



June 18, 2009

MEMORANDUM

To: Campus Planning Committee

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

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

Attending: Gregg Lobisser (Chair), Scott Coltrane, Carole Daly, Tom Driscoll, Roger Kerrigan, Kevin Nute, Molly Promes, Chris Ramey, Collin Schless, Donald Swain, Rob Thallon

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

Guests: Vince Babbirk (Facilities Services), Martina Bill (CPRE), Jon Erlandson (MNCH), Mike Eyster (Student Affairs), Mark Foster (ZGF), Allen Gidley (Housing), Larry Gilbert (CMGS), Karen Hyatt (Community Relations), Susan Lesyk (Academic Learning Center), Karen Logvin (Human Resources), Cathy Soutar (CPRE), Fred Tepfer (CPRE)

**Agenda:**

**1. East Campus Residence Hall Project and East Campus Area Open-space Framework Plan – Check-in**

Background: Staff reviewed the purpose of the check-in meeting and reviewed prior comments made by the CPC as described in the meeting mailing.

Gregg Lobisser, project user group chair, introduced the East Campus Residence Hall (ECRH) project as the first step towards accomplishing a long-term goal to house 25% of all undergraduate students on campus including an increase the number of sophomore and juniors living on campus. The intent is to design the ECRH for non-freshman residents but use it as surge space for freshmen during the initial years while the existing residence halls are being replaced and/or renovated.

Mark Foster presented the initial East Campus Area Open-space Framework Plan, which focuses on the superblock (defined by Agate Street, 15th Avenue, Moss Street, and 17th Avenue). Key features of the plan include a central open space, enhanced access/connections to main campus, and new connections to the east.

Mark reviewed preliminary ideas for the siting and massing of the new ECRH. The residence hall would be sited to define 15th Avenue and Moss Street edges, provide a main entry along 15th Avenue (to be near existing residence halls), provide a full-service entrance along Moss Street in an area that minimizes visual and circulation impacts, and define the new designated open spaces. A series of building siting and massing options were considered to accommodate planned Museum of Natural and Cultural History (MNCH) expansion possibilities.

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1276 University of Oregon, Eugene OR 97403-1276 T (541) 346-5562 F (541) 346-6197 <http://uplan.uoregon.edu/>

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Preliminary ECRH design concepts consist of either a C-shape scheme or a three bar scheme (a series of three vertical residential bars connected by a large first floor intended to house public uses such as dining services, academic and meeting spaces, etc.). The vertical bars would be spaced to provide good natural light and limit sound transmission.

Discussion: Staff explained that the *Campus Plan* amendment process, which is required to adopt the East Campus Open-space Framework Plan, would occur in parallel with the ECRH schematic-design review process. The amendment process provides opportunity for input from East Campus neighbors and Fairmount Neighbors. Once approved, the open-space framework plan would be incrementally implemented, beginning with the area associated with the ECRH project.

Gregg said parking displaced by the ECRH project would be replaced as required by the *Campus Plan*. Also, options to replace the basketball courts are being explored. Two of the courts are being moved to the covered tennis court area as part of the current MNCH expansion project.

Mark said a residence hall with a single main entry in one rather than multiple buildings is preferred by Housing to facilitate operations.

Mark said MNCH service needs are relatively minor. Currently service access is from the south through the Bean Parking Lot. Future service access would be provided from the south via a wide pathway that would function primarily as a pedestrian pathway within the designated open space but also as a service access (and fire lane) when needed.

In summary, members made the following comments at the meeting:

#### Open-space Framework Plan

- Consider identifying an Agate Street pedestrian crossing (within the four block area between 15th Avenue and 19th Avenue) as a primary pedestrian pathway to resolve existing safety concerns.
- Look into ways to establish a new open-space corridor (in addition to the proposed pathway) south of the Knight Law Center that extends from the proposed central open space to Agate Street to allow "views in" and to convey the UO's image from Agate Street, the area's most important public edge.
- Ensure adequate service parking is provided for the MNCH in a way that does not disrupt the open space.

#### ECRH Siting and Massing

- Better define the central open space by altering the shape of the proposed residence hall (refer to the Positive Outdoor Space pattern). For example, shift a portion of the first floor massing to better define the open space's eastern edge or consider a four-bar scheme that, when fully built out, would relate to the Knight Law Center.
- Consider ways to enhance the quality and light of the proposed courtyards formed by the vertical bars. For example, consider making the southern bar shorter in height.
- Consider all MNCH expansion options (to the south and east). Address MNCH preferences; the current preference is to expand east, but other options are being explored.
- Consider ways to preserve views of the eastern hills from the central open space.
- Explore options to enhance the living-learning center experience. For example, explore ways to create a more intimate and integrated design by adding visible exterior stair entrances to living quarters, modifying the building configuration, and reducing the overall project scale. Ensure that the resulting design is flexible and possible to convert to other uses.

- Explore options to provide natural light in both sides of suite rooms.
- Consider the impact the proposed residence hall would have on the future building potential in the superblock area, particularly the southeast corner (one of the last remaining sites available for a larger-scale campus building). Demonstrate that options to build another campus-scale building that would help define the central open space and street edges are retained (with the understanding that it may be necessary to explore options to increase allowed densities in the area before pursuing a future project).

Action: No formal action. The committee's comments will be considered as the project moves forward.

Please contact this office if you have questions.

cc. Vince Babkirk, Facilities Services  
Gordon Bettles, Many Nations Longhouse  
Martina Bill, Campus Planning and Real Estate  
George Bleekman, Facilities Services  
Jane Brubaker, Facilities Services  
Sandy Cummings, Bach Festival (Building Manager)  
Darin Dehle, Facilities Services  
Priscilla Elder, Development Office (Building Manager)  
Rick Ericson, Development Office (Building Manager)  
Jon Erlandson, Museum of Natural and Cultural History  
Mark Foster, ZGF  
Lisa Gardner, Eugene Planning Division  
Allen Gidley, Housing  
Larry Gilbert, CMGS  
Peter Gilkey, Mathematics (University Senate)  
Terri Harding, Eugene Planning  
Herb Horner, DPS  
Jim Horstrup, Knight Law Center  
Emma Kallaway, ASUO  
Lee Kerns, ZGF  
Karen Logvin, Human Resources  
Deborah Mailander, LERC  
Donelle Manton, Development Office (Building Manager)  
Joel Montemayor, HEP  
Margie Paris, Knight Law Center  
Judi Pruitt, Museum of Natural and Cultural History (Building Manager)  
Greg Rikhoff, Community Relations  
Matt Roberts, Knight Law Center  
Shelly Robertson, Fairmount Neighbors  
Dan Rodriguez, UO Alumni Association (Building Manager)  
Carlyn Schreck, Development Office (Building Manager)  
Susie Smith, Fairmount Neighbors  
Carol Snead, Vivian Olum Child Development Center  
Cathy Soutar, Campus Planning and Real Estate  
Fred Tepfer, Campus Planning and Real Estate  
Karen Thomas, Military Science  
Janne Underriner, NILI/CICS  
Peggy Veltman, Moss Street Children's Center