December 1, 2014

To: Campus Planning Committee
From: Christine Taylor Thompson
Campus Planning, Design & Construction

Subject: Record of the November 19, 2014 Campus Planning Committee Meeting

Attending: Rob Thallon (Chair), Ihab Elzeyadi, Fritz Gearhart, Hilary Gerdes, Alicia Going, Michael Hahn, Pat Jones, Ken Kato, Peter Keyes, Graham Kribbs, Gregg Lobisser, Jeff Madsen, Eric Mokube, Andrzej Proskurowski, Chris Ramey

Staff: Christine Taylor Thompson (CPDC)

Guests: Gordon Bettles (Many Nations Longhouse), George Bleekman (CPDC), Charles Brucker (Place Studio) Darin Dehle (CPDC), Phil Farrington (CPDC), Michael Griffel (Housing), Becky Lamoureux (Moss Street Children’s Center), Gus Lim (Housing), Karen Logvin (Human Resources), Garrick Mishaga (Campus Operations), David Opp-Beckman (Housing), Amy Ripley (Vivian Olum CDC), Robert Sabbatini (Robert Sabbatini Planning and Design), Tom Shepard (CPDC), Colleen Wolfe (Place Studio), Jason Younker (President’s Office)

Agenda:

1. Residence Hall Project – Meeting One

   Background: Staff introduced the purpose of Meeting One and summarized the requested Campus Planning Committee actions as described in the meeting mailing.

   Michael Griffel from Housing introduced the project and its purpose.

   Phil Farrington, Campus Planning, Design & Construction, reviewed the site selection process as described in the meeting mailing and PowerPoint presentation. Phil proposed a modification to the Advisory Group’s provisions to clarify the acceptance of a passing shadow on the Many Nations Longhouse Axis. The proposed revised wording of provision 1.c. would read as follows: “Ensure that the Many Nations Longhouse Axis is not in perpetual shadow. Shadows across the axis are permissible.”

   Robert Sabbatini presented the results of the site selection Area Study and Expert Opinion

   Darin Dehle, Campus Planning, Design & Construction, reviewed the proposed User Group representation and key Campus Plan patterns and policies as described in the meeting mailing. He added that the process would include focus groups to engage effectively all neighbors.
Discussion:

**Site Selection:** A member asked whether the anticipated volume of traffic had been assessed. Another member noted that overall traffic in this area has diminished as campus development has replaced large parking lots. Michael added that the proposed project would not change the number of allowed overnight parking spaces for on-campus residents. Current demand is below the maximum-allowed 400 overnight parking passes.

In response to a member’s question, Robert said solar access impacts on existing or future development in the area beyond the Many Nations Longhouse had not been assessed.

A member asked about the resulting volume of the proposed project’s massing once solar access needs of the Many Nations Longhouse are accommodated. Would it meet the needs of the proposed Residence Hall Project? Bob said initial studies indicate that it appears possible to meet the needs of the Residence Hall Project. The building massing, however, would likely be more complex than a standard structure. Another member asked whether it is possible to slightly raise or shift the location of the Expression Place to allow more flexibility in development. Another member noted that Johnpaul Jones would be engaged in the design process to assess in greater detail design options, including the specific location of the Expressions Place.

Jason Younker, President’s Office, expressed appreciation for the proposal’s response to promises made to the Many Nations Longhouse. He was very pleased that Johnpaul Jones was retained to resolve solar access concerns. Gordon Bettles, Many Nations Longhouse steward, said three letters in support of the Longhouse’s needs have been submitted to staff. Staff noted she would distribute the letters to those managing the design process as requested [copies attached]. Gordon explained that each tribe has multiple traditions associated with the passage of time that rely upon solar access. Jason added that possible design solutions would be presented to the nine tribes for input at a February meeting with the university president.

Karen Logvin, speaking on behalf of the two adjacent children’s centers, expressed appreciation for the opportunity to provide input during the site selection process. The proposed site does not appear to be detrimental to the children’s centers other than the loss of nearby parking, which is always an issue on campus. However, it is very important to carefully consider the impacts on the two children’s centers as the project progresses. The two children’s centers should be part of the design process as it progresses. Prior development has enriched the two centers with new open spaces and activities. If the proposed residence hall is designed thoughtfully, this trend could continue.

A member suggested a minor change to the proposed revised Advisory Group’s provision 1.c. to read as follows: “Ensure that the Many Nations Longhouse Axis is not in perpetual continual shadow. Shadows across the axis are permissible.”

**User Group, Key Policies & Patterns, & Other Campus-wide Opportunities:** Members discussed the proposed user group membership. A member suggested adding a representative from the Many Nations Longhouse. Darin said they plan to engage Johnpaul Jones directly into the design process as a design consultant to ensure Longhouse solar access needs are addressed.

Karen expressed concern that the proposed children’s center neighbor representative is not a childcare expert. She suggested that it would be more effective to appoint one
of the center’s directors.

Members discussed key policies and patterns. A member noted the opportunity to address universal access beyond code requirements.

A member noted the importance of addressing the street face. The building’s articulation should be carefully considered with a goal of enhancing the streetscape.

In response to a member’s question, Phil affirmed that a Campus Plan density amendment would be required to accommodate the proposed project. This would come back to the committee at a later date for formal approval. The amendment as presented accommodates a conservative footprint expansion of 50,000 square feet. It likely will be smaller. Another member questioned the timing of the amendment process, noting that it seemed the amendment should be approved prior to project initiation. Staff said the CPC initiated an area density assessment last year in anticipation of the proposed residence hall project. There was general support to proceed with an amendment, but formal action was deferred until housing development needs became clearer. A member added that the proposed increase in density is linked to a proposed increase in open space.

Charlie Brucker, Place Studio, said the consultant team assessed and affirmed the proposed increase in density as part of the Area Study and Expert Opinion.

A member said it was challenging to translate maximum density ratios and proposed square footages into actual physical change. Phil reviewed the slides that demonstrate how the proposed density changes compare to allowed densities in other campus areas. Another member, speaking as a campus planning expert, noted that the proposed densities are meaningful when compared to densities of other campus areas. Using this method, the proposed changes appear reasonable.

Overall, members noted the importance of thoughtfully considering proposed density amendments to the Campus Plan.

**Action:** The committee unanimously agreed to recommend to the president the following actions related to the Residence Hall Project:

A. Approve the preferred site (including the Advisory Group provisions as revised) with the understanding that:

   1. The comments listed in the next action item will be considered as the project moves forward.
   2. The Advisory Group provisions are revised as follows:
      1. Respect and honor Native American cultural traditions by observing solar access requirements associated with the Many Nations Longhouse. Specifically:
         a. Preserve sunlight from the winter solstice onto the roughly 28-foot diameter Expression Place ceremonial space planned due east of the Longhouse.
         b. Ensure that the new building(s) do not cast shadow onto the ceremonial center of the planned Expression Place at any time throughout the year.
         c. Ensure that new building(s) do not cast shadow upon the designated Many Nations Longhouse open space axis. **Ensure that the Many Nations Longhouse Axis is not in perpetual continual shadow. Shadows across the axis are permissible.**
d. Future building(s) should not extend into the Columbia Street designated open-space axis to maintain solar access onto the planned Expression Place during the equinox.

e. Future building service areas should not be located to face the Many Nations Longhouse.

2. Create a new east-west designated open space north of the new residence hall and adjacent to and south of the Many Nations Longhouse Axis, with the south edge of the open space aligned with the north edge of the Vivian Olum Child Development Center.

3. Establish a build-to line for the residence hall along the south side of the new designated open space as a defining edge to the open-space corridor.

4. Ensure that the residence hall building along 17th Avenue is articulated and engages the streetscape.

5. Amend the Campus Plan density standards to accommodate the planned residence hall building program.

Furthermore, the committee recognizes that taking this action means that they will act on proposed density amendments to the Campus Plan at a later meeting (refer to committee comments).

B. Support the identified Campus Plan patterns and policies for the project with the understanding that the following comments will be considered as the project moves forward:

1. Consider how the proposed residence hall development would affect the solar access of existing and future development in the surrounding area.

2. Take the opportunity to fully consider and address universal access.

3. Recognize the importance of addressing the street face. Carefully consider the building’s articulation to help improve the streetscape.

C. Support the identified user-group representation for the project with the following suggestion:

Take into consideration comments provided by guest Karen Logvin about effectively engaging the children’s centers.

Please contact this office if you have questions.

cc. Steven Asbury, Fairmount Neighbors
    Bill Aspegren, South University Neighbors
    Camilla Bayliss, Fairmount Neighbors
    Gordon Bettles, Many Nations Longhouse
    Armando Bravo, HEP
    George Bleeke, CPDC
    Gwen Bolden, Parking & Transportation
    Jane Brubaker, Campus Ops
    Carolyn Burke, Eugene Planning
    Bob Bussel, Labor Education and Research Center
    Phil Carroll, Campus Operations
    Tom Connolly, Museum of Natural and Cultural History (Building Manager)
    Erica Daley, Knight Law Center
    Carole Daly, past CPC Chair
    Patrick Deegan, Fairmount Neighbors
    Darin Dehle, CPDC
    Richard Ebert, Journalism (Allen Hall Building Manager)
    Phil Farrington, CPDC
Attachments: Copies of 3 Letters Submitted to Staff at the 11/19/2014 CPC Meeting
TO: UO Campus Planning
FR: Native American Strategies Group
RE: 500-bed Dormitory adjacent to Many Nations Longhouse
Date: November 17, 2014

To whom this may concern:

The Native American Strategies Group is a cohort of UO faculty, staff, and community members that support and spearhead programs and ideas that will improve the educational and lived experiences of Native American scholars on campus and within the neighboring communities. Our intent in writing this letter stems from our experience when the Global Scholars dormitory was built.

With respect to the Global Scholars building, there were very few opportunities where meaningful consultation with affected parties took place. The Many Nations Longhouse was built nearly a decade ago but the promises and considerations provided to the tribes stem back at least 20 years. The Longhouse has a footprint that exceeds the current building. This includes conceptual locations for the honoring place, ceremonial considerations, easterly access, and expansion. Our concerns specifically include the following:

1. **Honoring Place**: This location will be on the east side of the Longhouse. For numerous tribal ceremonies, Cardinal and other line-of-sight directional foci are necessary. More specifically, the proposed building cannot shadow or block access to the rising sun.
2. **Ceremonial Considerations**: Washat ceremonies specifically require directional line-of-sight access to the rising sun. Other Native Oregonian and surrounding tribal ceremonies require Cardinal direction access. The Longhouse site is considered sacred and has been blessed by the Oregon Tribes. Just as you would not degrade a church by surrounding it with inappropriate buildings, the same considerations should be made for the Longhouse.
3. **Easterly Access**: When the Longhouse footprint was established, easterly access was promised. Not only do ceremonies need that access, this is a natural traffic route which would provide easy drop-off points for elders and other Native community members.
4. **Expansion**: The Longhouse has been considered a location where tribes and UO students can meet. The Longhouse has always been seen as half complete and awaiting expansion. If the Longhouse footprint is hindered by the proposed building, expansion will never be supported by the Tribes and the current Longhouse will be rendered unusable.

We are cautiously optimistic that your plans will take into consideration our concerns as you move forward. Not only do we have the obligation to protect the promises we made to the Tribes when the Longhouse was built but we need to prepare for the Native American students who will attend the UO in the future. We are very pleased that you have added Jones & Jones Architecture to these discussions. We ask that you let us know when and where open meetings will take place. Gordon Bettles, Longhouse Steward, can be the point of contact for our group.

Sincerely,
Members of the Native American Strategies Group (electronically signed)

Robert Elliot
Sheila Bong
Jason Younker
Burke Hendrix
Twila Souers
Stephanie M. Woods
Scott Pratt
Kari Norgaard
Theresa O'Neill
Emily Afanador
Kirby Brown
Leilani Sabzalian
CHIkapaid-Pavel
Angie Morrill
Brian Klopotek
Melina Pastos
Jan Smith
Kathy Lynn
Kat Milligan-Myhre
Rhonda Myers
Wilma Crowe

[Signature]
Native American Student Union (NASU) has heard of plans to build a second Global Scholars Hall even closer to the Many Nations Longhouse. This new building might have serious ramifications for the Longhouse. NASU supports and encourages the university to involve the architect that designed the Longhouse, and get their advice in the plans of this new Global Scholars. The Longhouse has future plans for expansion to help retain and promote the arrival of future Native Ducks to attend the university.

With the plans to build a new residence hall by the Longhouse, we hope the university will consider the expansion of the Longhouse as well and the dedication of a part of the new residence hall to be for Native students. We would like to stay up to date with the plans of this building because it affects us as a union. We support Cordon and Jason in their efforts with this project.

-NASU
October 23, 2015

Dear President Coltrane,

In light of the proposed construction of a residence hall adjacent to the Many Nations Longhouse, the Student Legal Advocates for Tribal Sovereignty (SLATS) respectfully requests that you refrain from authorizing the proposal until the University of Oregon Planning Committee has properly consulted with the Longhouse. SLATS members are current law students and alumni of the University of Oregon School of Law and aim to provide an important bridge between law school students and the Native American community. The Longhouse is a vital resource for the Native American students and community, as well as a good neighbor of the law school.

Our group just recently became aware of the proposal that has moved forward in almost complete isolation from those that will be impacted, particularly the Longhouse. This is concerning, as it directly affects us not only as members of this student organization, but as law students that rely on parking near the Longhouse and as community members that receive the immense educational benefits from Longhouse activities and events.

As the proposal stands, there will be inevitable negative impacts on the Longhouse, including its compromised use and a disruption of its spiritual aspects and relevance. It would be in considerable bad faith for the University to disregard these concerns. According to University of Oregon’s 2014 Campus Plan’s number one policy, “The cornerstone of the [planning] process is the principle of participation . . . .”

As such, we stand behind the Longhouse and the affected community to ask that the University not move forward on any development proposal until proper consultation with the Longhouse and the affected Eugene community. This may include thoughtfully considering alternative sites with the Tribal Liaison, Jason Yonker, and consulting with a Native American architect, like John Paul Jones.

Thank you for your attention and care in addressing these concerns.

Respectfully,

[Signature]

Erika Gibson
SLATS Co-director, on behalf of SLATS members