



November 17, 2009

MEMORANDUM

To: Campus Planning Committee

From: Christine Taylor Thompson, Planning Associate
Campus Planning and Real Estate

Subject: **Record** of the November 10, 2009 Campus Planning Committee Meeting

Attending: Gregg Lobisser (Chair), Leslie Bennett, Phillip Carroll, Scott Coltrane, Don Corner, Andrew Crampton, Tom Driscoll, Frances Dyke, Don Harris, Alexandra Hawes, George Hecht, Jackson Hite, Douglas Kennett, Rich Linton, Chicora Martin, Molly Promes, Andrzej Proskurowski, Greg Rikhoff, Collin Schless, Eric Selker, Rob Thallon

Staff: Christine Taylor Thompson (Campus Planning and Real Estate)

Guests: Tye Baily (Architecture), Tom Ball (OIED), Gordon Bettles (MNLH), Martina Bill (CPRE), Mark Foster (ZGF), Allen Gidley (User Group, Housing), Larry Gilbert (CMGS), Alden Gray (CASL), Mary Ann Holser (FNA), Tom Holser (FNA), Dave Hubin (President's Office), Sean Landry (User Group, Architecture), Susan Lesyk (User Group, Academic Learning Center), Karen Logvin (Human Resources), Britney Nefcy (Housing), Cathy Soutar (CPRE), Aly Stanton (User Group, Housing), Fred Tepfer (CPRE), Alexander Tomchak (Oregon Commentator), Zazhary Vishnoff, Ariana Willey (CPRE)

Agenda:

1. Campus Plan Amendments to establish an East Campus Area Open-space Framework Plan – Public Hearing

Background: Gregg Lobisser, chair of both the CPC and the Project User Group, introduced the proposed *Campus Plan* open-space amendments associated with the East Campus Residence Hall Project. He reminded the committee that the project triggered the need to establish an open-space framework for the affected portion of East Campus, the area of study (also known as the superblock). The proposed framework plan was developed under the direction of the project's Open Space Advisory Group, which had CPC and User Group representation.

Staff reviewed the CPC's prior comments and relevant *Campus Plan* policies as described in the meeting mailing. The proposed amendments would create a series of new designated open spaces and associated special-condition text.

Mark Foster from ZGF reviewed the proposed open-space framework plan. It is designed to

- meet requirements contained in the Campus Plan and the Development Policy for the East Campus Area,
- ensure room for future development, and

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- address prior CPC comments.

Overall the proposed open space equates to 27% of the land, slightly higher than the required 25% minimum.

Public Hearing: The chair opened the public hearing. Five guests provided the following comments:

- Take into consideration the importance of green space and make an effort to increase the amount of green space. Ensure that a certain proportion of designated open space is actually "green" space.
- Differentiate between service and general parking. Define where parking will go.
- Recognize that the concept of eastward expansion is a critical factor. It is important to understand how this will affect future development. Leave the public record open for about 30 days to give neighbors an opportunity to provide input. Better publicize ways to learn about the project and provide input.
- While beyond the scope of the public hearing, the residence hall siting is a concern as well.
- Address the desire for a Longhouse storage facility (proposal previously submitted to Facilities Services).
- Respond to the need to value views to the east from the Many Nations Longhouse (defined as an unobstructed view toward the east to see the sunrise). This value, which is shared by many tribes, is an important aspect of tribal ceremonies and special services. The prior smaller residential proposal [Moss Street Student Housing Project east of Moss Street] was acceptable, but the current residence hall, which is twice as big and extends further south, is not.
- Demonstrate how parking will be addressed. When the Longhouse was built, some participants expressed interest in siting it on the basketball courts, but they were told it was not possible due to parking needs. Now the residence hall is occupying this site.
- The proposal compromises Native American values; listen to concerns and consider needs.
- Support the request to consider the Native American values and needs of the nine tribes associated with the Many Nations Longhouse. The nine tribes were substantial contributors of the Longhouse construction, which was designed and sited when no development existed to the east. Provide an answer to the request, which is now described in writing.
- Delay action because many neighbors have not had a chance to review the proposal.
- Concerned about the allocation of parking, open space, and other uses. Agree with the proposals to hold the record open and to address tribal concerns.

The committee chair closed the public hearing.

Discussion: In response to a question, Mark said that the proposed open-space amendments would not require removal of the Vivian Olum Child Development Center's temporary modular. However, it would prevent permanent development in this location. Staff added that the intent of the proposed open-space framework is to establish goals for future development. Implementation typically occurs incrementally as opportunities arise, much like the recent development of the Southwest Campus Axis.

Gregg, acting in the capacity of the User Group chair, explained that the eastern views were partially addressed by the User Group's Open-Space Framework Advisory Group. The full extent of the concerns described today were not understood by the group.

A member questioned the appropriateness of the three dumpsters within the proposed East Campus Axis designated open space. Gregg referred to the proposed special conditions for this axis that specify it primarily as a pedestrian zone with the understanding that limited service needs must be accommodated. It will be important to address this issue during review of the residence hall project's schematic design.

A member asked how bike circulation through the superblock would be accommodated. Currently bikes travel through the Glenn Starlin Courtyard, which is not well suited for bikes.

Staff explained that the proposed open-space special conditions support bike circulation around the superblock on streets rather than through the middle, much like the main campus. The member said the number of bicyclists would increase as a result of the proposed project; therefore a better route through the superblock, perhaps the East Campus Axis, should be designed to accommodate bike travel.

A member noted that the committee has a responsibility to recognize and support the concerns identified by the Many Nations Longhouse representatives. This is directly in line with the recent *Campus Plan* amendment to add a pattern addressing diversity. The committee must thoughtfully engage the tribes and all diverse cultures. Many other members supported this concern noting that it was not possible to properly address it without better understanding the issue and possible solutions.

A member noted that the policy addressing the need to replace existing uses should apply to the importance of the eastern views. They are considered a use and should be accommodated.

Members discussed ways to proceed with the open-space amendments while ensuring that the eastern views are addressed. Options include delaying action, denying the proposed amendments, or approving the amendments subject to conditions. Members discussed the pros and cons of the various options.

The chair said that the eastern views were not previously identified as an issue and, therefore, are not addressed in the *Campus Plan*. This makes it difficult and inappropriate for the committee to take the lead in determining solutions. It should seek the advise of those familiar with the issue. This could be done as a parallel process. Dave Hubin from the president's office said he will coordinate this effort. The president considers this issue to be of the highest concern. He will work to achieve resolution in a way that meets tribal values.

Gregg expressed concern about delaying the project yet recognized the importance of resolving this issue. The proposed solution could have a significant impact on this project as well as all future development in the East Campus Area. Approving the proposed amendments subject to the explicit condition that this issue be addressed could meet both needs. Another member noted that any proposed change would come back to the committee for review.

Dave said it is clear there will be a need for compromise on both sides. This is not the first time such an issue has been addressed. The Many Nations Longhouse is situated in the built environment, which has benefits and limitations.

A motion was made and seconded to recommend approval subject to the condition that the concern about eastern views from the Longhouse be addressed to the satisfaction of all key parties.

A member expressed hesitation to approve the open-space framework because the proposed solutions could have a substantial impact on its configuration. Others countered that only one area, the Hayward to Moss East Axis, would possibly be affected. The proposed building design, not the open-space framework, would more likely be affected.

A member expressed concern about how approval would be interpreted by the tribal representatives and other interested parties. It is important to convey the committee's and university's sincerity in wanting to resolve the eastern view matter. With regard to other interested parties, it should be noted that the adjacent neighborhood was informed about the project and input was solicited throughout the project (via a neighborhood meeting, informational mailings, etc.).

Staff said that the next possible meeting times for the committee were November 19 and December 3. Dave indicated that it might be possible to have resolution by November 19.

Members discussed the potential effect the eastern view resolution would have on the residence hall project. Mark said a two-week delay would not significantly affect the project. A one month delay, however, would almost certainly delay construction schedules and, therefore, project completion.

Action: The committee agreed unanimously to table the motion to take action until the next Campus Planning Committee meeting, which is scheduled for November 19, 2009, to allow time to address unresolved issues related to the Many Nations Longhouse eastern views.

2. East Campus Residence Hall Project – Schematic Design

Background: Gregg, acting in the capacity of the Project User Group chair, introduced the project.

Mark Foster from the ZGF reviewed the schematic design as described in the meeting mailing. The landscape design, which is not yet completed, will be brought back to the committee for review. The intent is to focus improvements on the central open space. The northern portion of the East Campus Axis will be minimally improved due to the unknown needs associated with the next phase of the Museum of Natural and Cultural History's expansion, which will likely impact this area. In addition, the Hayward to Moss East Axis south of the proposed residence hall would have limited improvements since future development to the south is unknown.

The proposed fire lane in the East Campus Axis (along the western edge of the residence hall) would be designed for pedestrians. The Museum parking lot will remain, however it will be changed to service parking only. Access would be via the East Campus Axis from 15th Avenue. It could also provide room for bikes.

Pedestrian pathways would be designed to connect to the existing East Campus Green pathways. The grade changes in the East Campus Green would be resolved although it has not been determined whether it is better to use terraces or a continual slope. Trees that are in or too close to the proposed development site would be removed. A determination about whether to keep all other trees has not been made.

Two courtyards are planned; the northern one would contain seating areas while the southern one would contain secure bike parking and a service area. Unsecured bike parking and recycling center areas would be provided at every western entrance along the East Campus Axis.

The building is a three-bar scheme, designed to relate to the other residence halls. Future redevelopment of Bean Hall could enhance the connections. Materials include brick with stucco features and a pre-cast concrete base.

Discussion: The committee did not have time to discuss the project, except as mentioned above in the first agenda item.

Action: No action was taken. The committee will complete its review and take action when the issue related to eastern views described in the above agenda item is resolved.

Please contact this office if you have questions.

cc. Vince Babkirk, Facilities Services

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