000
Parking: 99 spaces	\$544,500
Land Use Entitlement Allowance	N/A
Other: Dining Services	\$4,000,000
<b>Subtotal - Cost Differential</b>	<b>\$ 6,139,500</b>
<b>SITE C: McARTHUR COURT</b>	
<b>Anticipated Expenses</b>	
Land Acquisition	N/A
Site Demolition: McArthur Court	\$1,826,500
Relocation of Existing Uses	N/A
Utilities	N/A
Parking	N/A
Land Use Entitlement Allowance	N/A
Other: Dining Services	\$4,000,000
<b>Subtotal - Cost Differential</b>	<b>\$ 5,826,500</b>
<b>SITE D1: SOUTH GLOBAL SCHOLARS</b>	
<b>Anticipated Expenses</b>	
Land Acquisition	N/A
Site Demolition: 17,600 gsf	\$105,600
Relocation of Existing Uses: Church Warehouse (3,100 gsf @ \$225/gsf)	\$697,500
Utilities: 308 ft. tunnel extension	\$1,694,000
Parking: 174 spaces	\$957,000
Land Use Entitlement Allowance	N/A
<b>Subtotal - Cost Differential</b>	<b>\$ 3,454,100</b>

## University of Oregon - Residence Hall Siting

### Cost Differential Evaluation

26 September 2014

Cost evaluation assumes basic template program elements, access improvements, basic landscape improvements, and minimal parking (20 spaces) will be provided at each site. Costs shown are in addition to these basic costs. If existing uses need to be relocated, it is assumed that land exists within the campus boundary to accommodate this relocation and land acquisition will not be required. Unless specified within this evaluation, references for costs can be found in the Notes section at the end of this appendix.

**SITE** **Estimate**

#### SITE D2: SOUTH GLOBAL SCHOLARS

##### Anticipated Expenses

Land Acquisition	N/A
Site Demolition: 29,700 gsf	\$178,200
Relocation of Existing Uses:	—
Olum Center: 11,400 gsf @ \$400/gsf	\$4,560,000
High School Equivalency Program: 5,312 gsf @ \$300/gsf	\$1,593,600
Campus and Grounds: 3,311 gsf @ \$300/gsf	\$993,300
Utilities: 625 ft. utility tunnel extension	\$3,437,500
Parking: 129 spaces	\$709,500
Land Use Entitlement Allowance	N/A
Other: Additional cost for split building	\$117,000

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**Subtotal - Cost Differential** **\$ 11,589,100**

#### SITE E: NORTH OF AGATE HALL & 17TH

##### Anticipated Expenses

Land Acquisition	N/A
Site Demolition: 7,226 gsf	\$43,356
Relocation of Existing Uses:	—
High School Equivalency Program: 5,312 gsf @ \$300/gsf	\$1,593,600
Campus and Grounds: 3,311 gsf @ \$300/gsf	\$993,300
Utilities: 749 ft. utility tunnel extension	\$4,119,500
Parking: 78 spaces	\$429,000
Land Use Entitlement Allowance	N/A
Other: Dining Services	\$4,000,000
Other: Additional cost for split building	\$117,000

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**Subtotal - Cost Differential** **\$ 11,295,756**

#### SITE F: FORMER ROMANIA DEALERSHIP

##### Anticipated Expenses

Land Acquisition	N/A
Site Demolition: 16,500 gsf	\$99,000
Relocation of Existing Uses: Warehouse (16,500 gsf @ \$225/gsf)	\$3,712,500
Utilities: \$1.75M (equipment) + 10,000 sf @ \$400/sf	\$5,750,000
Parking: 129 spaces	\$709,500
Land Use Entitlement Allowance: Historic Alteration and Design Review	\$50,000
Other: Dining Services	\$4,000,000

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**Subtotal - Cost Differential** **\$ 14,321,000**

## University of Oregon - Residence Hall Siting

### Cost Differential Evaluation

26 September 2014

Cost evaluation assumes basic template program elements, access improvements, basic landscape improvements, and minimal parking (20 spaces) will be provided at each site. Costs shown are in addition to these basic costs. If existing uses need to be relocated, it is assumed that land exists within the campus boundary to accommodate this relocation and land acquisition will not be required. Unless specified within this evaluation, references for costs can be found in the Notes section at the end of this appendix.

#### Cost Estimate Notes:

- *Site Demolition: Estimates for demolition are based on \$6/sf for existing structures; Demolition estimate for McArthur Court came from the Residence Hall Modernization Study (2011) completed by ZGF Architects*
- *Relocation of Existing Uses: Cost and SF estimates provided by Campus Housing and CPDC*
- *Utilities: Estimates for utility tunnel extensions are based on estimate of \$5,500 per linear foot (provided by CPDC); estimates for stand-alone utilities were provided by Mahlum Architects*
- *Parking: Parking requirements are based on surface parking space estimate of \$5.5K per space (provided by CPDC)*
- *Land Use Entitlement Allowance: Estimates are provided by Cameron McCarthy*
- *Dining Services are required for all sites further than 1 block from existing dining facilities. The associated cost is based on an estimated 10,000 additional gsf required at \$400/sf*
- *Additional equipment is required for all sites showing a split building configuration, which have associated costs. This estimate was provided by Campus Housing.*

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# APPENDIX 5: REFERENCES

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LEED v3 (NC-2009), SSc4.1 (Sustainable Sites, Alternative Transportation—Public Transportation Access). SSc2 (Sustainable Sites, Development Density and Community Connectivity).

LEED v4 (NC-v4), LTc5 (Location & Transportation, Access to Quality Transit). LTc4 (Surrounding Density and Diverse Uses).

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<sup>1</sup> A grace period for LEED v3 extends to June 2015 for projects that opt to apply for LEED credits under v3 rather than LEED v4.