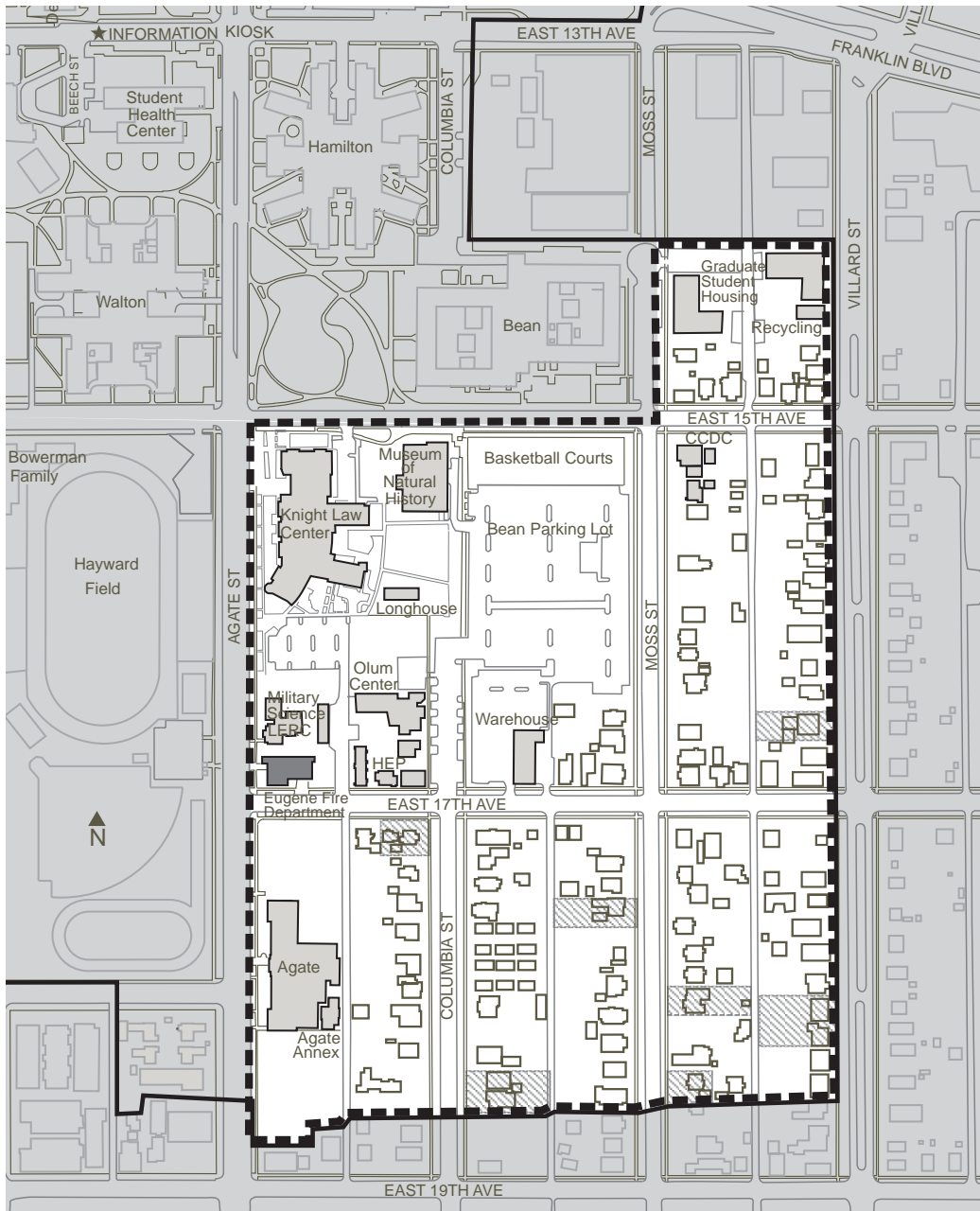


University of Oregon 2003 Development Policy for the East Campus Area



University Planning Office

4/08/03 (revised 3/04)

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University of Oregon
2003 Development Policy for the East Campus Area
 4/08/03 (revised 3/04)

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POLICY GOAL AND INTRODUCTION

Policy Goal

In consideration of the East Campus lands, the University of Oregon retains the same objectives put forward twenty years ago:

“...to provide for the expansion of the institution, based on its needs, without diminishing the quality of the surrounding neighborhood.”

1982 East Campus Area Development Policy

Purpose:

The East Campus policy update is necessary to accommodate future student housing and support services needs.

The 1982 East Campus policy has been in place for twenty years. During that time significant development has occurred both in the East Campus Area and on the main campus.

The university's future development needs can not be met without altering the current land use policies that define allowed uses and development densities for university-owned lands. The limited amount of land remaining within the central academic core must be reserved for future academic instructional functions. That leaves future student housing and support services (such as administrative offices and other non-instruction functions) without viable development sites. Most recent estimates predict a need for approximately 500,000 – 600,000 additional gross square feet over the next twenty years.

Enough land appears to be available in the East Campus Area to accommodate these needs without sacrificing an appropriately beautiful transition between university uses and the surrounding residential neighborhood.

Background:

The university began purchasing East Campus lands over forty years ago for institutional expansion, and the established campus boundaries have not changed since that time.

Roughly half of the property consists of single-family dwellings and half is institutional development. The area is bounded on one side by the university campus, on another side by a commercial district, and on two sides by a mature residential neighborhood. As a landowner, the university recognizes its responsibility to retain the vitality and beauty of the neighborhood for the sake of its neighbors and itself. With this commitment to the preservation of good neighborhoods, the university participated in the early 1980s in developing a neighborhood refinement plan that established policies for future growth. In 1991 it adopted the refinement plan as part of the university's Long Range Campus Development Plan (LRCDP).

During the past twenty years much development has occurred in the area including construction of the Museum of Natural History, removal of the WW II surplus structures dating to the 1950s, and construction of the Bean Hall parking lot, the Knight Law Center and its open spaces, the Olum Child Care Center and the East Campus Graduate Village. Significant development also occurred on the main campus, leaving little space for academic instructional functions that must be located there. Most recently the university developed plans for a student child-care facility to replace those currently located within the East Campus boundaries. Designating a suitable location for this project illustrated both the scarcity of land available for such development and the need to revise the university's 1980 policies to allow for an increased density of use of university-owned lands.

It has taken the university longer than expected to move forward with development plans, but the proposed policy revisions are designed to ensure thoughtful and efficient use of lands within the established campus boundaries.

Periodic Review:

The Long Range Campus Development Plan asserts the importance of periodic review of plans due to the dynamic quality of conditions and development objectives. On that basis, the Development Policy for the East Campus Area should be reviewed after five years of its adoption. Amendments should follow the procedures described in the Long Range Campus Development Plan. Future review and revision processes will allow for input from the affected neighbors and the city.

HOW TO USE THIS DOCUMENT

Application:

This is a University of Oregon document. It replaces the 1982 version of the Development Policy of the East Campus Area. The university adopts the patterns, policies and standards contained in this revised policy. The patterns provide general guidelines for future development in the East Campus Area on university-owned lands. The policies and standards provide more detailed site-specific direction.

This university document is a Level 2 policy document according to the university's Long Range Campus Development Plan because it provides specific guidance for development in the East Campus Area.

The patterns and policies contained in the university's Long Range Campus Development Plan and the Fairmount/University of Oregon Special Area Study shall also apply.

Guiding Patterns:

The patterns provide general guidance for future development in the East Campus Area. These patterns should always be used with the more detailed policies and standards contained in this document.

Patterns

Patterns are design statements that describe and analyze issues and suggest possible ways to resolve those issues.

The university must be able to respond quickly to opportunities for facilities improvements. At the same time, it must emphasize long-range planning and the importance of maintaining continuity in development decisions over time. The use of patterns versus a “fixed image” master plan helps to achieve this goal. Patterns articulate long lasting, shared traditions and understandings, yet adapt well to changing development needs. On the other hand, a "fixed image" master plan becomes outdated when development plans change and, therefore, is typically rendered useless after a short period of time.

Many of the guiding patterns for the East Campus Area stem from existing patterns and policies found in the following three documents: ¹

- City of Eugene - 1982 Fairmount/ University of Oregon Special Area Study (Fairmount)
- University of Oregon - 1991 Long Range Campus Development Plan (LRCDP)
- University of Oregon – Development Policy for the East Campus Area, contained in the 1982 Fairmount/ University of Oregon Special Area Study (1982 EC Policy)

Whenever possible, this document maintains the original text of the patterns² and policies to ensure consistency among all documents. The original source is noted in parentheses where applicable.

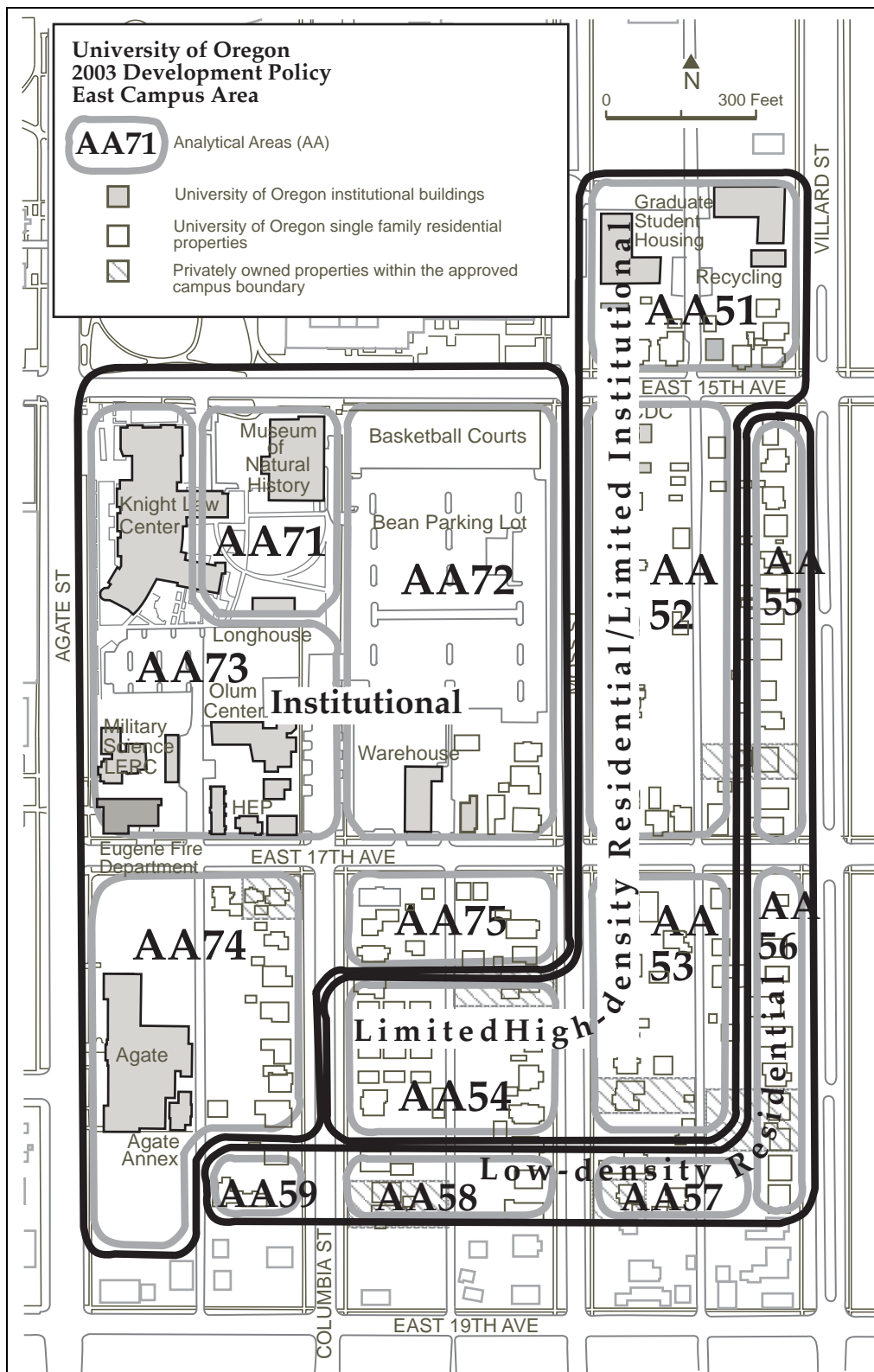
Policies and Standards:

The university campus is divided into smaller areas known as Analytical Areas. Policies and standards provide detailed site-specific direction for future development in each East Campus Analytical Area (refer to the map on the following page).

The policies and standards should always be used with the East Campus guiding patterns contained in this document and the policies and patterns contained in the university’s Long Range Campus Development Plan.

¹ Other related documents and considerations include the University of Oregon Sustainable Development Plan (2002); University of Oregon Campus Tree Plan (2001); Metro Area Plan (1987); TransPlan; City of Eugene Nodal Development Policies (contained in TransPlan and the revised Chapter 9 of the Land Use Code); City of Eugene 19th and Agate Special Area Study (1988); and the LTD Bus Rapid Transit Project.

² The LRCDP patterns are originally from *The Oregon Experiment* and *The Pattern Language* (refer to the LRCDP’s Appendix A). The full pattern texts are summarized in the LRCDP and in this document.



LAND USE MAP – ANALYTICAL AREAS (AA)

Refer to Appendix E (Property Summary - Sorted by Address) for a detailed description.

POLICY ELEMENTS

The plan's patterns, policies, and standards are designed to address the following key elements:

1. University Mission

Provide space to meet the university's development needs including affordable student housing and other support services.

2. Graceful Edges

Preserve the adjacent neighborhood character by creating a graceful edge that maintains the single-family character of Villard Street.

3. Campus-like Character

Create a campus-like character in the East Campus Area through open spaces and a harmonious architectural style.

4. Traffic

Discourage traffic through the adjacent neighborhoods by encouraging students to live near campus and by continuing to encourage alternative modes of transportation.

5. Parking

Discourage parking in the adjacent neighborhoods by meeting parking needs on campus and continuing to encourage alternative modes of transportation.

6. Maintenance

Improve building and landscape maintenance, particularly in areas in the primary public view (e.g., along Villard Street).

7. Communication

Increase effective opportunities for sharing information and neighborhood input when projects are proposed.

POLICY ELEMENTS

1. University Mission

1.A Patterns: University Mission, All Areas

University Mission

Facilities of the University of Oregon are intended to support the institution's missions in teaching, research, and service to the State of Oregon.

Therefore: Ensure that the construction and use of facilities reflect university programmatic objectives and conceptual ideals. (LRCDP)

Student Housing

When students live too far from campus, it is more difficult for them to be part of the university life. Aside from the educational benefits to students from living on campus, on-campus housing contributes to the vitality and quality of campus life and sense of community. The undergraduate student gains the primary academic benefit of on campus housing.

Therefore: Recognize the value of proximity when locating student housing, in particular housing for entering undergraduate students. Design and locate undergraduate on-campus residence hall housing for entering students so that it supports the goal of integrating the academic life with the residential experience. Also, ensure access to food service for residence hall students. Establish a balance between dense housing, which is generally more affordable, and livability. (New)

Local Sports

You cannot get a good education in a place which runs like a factory, with a hectic work pace, and never the chance for a relaxing physical diversion.

Therefore: Arrange sports facilities on campus, so that every point is within 400 to 500 feet of a place which is designed for sports and leisure, such as a swimming pool, gym, sauna, tennis courts, etc. (LRCDP)

Existing Uses/Replacement

All university uses are important to the mission of the university.

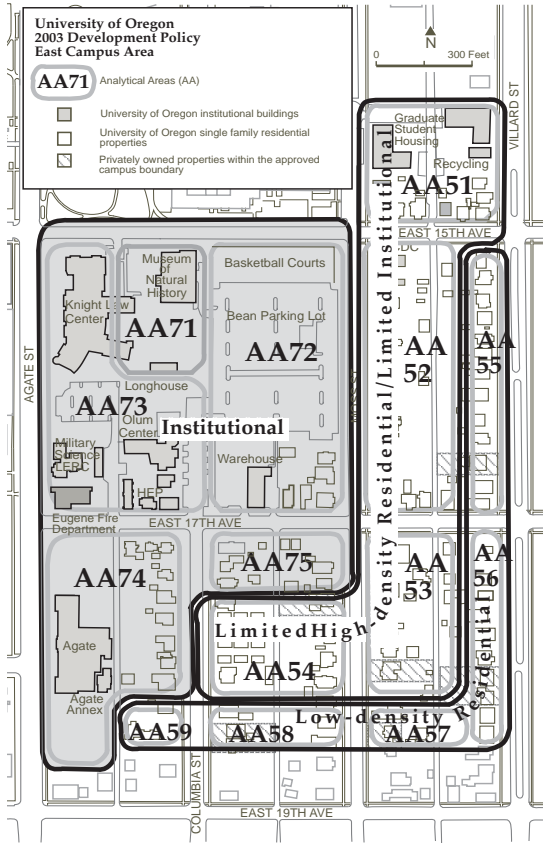
Therefore: Identify existing uses and activities that will be displaced by a proposed project, together with plans and funds for their replacement, unless the university president specifically agrees to the contrary in advance. In the case of replacing vehicle parking, give consideration to the location of replacement facilities. The replacement spaces should be sited to serve the same general area as the spaces being replaced. (LRCDP)

University Shape and Diameter

When a university is too spread out, people cannot make use of all it offers; on the other hand, a diameter for the university based strictly on the 10-minute class break is needlessly restrictive.

Therefore: Locate major instructional facilities within an instructional core that can be traversed in a six- to seven- minute walk whenever possible. Place uses that can function satisfactorily without proximity to major instructional spaces on the periphery of the instructional core to the greatest extent possible. (LRCDP)

1.B Policies & Standards: General Institutional, AA 71-75



- These Analytical Areas provide for university-owned development of institutional uses, including (but not limited to) research and office buildings, public service functions, high-density housing (in particular residence halls³), open space, outdoor recreational uses, and automobile parking. Refer to Appendix E (Property Summary - Sorted by Address) for a detailed description of Analytical Area boundaries.

- If a parking structure⁴ is built, every effort shall be made to integrate uses into the ground floor to create a building that encourages pedestrian activity. Refer to the parking patterns and policies on page 22.

- Since these areas are situated on the edge of the maximum walking distance (refer to University Shape and Diameter pattern), they should be used for facilities that operate independently of the 50-minute daily class schedule. (LRCDP) When possible, existing houses that are structurally sound will be moved rather than demolished. Refer to the Maintenance section on page 24.

- Existing uses will be replaced as described in the Existing Uses/Replacement pattern on the previous page.
- Additional policies for specific Analytical Areas:

AA 71 - Future development should recognize that the Museum of Natural History is designed to accommodate an eventual expansion of modest proportions. (LRCDP)

AA 72 – This area is the most likely location for a future dormitory and parking structure if either are built in the East Campus Area. Future development should recognize this potential. The importance of outdoor recreational uses (e.g., the basketball courts) should also be recognized.

AA 73 – Future development should recognize that the Knight Law Center is designed to accommodate an eventual expansion. The corner of 17th Avenue and Agate Street is an appropriate place for a major building or parking structure with a high degree of public interaction.

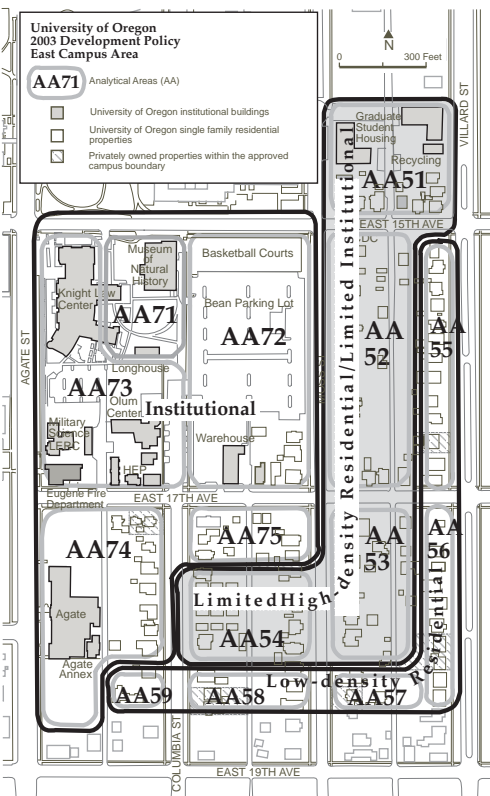
AA 74 - The Agate Hall area is included in the city's 19th and Agate Special Area Study, and proposals for redevelopment must consider applicable policies

³ A residence hall (otherwise known as a dormitory) is defined in footnote #5.

⁴ A parking structures is an aboveground building (one or more stories) with automobile parking as its primary use.

articulated in that study. (LRCDP) The areas close to Agate Street are appropriate for facilities with a high degree of public interaction. The playground near 19th Avenue and the potential historic significance of Agate Hall should be taken into consideration when development occurs. In addition, the importance of preserving the Agate Hall chimney as a roosting area for the migrating chimney swifts should continue to be recognized.

1.C Policies & Standards: Limited High-density Residential/Limited Institutional, AA 51-54



- These Analytical Areas provide development opportunities for a mix of university-owned high-density student housing (equivalent to city's R-3 zone, Limited High-density Residential) and general institutional uses. Addressing on-campus student housing needs, excluding dormitories⁵, shall have priority. Refer to Appendix E (Property Summary - Sorted by Address) for a detailed description of Analytical Area boundaries.
- Appropriate general institutional uses for these areas should operate independently of the 50-minute daily class schedule and should be compatible with student housing. Examples of such uses include offices, storage, outdoor recreational uses, general institutional parking, and open spaces. Refer to the City of Eugene / EC East Campus Overlay Zone Prohibited Uses and Special Use Limitations (Appendix C).
- Institutional buildings generally should be no larger than 50,000 gross square feet (GSF).
- Existing uses will be replaced as described in the Existing Uses/Replacement pattern on page 9.

- Additional Policies for specific Analytical Areas:

AA 51 & 52 – Development in these areas should establish the corner of Villard Street and 15th Avenue as an appropriately scaled entrance to the university through building design and the development of open spaces. Development in AA 51 should also function as a transition between the neighborhood and the university; it should be compatible with the Maude Kerns Art Center (a City Landmark) and the overall character of Villard Street (e.g., setbacks, roof pitch, and building height). Site review will be part of the planning process for all proposed development east of the alley facing Villard Street. In AA 52,

⁵ A residence hall (otherwise known as a dormitory) is defined as a congregate residence for ten or more students without individual cooking and dining facilities in each unit. When compared to apartment-style student housing, residence halls tend to cater more to first-time students, are larger in scale, and are more intensely associated with institutional activities.

development will be compatible with the more intensive institutional uses on the one side and with the low-density residential development on the other.

General university-use parking not specifically associated with a development project in these areas is allowed. These areas are not appropriate, however, for parking structures or large-scale parking lots (more than 100 parking spaces).

When possible, existing houses that are structurally sound will be moved, rather than demolished. Refer to the Maintenance section on page 24 and the Fairmount/University of Oregon Special Area Study in Appendix B (Policy #8 in University of Oregon Lands Section).

AA 53 & 54 – In general, development of these areas should occur only after AA 51 & 52 are fully developed. If AA 51 & 52 have not been fully developed, it must be demonstrated why proposed development cannot or should not occur there instead of in AA 53 & 54. Development will be compatible with the more intensive institutional uses on the one side and with the low-density residential development on the other. When possible, existing houses that are structurally sound will be retained until development occurs and then moved rather than demolished. Refer to the Maintenance section on page 24 and the Fairmount/University of Oregon Special Area Study in Appendix B (Policy #8 in University of Oregon Lands Section).

General university-use parking not specifically associated with a development project in these areas is not allowed.

Site review shall be required for new development within 100 feet of the one privately-owned, owner-occupied parcel (TL 3400, map 18-03-05-11) as long as the property is privately owned.

Future development may require changes to the existing East Campus Cluster subdivision.

2. Graceful Edge

2.A Patterns: Graceful Edge, All Areas

Graceful Edge

When different kinds of uses and development are adjacent to one another, there is potential for incompatibility, which can be mitigated through appropriate design. This is particularly important in transition areas and edges.

Therefore: Incorporate special design features (including landscaping) to enhance compatibility. Give particular attention to areas with high public visibility. Make the edge facing the adjacent residential neighborhood outside of the university boundary attractive and well maintained to encourage investment in the neighborhood. University development facing low density residential development that is outside of the university boundary should maintain a similar visual scale.

Tapered Density

The university has essential development needs that may have an impact on adjacent neighborhoods.

Therefore: Provide a variety of options for development without diminishing the quality or adversely altering the character of the neighborhood as a whole. (1982 EC Policy) Use university property in an orderly fashion: intensity of use will be greatest near the already dense central campus area (Agate Street and 15th Avenue) and become less intense as the properties approach low-density residential uses. Use lands zoned PL (Public Land) with energy-efficient and space-efficient structures and land-use patterns. (Fairmount)

Open University

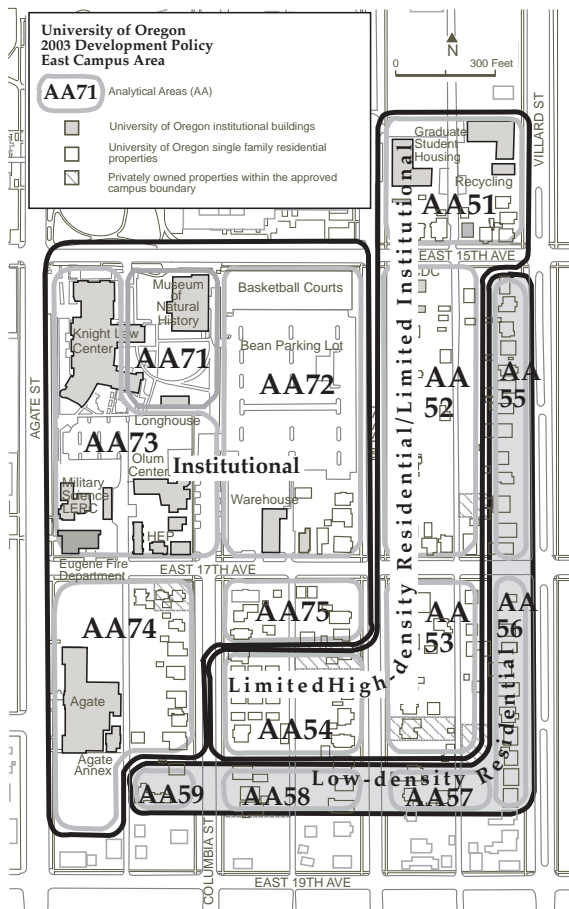
When a university is built up as a campus, separated by a hard boundary from the town, it tends to isolate its students from the townspeople and, in a subtle way, takes on the character of a glorified high school.

Therefore: Encourage the dissolution of the boundary between university and town.

Encourage parts of the town to grow up within the university and parts of the university to grow up within the town. (LRCDP)

Also refer to the Architectural Style pattern on page 14.

2.B Policies and Standards: Low-density Residential Area, AA 55-59



- These Analytical Areas should create a transition between the campus and the adjacent low-density residential neighborhood. These areas are devoted primarily to low-density housing for student families. Refer to E (Property Summary - Sorted by Address) for a detailed description of Analytical Area boundaries.

- There may be limited circumstances where a non-residential use is appropriate on university-owned lands. Only university-owned office uses and similar support functions that are compatible with a low-density residential environment will be considered as a possible conditional use. Conditional uses shall demonstrate that they do not require more parking or generate more automobile trips than the allowed low-density residential use. No more than seven of the tax lots in the Low Density Residential area shall have a conditional use, and no more than five of the seven tax lots shall be located along Villard Street. Refer to the Fairmount/University of Oregon Special Area Study in Appendix B (Policy #6 in University of Oregon Lands Section).

- Whenever possible, the residential character of existing buildings will be maintained, even if they are used for non-residential purposes.

- Additional policies for specific Analytical Areas:

AA 55 & 56 - Maintaining the symmetry along Villard Street between 15th and 19th Avenues is important. ⁶ Every effort will be made to preserve the areas' single-family character (e.g., setbacks, roof pitch, and building height) and to maintain the landscaping. In addition, every effort will be made to maintain and retain existing housing units along Villard Street. Refer to the Maintenance section on page 24.

Development of the corner of Villard Street and 15th Avenue should also serve as an appropriately scaled entrance to the university through building design and the development of open spaces.

AA 57-59 - When possible, existing structures that are structurally sound will be retained or moved, rather than demolished, particularly if they have notable historic significance.⁷ These areas may also be suitable for a landscaped passive or active open space to buffer existing, privately-owned wood frame housing along 19th Avenue from future institutional development to the north. Refer to the Maintenance section on page 24 and the Fairmount/University of Oregon Special Area Study in Appendix B (Policy #8 in University of Oregon Lands Section).

AA 59 is included in the city's 19th and Agate Special Area Study and proposals for redevelopment are to consider applicable policies articulated in that study. (LRCDP)

3. Campus-like Character

3.A Patterns: Campus-like Character, All Areas

Connected, Smaller-scaled Designated Open Spaces

Opens spaces for rest, contemplation, and viewing are an essential part of a college campus and a long lasting and honored tradition on the University of Oregon's campus.

Because of the expected building scale and the existing street grid, it is unlikely that large quadrangles will be a part of an open-space system for the East Campus.

Therefore: Designated open spaces in the East Campus Area will be relatively smaller on the scale of the open space east of the Knight Law Center (approximately 20,000 sf) and most likely formed by buildings. These open spaces will be connected by pedestrian pathways to other campus pathways and to the street grid within the East Campus Area and the surrounding neighboring street grid. These open spaces will be accessible to the public.

Architectural Style

The continuity of the university's campus environment over time is materially affected by the character and architectural styles of the buildings that are constructed.

⁶ This policy recognizes that the city may establish a Nodal Overlay Zone for properties on the east side of Villard Street that may affect the street's future character and density.

⁷ A structure has "notable historic significance" if it is ranked as a primary or secondary resource according to the City of Eugene Cultural Resources Survey and it is considered eligible as a City Landmark or for listing on the National Register of Historic Places.

Therefore: Make the design of new buildings compatible and harmonious with the design of adjacent buildings (on and off campus), though they need not (and in some cases should not) mimic them. (LRCDP)

Main Gateways

Any part of a town—large or small—which is to be identified by its inhabitants as a precinct of some kind, will be reinforced, helped in its distinctness, marked, and made more vivid if the paths which enter it are marked by gateways where they cross the boundary.

Therefore: Mark every boundary in the city which has important human meaning—the boundary of a building cluster, a neighborhood, a precinct—by great gateways where the major entering paths cross the boundary. (LRCDP)

Pedestrian Pathways

Pedestrian travel is an essential component of the campus experience and should be encouraged. Pedestrian activity creates an environment that encourages interaction and discourages automobile use. Automobile storage and circulation are expensive and can be visually intrusive on a college campus.

Therefore: Promote walking by creating a system of pathways that connect to other campus pathways and to the street grid and creates alternatives to walking alongside or bicycling within streets. This pathway system will be considered part of the designated open spaces of the East Campus Area (see the pattern Connected, Small-scaled Designated Open Spaces).

Street Grid

It is assumed that the established city-owned street grid in the East Campus Area (Agate, Columbia, Moss, 15th and 17th) will remain functional. It will consist of city-owned and operated streets or UO-owned streets primarily for the use of automobiles (similar to Moss north of 15th and Columbia north of 17th) and UO-owned streets primarily operated as pedestrian and bicycle pathways (13th on the main campus).

Therefore: These streets will provide a significant element of the open-space framework plan.

Sustainable Development

The development, repair, maintenance and operations of the University of Oregon today have an impact on the local environment and the ability of future generations to thrive.

The physical environment of the University - landscape and buildings - must also support and enhance the excellence of our academic programs.

Therefore: The University will strive to become a national leader in sustainable development.

All development, redevelopment, and remodeling on the University of Oregon campus shall incorporate sustainable design principles including existing and future land use, landscaping, building, and transportation plans. Sustainable endeavors will support the University's missions of teaching, research, and public service (Refer to the Level 3 Sustainable Development Plan). (LRCDP)

Use What We Have Wisely

New construction uses up limited land and valuable natural resources on and off campus. In addition, green open spaces, landscape features, and historic resources help define the university's cultural character and are vital to providing a stimulating intellectual environment.

Therefore: All new campus growth should promote efficient development and, whenever beneficial, make use of existing facilities to preserve valuable open space and historic resources. (UO Sustainable Development Plan)

3.B Policies and Standards: Maximum Densities, All Areas

Maximum densities are established for each Analytical Area. Refer to the map on page 7 for the Analytical Area boundaries. The intent is to allow for development while ensuring ample opportunities for open spaces.

Maximum allowable floor area ratios (FAR) and coverages*:

General Institutional (AA 71-75):

AA 71	.5 FAR and .35 Coverage
AA 72	.9 FAR and .3 Coverage
AA 73	1.25 FAR and .35 Coverage
AA 74	.75 FAR and .4 Coverage
AA 75	.7 FAR and .5 Coverage

Limited High-density Residential/Limited Institutional (AA 51-54):

AA 51	.6 FAR and .3 Coverage
AA 52	.5 FAR and .3 Coverage
AA 53	.5 FAR and .3 Coverage
AA 54	.5 FAR and .3 Coverage

Low-density Residential (AA 55-59):

The maximum allowed residential density shall be equivalent to the adjacent neighborhood's low-density residential development (R-1 according to city code). Density increases shall result primarily from infilling.

* For purposes of calculating FAR and Coverage, the following figures were used for the total area of each Analytical Area: AA 1 = 198,581, AA 2 = 106,146, AA 3 = 261,005, AA 4 = 186,980, AA 5 = 48,000, AA 6 = 116,243, AA 7 = 164,096, AA 8 = 94,094, AA 9 = 93,374.

3.C Policies and Standards: Building Heights, All Areas

Maximum heights are established for each Analytical Area. Refer to the map on page 7 for the Analytical Area boundaries.

Maximum heights:

General Institutional (AA 71-75):

Generally, buildings shall not exceed four stories in height. Building heights shall follow the applicable Long Range Campus Development Plan patterns and policies.

Limited High-density Residential/Limited Institutional (AA 51-54):

Building heights shall not exceed the lesser of three stories or 45 feet. The maximum building height shall be limited to 30 feet when within 60 feet of the abutting boundary of Low-density Residential Analytical Areas 55 and 56 (refer to the City of Eugene / EC East Campus Overlay Zone Height Limitations, Appendix C). Also, the policy on page 11 generally limits building size to 50,000 gsf.

Low-density Residential (AA 55-59):

Building heights shall meet the city R-1 low-density residential city code requirements (not to exceed the lesser of: two and one-half stories or 30 feet).

3.D Policies and Standards: Creation of Open Space, All Areas

When new development occurs, the campus open-space framework shall be extended in accordance with the policies and standards below.

Preparation of an Open-space Framework Plan for the East Campus Area:

Construction of facilities larger than 15,000 GSF in the Institutional or Limited High Density/Limited Institutional areas should be undertaken only after the preparation and adoption of an open-space framework plan. In the absence of an independently prepared open-space framework plan, the first major building project to be undertaken should provide for the preparation of this plan prior to proceeding with the building siting and design. (LRCDP) It shall incorporate the following:

- All applicable patterns included in this section and in the LRCDP shall apply.
- As a general rule, buildings in the area will face the streets and have their primary façade along the street and main entrances off of the street with a small setback from the street's sidewalk (15 feet maximum). Secondary entrances will be located at the rear of the buildings connecting to relatively smaller designated open spaces and pedestrian pathways. Service will be from the streets and may be located along the sides of the buildings (figure 1).

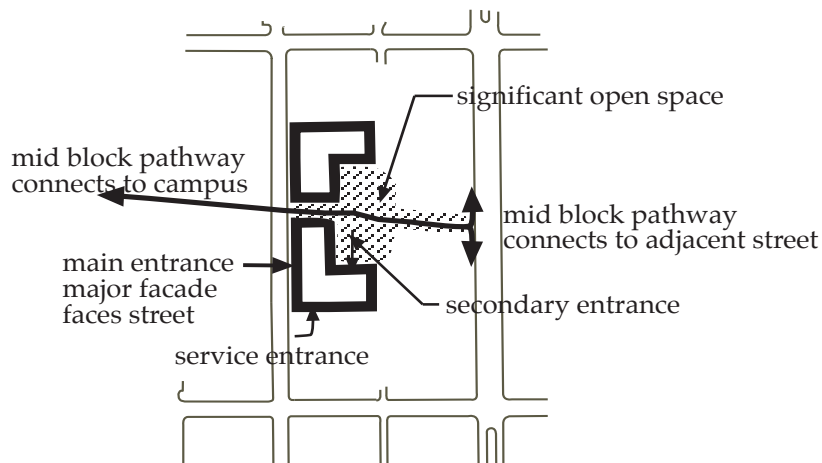


figure 1 – Conceptual sketch of open-space framework.

- Pedestrian pathways will connect to and extend the existing pathway system that crosses Agate Street, passes through the Humpy Lumpy open space, and then crosses 15th Avenue at the Museum of Natural History. In doing so the university recognizes that Agate Street is an arterial and the raised pedestrian crossing between 13th and 15th Avenues reduces the efficiency of this street. Continued work with the city will address this inefficiency (see Traffic section) and may result in changes including signals at the crosswalk. Pathways will also connect to Villard and possibly other adjacent streets at mid-block locations to encourage pedestrian through-travel and to provide access to nearby commercial nodes (figure 2).

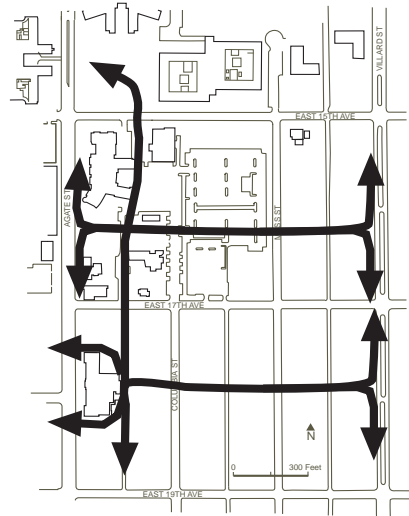


figure 2 – Conceptual diagram of possible pedestrian pathways. Exact locations will be determined when a framework plan is created.

- As a general rule (subject to the interpretation of the Campus Planning Committee), the framework plan shall identify at least 25 percent of the available uncovered land in each Analytical Area as designated open space or spaces (see definition in the pattern Connected, Smaller-scaled Designated Open Spaces). The intent of this standard is to prevent uncovered land in each Analytical Area from being overly developed as surface parking lots. Twenty-five percent is slightly lower than the percentage of designated open space on campus reflecting the intent to transition from institutional to low-density residential uses in the East Campus Area.
- No development shall occur in designated open spaces. Building placements and entries shall reinforce the open spaces and their associated pedestrian pathways.
- Designated open spaces shall be constructed using a mix of planting materials, hard surfaces, and other landscape features appropriate for a collegiate campus.
- Existing open spaces in the following Analytical Areas should be preserved and enhanced:

AA 71 - The Glen Starlin Courtyard and the Law Center Green should be preserved. (Using the Glen Starlin Courtyard as an outdoor display space is consistent with this policy.)

The promenade extending from the EMU, across Agate Street, through the Hamilton/Bean Green (Humpy Lumpy) and the Glen Starlin Courtyard, and ending at the Law Center Green should be preserved and enhanced. (LRCDP) In doing so, the university recognizes that Agate Street is an arterial and the raised pedestrian crossing between 13th and 15th reduces the efficiency of this street. If feasible, alternative crossing strategies (under or over passes) and/or installation of signals should be considered.

AA 72, 73, and 74 – Agate Street should be preserved as a major north/south view corridor, and development should reinforce the experience along the street frontage by providing views in and through the adjacent open spaces. (LRCDP) Also refer to AA 71 above.

Establishing and Constructing Designated Open Spaces:

Development projects in the East Campus Area must establish open spaces within their Analytical Area as part of the building projects. As a general rule (subject to the interpretation of the Campus Planning Committee), each project (or complex of buildings) must construct designated open space of the size listed below (this may be part of a larger open space):

Minimum required designated open space:	
<u>Building Size - GSF</u>	<u>Minimum Required Designated Open Space in SF</u>
0-24,999 GSF	10 percent of GSF
25,000-49,999	12 percent of GSF
50,000 – 99,999	14 percent of GSF
100,000 and up	16 percent of GSF

- This standard is intended to provide guidance for the minimum of designated open space to be constructed. It is not intended to limit the amount of additional quality open spaces that will occur in the course of development. At the discretion of the Campus Planning Committee, required designated open spaces may be constructed in Analytical Areas adjacent to the Analytical Area in which the project resides.
- Additionally, in Analytical Areas where 25 percent of the available uncovered land is already established as a designated open space, the Campus Planning Committee will recommend where additional open space should be built in an adjacent Analytical Area.
- Finally, the Campus Planning Committee may authorize improvements to already existing open spaces in lieu of creating new open spaces in the project’s Analytical Area.

4. Traffic

4.A Patterns: Traffic, All Areas

Hierarchy of Streets

By encouraging automobile traffic to enter and leave the area on city-designated arterials or neighborhood collectors and discouraging automobile use on other streets, the university can discourage the use of neighboring non-arterial or non-collector streets for shortcutting traffic.

Therefore: Discourage auto traffic on streets that do not connect to arterials or neighborhood collectors and encourage traffic on streets that do.

Local Transport Area

The impact of the car on social life and the environment is devastating. The first step in bringing the car under control is to stop using it for local trips.

Therefore: Embed the university in a local transport area, one to two miles in diameter.

Within this area, except for very special cases, encourage local trips to be made on foot and bikes. Adapt paths and roads to these modes of travel, and keep the streets for cars slow and circuitous. The central campus area is primarily regarded as a pedestrian and bicycle zone. Unnecessary automobile traffic in that area should be discouraged, and internal campus streets ought not serve as throughways. (LRCDP) Agate Street is not considered to be an internal campus street.

Transportation-related Land Use Planning

The university acknowledges that people traveling to the university generate traffic in the surrounding area. (New) Appropriately planned land use can help mitigate traffic on campus and in the surrounding area.

Therefore: Acknowledge that transportation planning is an essential element of overall planning for the university and that the wider community must be considered when doing transportation planning for the campus. For example, encourage faculty, staff, and students to live conveniently close to campus. Encourage provision of housing in the area east of Agate Street and support development and maintenance of housing near campus which enhances the quality of life and is consistent with the university's central mission. Also, site activities with a high degree of public interaction in peripheral locations where parking facilities to accommodate greater concentrations of vehicular traffic can be developed if they are not already in place. Locate activities that depend on frequent delivery service, especially by large trucks, adjacent to major thoroughfares and/or sited in a way that does not require or encourage truck travel through the central campus (LRCDP) and adjacent residential neighborhoods. (New)

Incentives for Alternative Modes

If ways can be found to make it easier and cheaper to get around without a car, people will leave their cars at home.

Therefore: In addition to legislation, regulations, or policies that attempt to alter existing patterns of transportation or movement on the campus and in its surrounding neighborhoods, provide positive incentives to facilitate the establishment of a Local Transport Area. (LRCDP) The use of bicycles, mass transit, walking, carpooling, and other appropriate alternative modes of transportation, especially by university employees working in the plan area, shall be actively encouraged and provided for in order to reduce automobile dependence and alleviate traffic and parking problems. (Fairmount) The university will collaborate with other agencies and organizations when appropriate. (New)

Traffic Management

Traffic patterns should be designed to correspond to the hierarchy of streets to manage traffic traveling to and from the university and through the university area.

Therefore: Continue to use traffic management techniques and develop new techniques to reinforce the idea of a hierarchy of streets. Some streets shall combine their local, collector, or arterial function with a role as primary pedestrian and bicycle ways. The use of low-volume, local neighborhood streets for through movement by trucks and heavy construction equipment shall be discouraged. (Fairmount)

4.B Policies and Standards: Traffic, All Areas

- In the context of East Campus development, measures will be taken to limit any increase in traffic through the single-family neighborhood east of Villard Street and south of 15th Avenue.⁸
- Encourage the use of 15th and 17th Avenues for automobile entrances and exits to and from the area. Consider creating a campus gateway element at the intersection of 15th Avenue and Villard Street to direct traffic onto 15th Avenue (figure 3).

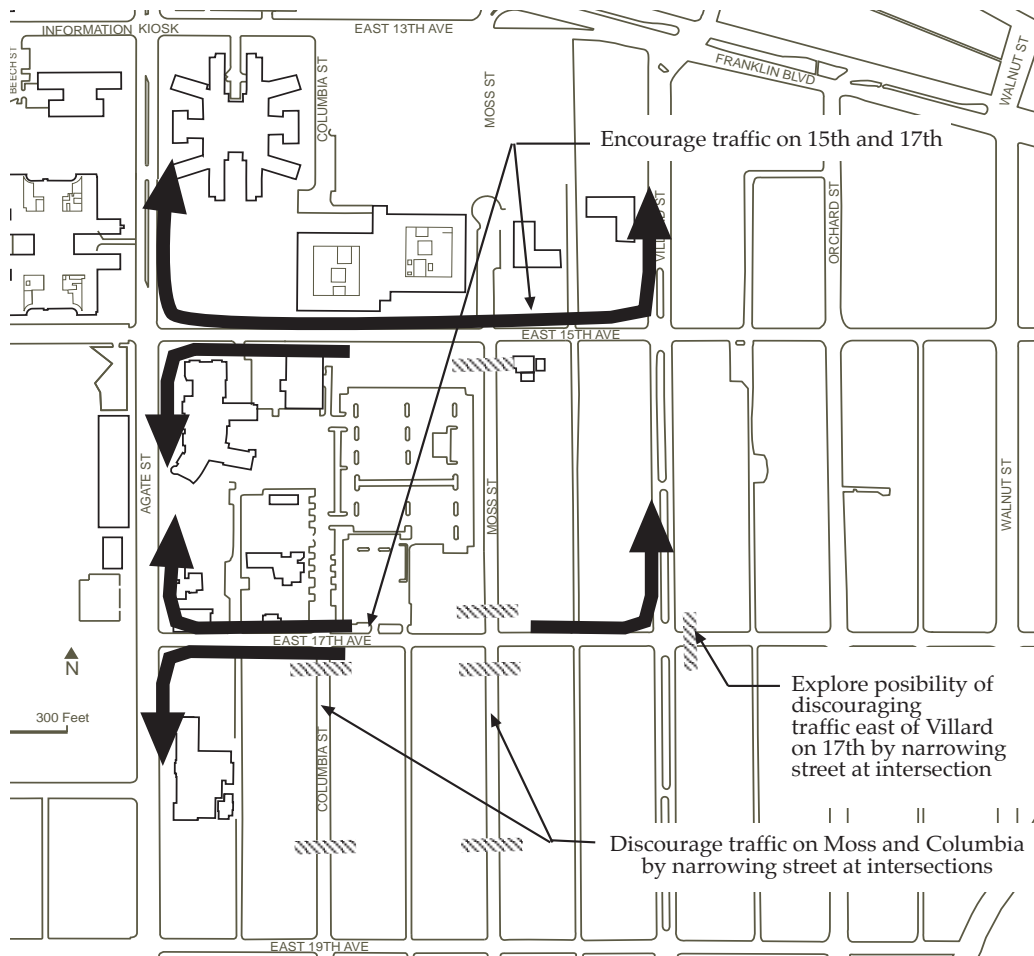


figure 3 – Hierarchy of streets. Note: Streets are city-owned and any changes to them (such as traffic calming measures) will require city-initiated actions.

- Encourage the city to consider narrowing the streets or other traffic calming measures at intersections with Moss and Columbia Streets and where university-owned lands end at the southern edge of the East Campus Area on Moss and Columbia Streets to discourage their use as entrances to and exits from the area. Encourage the city to consider establishing a narrowed street or other traffic calming

⁸ Refer to the East Campus Lands Trip Generation Study (November 2002) for information about estimated automobile trips that may be generated from future potential East Campus development.

measures at 17th Avenue and Villard Street to discourage traffic east on 17th Avenue. Implementation of these measures will require leadership from the city as these are city streets. Implementation will also be incremental as development occurs within the area (figure 3). Refer to the Fairmount/University of Oregon Special Area Study in Appendix B (Traffic Policy #7).

- A Traffic Impact Analysis shall be conducted for new development as required by the city.¹⁰ Neighbors will be notified on any project requiring a Traffic Impact Analysis as described in the policies and standards for neighborhood involvement (page 28). Traffic control devices and public or private improvements will be implemented as deemed necessary by the Traffic Impact Analysis.
- University development will continue to focus on encouraging alternative modes of transportation.
- If the city establishes a neighborhood collector in the Fairmount Neighborhood, support designating Villard Street from Franklin Boulevard to 19th Avenue.
- Support a joint city/university examination of Agate Street to improve its function. Refer to the Fairmount/University of Oregon Special Area Study in Appendix B (Traffic Policy #6).

5. Parking

5.A Patterns: Parking, All Areas

Balanced Parking

The university acknowledges its responsibility to provide parking for students, faculty, staff, and visitors while preserving the quality of the campus and adjacent neighborhood environments and encouraging use of alternative modes of transportation.

Therefore: Continue to pursue programs and projects which both (a) increase the supply of existing automobile parking and (b) reduce student, faculty, and staff's reliance on automobile transportation and thereby reduce the demand for automobile parking.

(LRCDP) Distribute parking in a way that meets parking needs and minimizes traffic in the adjacent neighborhoods.

Displaced Parking

Parking systems adopted for one area should avoid creating parking problems for any other neighborhood area or land use. (Fairmount)

¹⁰ As defined in city code, traffic impact analysis review is required when one of the following conditions exists: (1) the development will generate 100 or more trips during any peak hour; (2) the increased traffic resulting from the development will contribute to traffic problems in the area based on current accident rates, traffic volumes, and/or speeds that warrant action under the city's traffic calming program, and identified locations where pedestrian and/or bicyclist safety is a documented city concern; (3) the city has performed or reviewed traffic engineering analyses that indicate approval of the development will result in levels of service of the roadway system in the vicinity of the development that do not meet adopted level of service standards.

Therefore: Provide appropriately placed (New), adequate, off-street parking in conjunction with any new institutional use that creates additional demand for parking. Also, develop high- and medium-density residential units with concern for adequate parking and appropriate parking solutions. Take steps to gain better use of existing off-street parking areas and to discourage long-term storage of vehicles on the street. (1982 EC Policy and Fairmount)

Collaborative Parking Solutions

The city recognizes that on-street parking around the university is not solely a university problem, since it involves homes and businesses located near the university.

Therefore: The university and city will cooperate with each other in an effort to achieve solutions to university-related parking needs. (Fairmount)

Landscape Buffering

Landscape materials serve as effective buffers for service uses.

Therefore: Whenever possible and appropriate, use plant materials to screen uses such as parking lots and service areas and to soften the visual impact of fences and similar barricades. (LRCDP) Use landscape materials, where appropriate, to help make adjacent, differing land uses more compatible. (New) Plant and manage vegetation in a way that eliminates conditions that contribute to personal safety problems. (LRCDP)

5.B Policies and Standards: Parking, All Areas

- Effective, appropriately placed parking in conjunction with any new development that creates additional demand for parking will be provided as required by city code for university housing and university functions.
- In addition to city code requirements, development within the Limited High-density Residential/Limited Institutional areas shall provide parking at a ratio of .8 spaces per net new university employee and one space per residential unit. Relocated current employees would not trigger additional parking.
- The university will continue to implement measures to encourage use of alternative modes of transportation. The university will continue to work with LTD to maintain an effective transit program for faculty, staff, and students, including ways to enhance transit access from the East Campus Area.
- The university will consider purchasing Moss and Columbia Streets from the city and converting them from parallel parking to head-in parking. This strategy has been employed on some parts of Columbia and Moss Streets to increase parking and discourage through traffic on these streets by making them more parking-lot-like and less street-like.
- The percentage of general parking provided in the East Campus Area relative to all areas of campus (about 27%) shall not increase, except as required when new development occurs in the East Campus Area. Some of the general parking should be shifted to other areas of campus to better meet university parking needs and to minimize traffic in adjacent neighborhoods (refer to Traffic Policies and Standards on page 21).
- The university will continue to work with the city to monitor and improve the Neighborhood Parking Program.

- If structured parking is constructed in the East Campus Area or elsewhere on campus, the university should consolidate required parking to maximize efficient use of land and to provide open spaces. This standard supports the assumption that the continued development of the campus will eventually require the use of structured parking rather than surface lots maximizing the efficient use of land and preserving open spaces essential for a campus-like development.
- Refer to the Analytical Area policies and standards on pages 10-13 for parking lot and parking structure size and location limitations to ensure compatibility. Also refer to the Fairmount/University of Oregon Special Area Study in Appendix B (Parking Policy #9).

6. Maintenance

6.A Patterns: Maintenance, All Areas

Building Maintenance

The university's campus environment and the adjacent neighborhood's environment is materially affected by the quality and maintenance of the buildings.

Therefore: Construct new buildings and remodel spaces using construction methods and high-quality, durable materials and finishes that require minimal maintenance.

Furthermore, the university is committed to developing a program for correcting conditions resulting from deferred maintenance and for upkeep, rehabilitation, and repair of its facilities on a systematic, continuous basis and will continue to seek adequate funding for these activities. (LRCDP)

Landscape Maintenance

Landscaping begins to lose its value if it is not maintained. This is particularly true in edge areas with high public visibility.

Therefore: The university will develop and use mechanisms to maintain residential yards. The university will intensify its efforts to appropriately landscape and maintain university-owned non-residential properties in the special study area. (EC Policies) Particular attention will be given to areas with high public visibility.

6.B Policies and Standards: Applicable Levels of Maintenance Measures, All Areas

When the university purchased the East Campus lands in the 1960s, it was with the intention of using them for university expansion. Maintenance of the wood-frame houses has continued with the understanding that some day the university would be developing the land for other purposes. As development in East Campus proceeds, maintenance will continue to improve as buildings will be constructed of durable materials that meet institutional quality requirements. In addition, maintenance for newly established campus open spaces will be similar to the level of maintenance now in place around the Knight Law Center and the Museum of Natural History.

Maintenance costs are greater for the university than for a private homeowner due to stricter regulations such as OSHA and public bidding regulations. It is particularly difficult for the university to maintain the existing wood-framed homes that were never built to serve university institutional standards. On the other hand, the University

recognizes the importance of maintaining a low-density residential edge along Villard Street between 15th and 19th Avenues. As a result, the maintenance policies described in this section will apply.

General Maintenance Measures:

- Requirements shall apply to all occupied or unoccupied lots (including vacant lots).
- The department responsible for managing the structure or site shall be responsible for ensuring that maintenance requirements are met. If the property is leased, the lease shall clearly state the renter’s maintenance responsibilities and the consequences of not adhering to the responsibilities, one option being that the department will perform the tasks at the expense of the renter. The department is ultimately responsible for the required maintenance and shall regularly assess the property’s condition to determine if measures are being implemented.
- The specified measures represent the minimum requirements.

Applicable Levels of Maintenance:

The appropriate level of maintenance--interim or long-term--is determined by the structure type and location. The specified level of maintenance shall apply:

GENERAL INSTITUTIONAL AREAS (AA 71-75)	
Building Type	Required Maintenance Level
Institutional-quality Structures, High-density Student Housing and Associated Landscaping/Open Spaces	<p>Long-term Maintenance Measures apply.</p> <p><i>Maintaining all (existing and new) institutional-quality structures, high-density student housing and associated landscaping/open spaces will be a priority.</i></p>
Existing Wood-frame Houses and Landscaping	<p>Interim Maintenance Measures apply.</p> <p><i>Maintenance levels for existing wood-frame houses (including those occupied by non-residential uses) and landscaping in these areas must account for the short-term nature of their use because development is most likely to occur in these areas in the future. Consequently, long-term building preservation efforts (e.g., those related to structural issues) will not be implemented. However, existing landscaping shall be well maintained although improvements may be limited.</i></p> <p><i>When possible, existing houses that are structurally sound will be moved¹¹ rather than demolished particularly if they have notable historic significance.¹²</i></p>

¹¹ Refer to the Low-density Residential (AA 55-57) section that identifies the potential for infill.

LIMITED HIGH-DENSITY RESIDENTIAL/LIMITED INSTITUTIONAL AREAS (AA 51 54)	
Building Type	Required Maintenance Level
Institutional-quality Structures, High-density Student Housing and Associated Landscaping/Open Spaces	<p>Long-term Maintenance Measures apply.</p> <p><i>Maintaining all (existing and new) institutional-quality structures, high-density student housing and associated landscaping/open spaces will be a priority</i></p>
Existing Wood-frame Houses and Landscaping	<p>Interim Maintenance Measures Apply.</p> <p><i>Maintenance levels for existing wood-frame houses (including those occupied by non-residential uses) and landscaping in these areas must account for the short-term nature of their use because development is most likely to occur in these areas in the future. Consequently, long-term building preservation efforts (e.g., those related to structural issues) will not be implemented. However, existing landscaping shall be well maintained although improvements may be limited. Also, maintaining existing wood-frame homes and landscapes in AA 53 & 54 is a higher priority than in AA 51 & 52 because these areas are identified for the last stages of higher density housing or limited institutional development.</i></p> <p><i>When possible, existing houses that are structurally sound in AA 52 & 52 will be moved rather than demolished particularly if they have notable historic significance (refer to footnotes 11 & 12). When possible, existing houses that are structurally sound in AA 53 & 54 will be retained until development occurs and then moved rather than demolished particularly if they have notable historic significance.</i></p>

¹² A structure has “notable historic significance” if it is ranked as a primary or secondary resource according to the City of Eugene Cultural Resources Survey and it is considered eligible as a City Landmark or for listing on the National Register of Historic Places.

LOW-DENSITY RESIDENTIAL AREAS (AA 55-59)	
Building Type	Required Maintenance Level
Existing Wood-frame Houses and Street-front Landscaping in AA 55-56	<p>Long-term Maintenance Measures apply.</p> <p><i>Maintaining the existing wood-frame homes and landscaping in these highly visible areas along Villard Street will be a priority. Every effort will be made to retain and maintain the existing houses. In addition, long-term measures shall apply to landscaped areas in the public view.</i></p> <p><i>Note: In an effort to maintain the areas' character, contributing ranked houses that must be moved from other areas due to development plans should be considered for infill projects or to replace a non-contributing house in these areas if feasible.</i></p>
Existing Structurally Sound Houses and Street-front Landscaping in AA 57- 59	<p>Long-term Maintenance Measures apply unless open space is developed.</p> <p><i>When possible, existing houses that are structurally sound and street-front landscaping will be subject to long-term maintenance measures unless the site is developed as an open-space buffer (refer to policies and standards for Low-density Residential Areas on page 13).</i></p>
Open Spaces in AA 58 & 59	<p>Long-term Maintenance Measures apply.</p> <p><i>In the event an open space is created, every effort will be made to move rather than demolish the affected houses, particularly if they have notable historic significance (Refer to footnotes #11 and #12).</i></p>

6.C Interim Maintenance Measures

The following interim measures apply to the specified structures and associated landscaping described in the Applicable Levels of Maintenance section above:

Landscape Interim Maintenance:

- Give priority to landscaped areas that are in the public view from public streets (e.g., front yards)
- Ensure that shrubs, trees, and groundcovers are regularly and properly pruned.
- Maintain plant materials in a healthy and attractive manner keeping in mind the patterns and polices of the Sustainable Development Plan.

- Remove dead or waste material.
- Remove trash or rubbish on a regular basis.
- Provide for adequate vision clearance.
- Encourage an Integrated Pest Management (IPM) program.

Building Interim Maintenance:

- Give priority to building facades that are in the public view from public streets (e.g., front facades of houses)
- Provide regular upkeep (e.g., painting) and make necessary repairs to the building to maintain a tidy appearance.
- Keep the front entry area cleared of trash.
- If a building is vacant, ensure that it is secured. Take measures to ensure that it does not give the appearance of an abandoned building.

6.D Long-term Maintenance Measures

Long-term maintenance measures shall apply to the specified structures and associated landscaping described in the Applicable Levels of Maintenance section.

Long-term maintenance justifies greater investment in structural building elements and landscape improvements.

Landscape Long-term Maintenance:

- All interim maintenance measures apply plus the following listed below.
- Give special attention to maintaining the designated open spaces and areas in the primary public view (e.g., along street fronts, particularly Villard and Agate Streets).
- Require automatically controlled irrigation systems that allow for efficient water use and avoid excess run off for newly landscaped areas.
- Make improvements to existing landscaped areas as necessary. Follow the patterns and polices of the Long Range Campus Development Plan and the Sustainable Development Plan when making improvements. For example, replace dead or diseased plant materials and encourage automatically controlled irrigation systems for existing areas.

Building Long-term Maintenance:

- All interim maintenance measures apply plus the following listed below.
- Maintain the entire building (not just the front façade). Give special attention to buildings in the primary public view (e.g., along street fronts, particularly Villard and Agate Streets).
- In general, give first priority to completing exterior repairs.
- Take measures to correct conditions resulting from deferred maintenance, and for upkeep, rehabilitation, and repair of facilities on a systematic, continual basis, and continue to seek funding for these activities. (LRCDP)

7. Communication

7.A Patterns: Communication, All Areas

Planning Process Participation

The principle of participation is the cornerstone of the university planning process and is viewed as an extension of an established tradition in the state of Oregon generally and at the University of Oregon in particular.

Therefore: Residents will continue to have an opportunity to be involved in land-use decisions that affect them. (Fairmount) Continue to improve opportunities for broad-based participation in facilities planning. Planning decisions, however, will be based primarily on overall institutional objectives and secondarily on departmental and/or non-institutional concerns. (LRCDP) The level of neighborhood participation should correspond with the level of potential impact.

7.B Policies and Standards: Processes for Neighbors Involvement, All Areas

- The University Planning Office shall be notified of any proposal for development of new facilities or for alteration or demolition of existing facilities within the area encompassed by these policies. (LRCDP and 1982 EC Policy)
- The University, city, and neighborhood shall continue their participation in the University/Community Liaison Committee. (LRCDP and 1982 EC Policy)
- A university representative will attend neighborhood association meetings when invited.
- The campus community (including residents residing within the campus boundaries) will be notified of proposed development as described in the LRCDP.
- University neighbors shall be included in the review of university development proposals as described in the Required Notification to University Neighbors table on the following page.

Table: Required Notification to University Neighbors (notify UPO in all instances)

Analytical Area	Housing Unit Removal	New Construction	Zone Change	Site Review/ Conditional Use	Policy Amendment	Traffic Impact Analysis	
Institutional AA 71 72 73 74 75		Refer to LRCDP	Refer to LRCDP	Neighbor rep. notice & comment ¹	Neighbor rep. notice & comment ¹	Neighbor rep. notice & comment ¹	
						Area notice ²	
				NOTE B		NOTE A	
			Neighbor rep. notice & comment ¹	Neighbor rep. notice & comment ¹	Neighbor rep. notice & comment ¹	Neighbor rep. notice & comment ¹	Neighbor rep. notice & comment ¹
			Refer to LRCDP	Area notice ² (AA 53 & 54 only)	Area notice ² (AA 51 only)	Area notice ²	Area notice ²
Limited High Density Residential/ 51 52 53 54				NOTE B & C		NOTE A	
Low Density Residential 55 56 57 58 59	Neighbor rep. notice & comment ¹	Neighbor rep. notice & comment ¹	NA	Neighbor rep. notice & comment ¹	Neighbor rep. notice & comment ¹	Neighbor rep. notice & comment ¹	
			No zone changes anticipated for this area.	Area notice ²	Area notice ²	Area notice ²	
		Refer to LRCDP		NOTE D		NOTE A	

(refer to corresponding notes and definitions)

Table Notes:

- A. A Traffic Impact Analysis will be conducted as required by code and described in the footnote on page 22.
- B. When a proposed institutional use is located within 300 feet of property zoned residential and such use will generate the need for a Traffic Impact Analysis according to city code, the review process for development will involve site review procedures as required by the city.
- C. Site review will be part of the planning process for all proposed development facing Villard Street in AA 51 and for development within 100 feet of the one privately owned parcel (TL 3400) in AA 54.
- D. AA 55-59 (Low-density Residential): Non-residential development will involve conditional use procedures as required by the city.

Table Definitions:

¹ **Neighborhood Representative Notice and Comment:**

- These notification procedures are intended to allow interested parties an opportunity to review and comment on proposed projects.
- In addition to notifying members of the campus community who are most directly affected by a **proposed development**, if the proposed development

is in AA 51-59 notice will be provided in the same way and at the same time to the city Planning Director and to the designated representative of each neighborhood organization which abuts the campus. Notice to the neighborhood shall be given in writing and delivered by regular mail to the presiding officer of the neighborhood organization. These provisions are not intended to restrict the delivery of notice to other individuals by other means. (LRCDP and 1982 EC Policy)

- Notice of the intent to apply to the city for a **site review, conditional use permit, zone change (AA 53 & 54), or a traffic impact analysis** shall be given to the designated neighborhood representative at least 30 days prior to the date that the application is filed with the city. To the maximum extent possible, neighborhood concerns shall be addressed in the application to the city by the university. Discussions with the neighborhood shall continue through the period during which the application is being processed by the city to the extent that they appear to be necessary to resolve outstanding issues. (LRCDP and 1982 EC Policy)
- All proposed **amendments to this policy** require a Campus Planning Committee public hearing as described in the LRCDP. Notice of hearings shall be given in writing and by regular mail to the director of the Eugene Planning Department and to a designated representative of each recognized neighborhood organization that abuts the campus at least 45 days prior to the date of the hearing. Notice of the hearing also shall be given by publication in the Oregon Daily Emerald at least 10 days prior to the date of the hearing. Other means of providing notice of these hearings shall be employed to the maximum extent feasible. (LRCDP)
- The university will endeavor to provide opportunities for an exchange of information about proposals, separate from the required public hearings, as resources allow. These informational sessions will be held and publicized at times and places in a manner that will encourage maximum participation by the campus community and university neighbors.

²Area Notice:

- Notice for projects in the East Campus Area that **require a site review permit (portions of AA 51-54 & 55-59), conditional use permit (AA 51-59), or a traffic impact analysis (all areas)** shall also be sent to neighbors residing in the area bounded on the west by Agate Street, on the north by Franklin Boulevard, on the east by Fairmount Boulevard, and on the south by Fairmount Boulevard and 21st Avenue. (Residents on both sides of Fairmount Boulevard will be notified.) Notification and an opportunity to comment will be provided at the pre-design stage and at the schematic design stage of the project.
- Notice of required Campus Planning Committee public hearings for **policy amendments** affecting Analytical Areas 51-59 shall be sent to neighbors residing in the area described above.
- Notice of **zone changes** affecting Analytical Areas 53 or 54 shall be sent to neighbors residing in the area described above. Notice shall be sent prior to submitting a zone change application to the city.

APPENDICES

Appendix A: Planning Process

The principle of participation is a cornerstone of the University of Oregon's planning process as described in the Long Range Campus Development Plan (LRCDP). From the beginning of the planning process, substantial effort has been dedicated to providing effective public input from neighbors and the campus community.

Updating the Development Policy for the East Campus Area consisted of two stages:

- **Stage One:** Updating the university's policy document, resulting in an amendment to the University of Oregon's Long Range Campus Development Plan, and
- **Stage Two:** Amending the city's Fairmount/University of Oregon Special Area Study (refinement plan amendment and related land-use applications). This is required to ensure consistency between the two documents.

Stage One: Updating the university's policy document resulting in an amendment to the University of Oregon's Long Range Campus Development Plan

Stage one was an internal University of Oregon planning process. It required neighborhood and city notification according to the university's LRCDP. In an effort to ensure that additional opportunities for input beyond these basic requirements would be incorporated into the planning process, University Planning staff held a series of initial meetings with city staff and Fairmount Neighborhood executive committee members in January through March 2002 to solicit ideas for neighborhood and city participation.

The city requested regular updates during stage one and clarified that the university would be responsible for initiating the refinement plan amendment process (stage two) due to city budget limitations. The city agreed to participate in the refinement plan amendment process as defined by city code. The neighborhood organization chose not to participate in an official capacity in the university's process to update the policy document.

As result, the university established a separate advisory group of neighbors and coordinated a series of events to ensure ample opportunity for input from neighbors. From January 2002 to May 2003, the university arranged and/or attended approximately 20 meetings and events designed to educate neighbors and gather input:

- Three meetings with Fairmount Neighborhood Association (FNA) executive board members
- Four FAN meetings
- Six Neighbors Advisory group meetings
- Three open houses

- Two workshops
- One Campus Planning Committee Public Hearing
- Four additional Campus Planning Committee meetings

In addition, neighbors held a series of independent meetings for which the university provided background materials when requested. University staff also met with city staff to provide updates and to gain guidance.

The university sent two direct mailings to the 5,500 owners and occupants of the Fairmount and South University neighborhoods (one at the beginning of the process and one when a draft plan was ready for review). In addition, all neighbors received written notice of the FNA meetings. The university sent follow-up mailings to all meeting participants and to over 900 owners and occupants within areas surrounding East Campus. Throughout this process, all relevant information was available for review on the web.

The first community open house and workshop was held on June 4, 2002 at the beginning of the planning process to let the neighbors know about the project and to identify their key concerns and issues. An announcement was sent to all residents and property owners in the Fairmount and South University neighborhoods. All participants were mailed a follow-up comprehensive report consisting of all verbal and written comments as well as background materials.

The advisory group of neighbor representatives was established in June 2002 (refer to membership list below). The group met with planning staff throughout the first stage of the planning process to develop and review the draft revised policy document. In addition, a campus advisory group was formed to provide an opportunity for input from staff, faculty and students (refer to membership list below). Both groups met periodically from June 2002 to November 2002 and provided valuable insights and suggestions. During this time, university staff attended a Fairmount Neighbors meeting (October 29, 2002) to provide a project update, answer questions, and tell neighbors about the second community open house and workshop. In addition, city staff were kept informed of the project's progress throughout the process and met periodically with University Planning staff.

The second community open house and workshop was held on December 5, 2002 to provide neighborhood residents with an opportunity to learn about the university's draft East Campus Policy Update and to contribute their ideas. An open house was also held at the Erb Memorial Union on December 4, 2002 to provide the campus community with an opportunity to comment on the draft plan. The events were publicized in the same manner as the first. In addition, the events were advertised in the Oregon Daily Emerald, through on-campus mail, and at neighborhood association meetings. All participants received a copy of the draft plan and background materials. They were encouraged to submit additional written comments during the two weeks following the events. All participants were mailed a follow-up comprehensive report consisting of all verbal and written comments and the resulting proposed revisions to the plan. All residents in the most affected area (bounded on the west by Agate Street,

on the north by Franklin Boulevard on the east by Skyline and Prospect, and on the south by Fairmount Boulevard and 21st Avenue) were mailed a summary of the event and the resulting proposed changes.

The policy was revised numerous times throughout the process in response to input received at the open houses, workshops, and advisory group meetings. All background materials and draft versions of the policy were continually posted on the University Planning Office web page.

The university's Campus Planning Committee held a public hearing January 17, 2003 and four subsequent meetings on campus to review the final revised draft document and associated amendments to the UO Long Range Campus Development Plan. All meetings were open to the public. At its April 8, 2003 meeting, the committee agreed unanimously to recommend that the president approve the draft January 2, 2003 Development Policy for the East Campus Area subject to a series of changes, all of which have been incorporated into the final document.

The committee also agreed unanimously to recommend that the president approve the proposed amendments to the Long Range Campus Development Plan to ensure consistency with the January 2, 2003 draft Development Policy for the East Campus Area.

Both recommendations were approved by the university president. University approval of the policy completed the first stage of the planning process.

Stage Two: Amending the City of Eugene's Fairmount/University of Oregon Special Area Study.

The university submitted applications to the City of Eugene in August 2003 amend the city's Fairmount/ University of Oregon Special Area Study (refinement plan amendment and related land-use applications). This is required to ensure consistency between the study and the university's updated policy.

The city's land use process requires neighborhood notice and provides additional opportunities for public notice and input.

In addition to the city's requirements, the university sent out two informational mailings (in June 2003 and October 2003) to over 600 owners and occupants within the area surrounding East Campus to ensure that they knew of the university's intent to submit land use applications to the city and to provide another opportunity for questions and/or comments prior to the public hearing process. Staff also arranged an additional Neighbors Advisory group meeting and attended FAN meetings designed to educate neighbors and gather input.

The Eugene Planning Commission Public Hearing was held November 18, 2003. This was followed by a city- coordinated mediation process consisting of numerous meetings attended by city staff, neighborhood representatives and university representatives. This process provided a unique opportunity for substantial public

input in the city's review process. It resulted in numerous changes to the application. After two work sessions, the Eugene Planning Commission unanimously voted to recommend approval to the City Council of the university's modified application. The Eugene City Council held a public hearing on the issue on February 23 , 2004 and approved the requested amendments on March 8, 2004.

The city-required changes to the application will be incorporated into the university's East Campus Policy document.

The university will submit an application to proceed with the associated zone changes.

Neighborhood Advisory Group

Fairmount Board Members:
Kristen Taylor
Alan Reeder

East Campus Area Residents:
Don Dumond
Chuck Sowards

Fairmount Neighborhood
Residents:
Mary Ann Holser
Daniel Klute

Franklin Blvd. Commercial Area:
Dr. Karl Wagenknecht

South University Neighborhood:
Marsha Shankman

Campus Advisory Group

East Campus & Campus Planning Committee:
Barbara Moore

East Campus Student Residents:
John Boosinger
Deb Eldredge

Housing & Campus Planning Committee:
Mike Eyster

Institutional Affairs:
Jan Oliver

Architecture and Allied Arts:
Cynthia Girling

Parking and Public Safety:
Rand Stamm

Provost's Office & Campus Planning Committee:
Richard Linton

Appendix B: City of Eugene Fairmount/University of Oregon Special Area Study

Fairmount/University of Oregon Special Area Study (SAS) Policies Related to the East Campus Area

University of Oregon Lands Section (entire section)

University ownership extends into a substantial portion of the Core Residential Area. The University owns most (but not all) of the properties between Agate and Villard streets and between where 14th Avenue would be to within two to three house lots of 19th Avenue on the south (see Map 6). Purchase of remaining private properties within that zone continues, in accord with the University's formally adopted plans for future development.

When the purchasing of properties east of Agate Street began, it was with the expectation of continuous expansion. Certain areas were cleared of the houses on them with that immediate need in view. However, short-range conditions changed, expansion of the campus-proper in that direction came to a halt, and the need for growing space was seen as lying somewhat farther in the future. Thus, the University has become a landlord of several blocks of single-family-type houses and the owner of a parking lot, which had been formed on the cleared lands.

Years of uncertainty about University intentions with regard to this large tract of property directly within the neighborhood has had an effect upon owners of adjacent and nearby properties, and to a lesser degree, upon the Fairmount neighborhood as a whole. Compounding the effect was the steady erosion of the appearance of the University-owned houses. Growth of the campus also brought increased traffic and many automobile-related problems, such as storage of cars on neighborhood streets and daytime parking by commuting University students who have not purchased University parking permits.

Through efforts made by the Fairmount Neighbors Planning Committee and by representatives of the University Planning Office, the University of Oregon Plan for Development : East Campus Area, was developed and included as part of this section in the 1982 Plan. Pertinent polices contained in that Plan for Development were endorsed by the Fairmount Neighbors Special Area Planning Committee and parallel policies adopted for its special area plan. Future cooperation between the University and the neighborhood may bring diminution of some of the other persistent problems.

The 1982 University Development Policy was in for 20 years. It accomplished evolution of the campus through an orderly pattern in which increased intensity of land use proceeded without "leapfrogging."

In 2002, the University of Oregon began a comprehensive update of its East Campus Development Policy. The goal of the update was to provide for the future campus land needs without diminishing the quality of the surrounding neighborhood. Since the

1982 adoption of the SAS, the University has developed numerous facilities within the East Campus area (Knight Law School, Museum of Natural History, Graduate Student Housing, East Campus Children's Center). The area's development potential, as constrained by SAS policies, University East Campus policies, and University Long Range Development Plan policies, had been almost maximized.

The amended Land Use Diagram (Map 6) reflects the expanded Institutional area, Limited High Density Residential/Limited Institutional area, and Low Density Residential buffer established to meet the goal of the policy update. The University utilized an extensive public involvement process in forming the update, including numerous open houses, meetings, and mailings to the Fairmount neighbors and the neighborhood organization. Neighbor comments were considered in the development of the University's 2003 East Campus Development Policy and were incorporated into the policy as appropriate. The East Campus Development Policy was adopted by the President's Office in April 2003 but was not adopted by the Eugene City Council. Future projects in the area will likely include support services, such as housing, offices and research space, that do not need to be within the University's established 7-minute walking distance of the core instructional area.

In September 2003, the University submitted an application to amend the 1982 Fairmount/University of Oregon Special Area Study for the purpose of incorporating changes in the plan made necessary by the University's adoption of the 2003 East Campus Development Policy. Commenting on the application, the Fairmount Neighborhood Association expressed concerns about the effectiveness of the proposed East Campus Development Policy in mitigating the impacts of University development on the surrounding neighborhood. The association subsequently commissioned the Fairmount Neighborhood Association East Campus Committee (Committee) to represent the neighborhood interests in the public hearing process. The Committee submitted testimony commenting on each of the University's individual proposals. While the Committee expressed support for many of the ideas and proposals put forth in the application, they also suggested modifications to certain policies or plan text and replacements or additions to other policies and text.

Following the public hearing, the City engaged University staff and Committee representatives in a mediation process to seek agreement and resolve differences on the proposed policy and text amendments. Agreement between the University and Committee was reached on most of the issues discussed; those agreements are reflected in the maps, policies and other text adopted through this amendment process.

Findings for the University Lands Bounded by Agate and Moss Streets and 17th and 15th Avenues

1. The east campus University lands between Agate and Moss streets and 17th and 15th avenues are currently zoned PL and comprise a total of 11.85 acres.

Note: This land falls into two sections of approximately equal size based on use and jurisdiction within the University. The sections are divided by Columbia Street, were it to continue to 15th Avenue.

2. The 6.14 acres between Agate and Columbia streets are characterized by the presence of numerous buildings. There is the Knight School of Law, completed in 2001, the Museum of Natural History, the Vivian Olum Child Care Center, a fire station, an ROTC house and outbuilding, and a house used by University Services. These buildings occupy 4.09 acres. 1.61 acres are occupied by parking space and .44 acres by an alley which runs parallel to Agate Street.
3. The 5.71 acres between Moss and Columbia streets are primarily used for University parking. The Bean parking lot covers 70 percent of this acreage and is used by students, faculty, and staff. Five buildings in the southeast corner of the remaining 1.5 acres are used for housing, a vacant church is used as a warehouse, and a paved court is used for basketball.
4. Vehicular access into these University lands is primarily by way of 15th Avenue, Moss Street, and Columbia Street via 17th Avenue. These streets are currently two-way streets. A sidewalk connects 15th and 17th avenues along Columbia Street and is used as a through connector for cyclists and pedestrians.
5. Area residents in the May 1980 testimony at the joint elected official hearing on the Metropolitan Plan update indicated that increase in density in East Campus should occur north of 17th Avenue and west of Moss Street (1980).

Policies - East Campus

1. The City of Eugene and the Fairmount Neighbors recognize the current University-adopted East Campus Policy as a statement of University policy.
2. The City shall encourage the University to use its property in East Campus in an orderly fashion: intensity of use will be greatest near the already dense Central Campus Area (Agate Street and 15th Avenue) and become less intense as the properties approach low-density residential uses.
3. The City shall encourage the University to use its lands currently zoned PL (Public Land District) with energy and space efficient structures and land-use patterns.
4. The City shall encourage the University to develop its high- and medium-density residential units with concern for adequate parking and appropriate parking solutions, regard for landscaping, and consideration of the impact on the rest of the neighborhood.
5. The City shall encourage the University to consolidate nonresidential uses that currently are scattered throughout the area into the portions of the plan area reserved for institutional use, returning structures thus vacated to residential use.
6. On University-owned East Campus lands within the state-approved University boundary, the following policies shall apply in the Low Density Residential area:

- (a) The only uses that may be permitted with a conditional use permit are University-owned office uses and similar support functions may be permitted through a conditional use permit if, in addition to the other criteria for a conditional use permit, those uses are compatible with a low-density residential environment.
 - (b) As part of a conditional use permit application, the University shall demonstrate that office uses and similar support functions do not generate more automobile trips than other low-density residential uses allowed in the zone and that adequate off-street parking is provided.
 - (c) The City shall not grant conditional use permits to more than seven of the tax lots in the Low Density Residential area and no more than five of the seven tax lots having a conditional use permit shall be located along Villard Street.
 - (d) The preservation and maintenance of the historic architectural, single-family residential character of the Low Density Residential area is an integral part of the surrounding neighborhood. New development shall demonstrate compatibility with this historic architectural, single-family residential character, located east and south of the East Campus area, through consideration of appropriate building mass, building scale, historic architectural style, setbacks, building and entrance orientation, roof pitch and mitigation of off-site impacts.
 - (e) The Low Density Residential area along the south edge of the East Campus Area may be developed as passive or active open space.
 - (f) Conditional uses shall not exceed a total of 35,000 square feet within the Low Density Residential area.
7. The University shall ensure long-term maintenance for street-front landscaping on University-owned properties along Villard Street.
 8. In an effort to maintain the Fairmount Neighborhood's character, the University shall consider contributing ranked historic houses that must be moved from other areas within the state-approved University lands due to development plans for infill projects or to replace a non-contributing house in the University-owned Low Density Residential area, if feasible.
 9. The City shall attach the site review overlay zone to the University's properties at the northwest corner of 15th and Villard. In addition, Site Review shall be required for new development within 100 feet of the one privately-owned, owner-occupied parcel within the /EC East Campus Overlay Zone (TL 3400, map 18-03-05-11) as long as the property is privately owned.

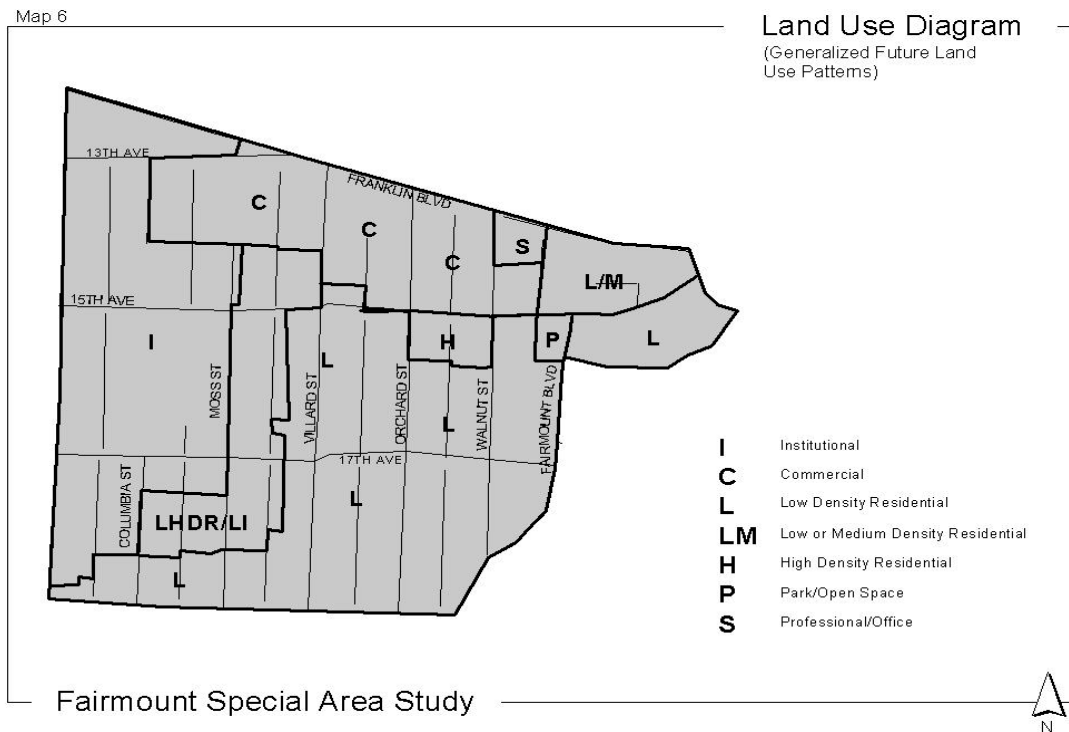
Proposal - East Campus Area

1. The City shall attach the site review overlay zone to the University's properties at the northwest corner of 15th and Villard and shall apply a special East Campus Overlay Zone specifying height limitations in the area designated as Limited High Density Residential/Limited Institutional on the Land Use Diagram. In addition, Site Review shall be required for new development within 100 feet of the one privately owned parcel within the /EC East Campus Overlay Zone that is owner-

occupied (TL 3400, Map 18-03-05-11, a portion of Parcel 1, Block 17, Fairmount Addition), as long as the property is privately owned.

The University adopted an updated East Campus Development Policy in 2003. It is generally consistent with the policies, text, and land use diagram contained within this plan as amended. The University will use the updated policy for its internal development review process. Select policies contained within the 2003 University East Campus Development Policy have been adopted within this special area study. All applicable City of Eugene regulations remain in effect.

Land Use Diagram and Text



Low-Density Residential (L)

This area generally encompasses the south and east portions of the special study area. This area is to remain in low density residential use with emphasis on preserving and maintaining the single family character which currently exists and is considered an integral part of the neighborhood. On University-owned lands within the state approved University boundary, the limitations on Conditional Uses described in Policy #6 of the University of Oregon Lands Policies - East Campus Area apply. Maintaining the symmetry along Villard Street between 15th and 19th Avenues is important. However, the University-owned Low Density Residential area not facing Villard Street may be developed as passive or active open space to provide a buffer from the adjacent low density residential area.

Low- or Medium Density Residential (L/M)

This area is currently owned by the Oregon State Department of Transportation (ODOT). It contains the Eugene Office of the State Police, the District Engineer's Office, and the maintenance facility for the Highway Division. The State has expressed interest in relocating these functions. The diagram indicates the area should be for low- or medium-density residential uses should the State decide to relocate in the future. Development in the area should preserve a parklike border along Franklin Boulevard to preserve the "gateway entrance" to the city. Site review procedures will be followed in future development to protect nearby residences and ensure a "parklike gateway."

High-Density Residential (H)

This area currently contains a 36-unit apartment and Tommy Williams' florist store and greenhouse. The properties are zoned R-4 (High-Rise Residential). If the florist business is discontinued, the site is appropriate for high-density residential uses, but site review procedures should be attached to protect and buffer low-density residential uses next to and across the street from this area.

Professional/Office (S)

This site is currently owned by the State Department of Transportation and contains the East Eugene drive test center for the Department of Motor Vehicles (DMV). Should the DMV leave this site, it is appropriate for office or professional uses to locate there. Access will continue to be taken from Walnut Street.

Park/Open Space (P)

This designation recognizes the existing Fairmount Park. It should continue in park use in the future.

Institutional (I)

The institutional area contains a number of uses including automobile parking, residence halls, various University office and uses, a fire station, and Agate Hall. The entire area is owned by the University (State Board of Higher Education) with the exception of 2 privately owned residential lots. All University related uses are allowed in this area.

Limited High Density Residential / Limited Institutional (LHDR/LI)

This area serves as a transition between the more intensive institutional uses to the west and north and the low density residential development to the east and south. Future uses include university housing (excluding dorms) and support services such as offices, outdoor recreation uses, storage, parking, and open space. Development will be regulated by the Eugene Code, including an East Campus Overlay Zone where it has been applied, specifying special development standards for this area, and by the University's East Campus Policies (see East Campus Policy adopted by the University for detail).

Commercial (C)

There are two commercial areas within the special study area serving the neighborhood: major commercial facilities north of 15th Avenue, primarily facing

Franklin Boulevard; and a Community Commercial node at 19th Avenue and Agate Street. Both areas shall remain in commercial uses with no further expansion of commercial zoning in either area. In order to protect existing residential uses on the south side of 15th Avenue, site review procedures will be attached to properties facing 15th Avenue east of the alley between Moss Street and Villard Street eastward to the ODOT lands.

Land Use Policies (Excerpts related to East Campus):

1. The City of Eugene will use the Land Use Diagram and the policies of this plan along with other City policies in making land use and other decisions regarding the plan area. The Land Use Diagram is a generalized map and graphic depiction of the policies and proposals of this plan and the Community Goals and Policies. It is a supplement to and a refinement of the Metropolitan Area General Plan Diagram.
2. With the exception of 1) the "Institutional Area" "I" on the Land Use Diagram), 2) the Limited High Density Residential/ Limited Institutional Area ("LHDR/LI" on the Land Use Diagram) and 3) the Department of Motor Vehicles site ("S" on the Land Use Diagram), non-residential zoning shall not be expanded in the study area.
3. With the exception of 1) that portion of the ODOT lands designated for residential use, and 2) University lands designated as "Institutional" or "Limited High Density Residential/Limited Institutional", zone changes to increase residential density or commercial intensity are not supported by this plan. This policy allows the opportunity for future residential development on the ODOT lands (approximate density for residential development on the ODOT lands will be addressed by selection of one of the alternative policy statements found in the Oregon Department of Transportation Section - Section D).
5. There will continue to be an opportunity for residents to be involved in land use decisions that affect them.
6. The University, City, and Fairmount Neighbors shall continue their participation in the University/Community Liaison Committee.
7. In areas where non-residential development abuts or faces residential development, special development standards or site review procedures shall be considered.
8. The City shall encourage applicants who desire amendments to this plan to involve the collaboration of the City and the Fairmount Neighborhood in the review and revision process.

Traffic Circulation Policies (Excerpts related to East Campus):

2. The adverse effects of motor vehicle movement shall be mitigated as much as possible.
4. Traffic management techniques shall continue to be used and new techniques developed to reinforce the idea of a hierarchy of streets in the plan area. Some streets shall combine their local, collector, or arterial function with a role as primary pedestrian and bicycle ways. The use of low-volume, local neighborhood streets for through movements by trucks and heavy construction equipment shall be discouraged.
6. By March, 2005, the City shall initiate a study of Agate Street between Franklin Boulevard and 19th Avenue. That study, conducted jointly with the University and the Fairmount Neighborhood Association, shall identify strategies to improve the function and carrying capacity of Agate according to the City criteria for its designated street classification. The City will implement the necessary changes. The University will participate in those improvements as development occurs and as required by City code, to the extent that the University is directly responsible for the needed improvements.
7. The City, with the cooperation of the University and the Fairmount Neighborhood Association, shall initiate an area-wide traffic calming study for the streets within the Fairmount/University of Oregon Special Area Study boundary to determine appropriate mitigation for through-traffic utilizing neighborhood streets. Such study shall be initiated prior to December, 2008, subject to availability of funds. In the event that the City updates the Central Area Transportation Study (CATS) prior to 2008, the City shall fund and initiate an area-wide traffic calming study as part of the CATS update to determine appropriate mitigation measures for the subject area.
8. If a Traffic Impact Analysis that is required by the City Code projects that a proposed development will increase traffic on streets within the single-family neighborhood to the east and south of University-owned land the City shall require the applicant to mitigate those impacts through the use of traffic calming strategies or other mechanisms designed to discourage through traffic.
9. With the exception of alleys, vacations of streets within the state-approved University East Campus boundary should not be permitted, unless the applicant, at his or her expense, provides to the City a local street connection study that demonstrates how the proposed street system remaining after such vacation meets the intent of Eugene Code street connectivity provisions and that such vacation will not increase traffic volumes on local residential streets.

Parking Policies (Excerpts related to East Campus):

1. Steps shall be taken to gain better use of existing off-street parking areas and to discourage long-term storage of vehicles on the street.
2. The University and City shall work toward developing an effective ridesharing program to make the most efficient use of existing parking facilities.
3. The adverse effects of motor vehicle parking shall be mitigated as much as possible.
4. Parking systems adopted for any area within the special study area should avoid creating parking problems for any other area or land use of the Fairmount Neighborhood by mitigating parking impacts on the surrounding neighborhood as directed by the City.
5. The City shall recognize that on-street parking around the University is not solely a University problem, since it involves homes and businesses located near the University.
8. The City shall encourage the University and cooperate with the University in an effort to achieve solutions to University-related parking needs.
9. New parking structures proposed by the University within the East Campus area shall be located and designed to discourage traffic through adjacent neighborhood streets, shall provide routing to and from the structure via an arterial or collector street, and shall provide access to the structure in a manner consistent with adopted City policies and City Code provisions.

Parking Policies (Excerpts related to East Campus):

3. The University and City shall work with the State Department of Transportation and University community neighborhoods to address the issue of improved bicycle and pedestrian connections across Franklin Boulevard.
4. The use of bicycles, mass transit, walking, carpooling, and other appropriate alternative modes of transportation, especially by employees working in the plan area, shall be actively encouraged and provided for in order to reduce automobile dependence and alleviate traffic and parking problems.

Appendix C: City of Eugene EC East Campus Overlay

/EC East Campus Overlay Zone (City of Eugene Land Use Code excerpts)

- 9.4200 Purpose of the /EC East Campus Overlay Zone. The /EC East Campus Overlay Zone is intended to implement the Fairmount/University of Oregon Special Area Study by providing for a land use transition between the University of Oregon and the adjacent low density residential neighborhood to the east and south.
- 9.4205 /EC East Campus Overlay Zone Siting Requirements. If consistent with the approval criteria in EC 9.8865 Zone Change Approval Criteria, the /EC Overlay Zone may be applied to the area depicted as Limited High Density Residential/Limited Institutional on the Fairmount/University of Oregon Special Area Study Land Use Diagram.
- 9.4210 /EC East Campus Overlay Zone Applicability. The /EC Overlay Zone applies to all property to which the /EC Overlay Zone has been applied through the City's rezoning process.
- 9.4215 /EC East Campus Overlay Zone Prohibited Uses and Special Use Limitations.
- (1) Prohibited Uses.
 - (a) Structured parking.
 - (b) Broadcasting studios including commercial and public education.
 - (c) University and college dormitories.
 - (d) Fraternities and sororities.
 - (e) Hospitals.
 - (f) Retail use requiring a Transportation Impact Analysis.
 - (g) Manufacturing and assembly uses.
 - (h) Arenas.
 - (i) Heliports and helistops.
 - (j) Recycling and large collection facilities.
 - (k) Recycling scrap and dismantling yards.
 - (l) Race tracks, including drag strips and go-cart tracks.
 - (m) Sewage treatment plants.
 - (n) Correctional facilities.
 - (o) Parking lots exceeding 100 spaces.
 - (p) Service stations.
 - (q) Mineral resource mining.
 - (r) Blood banks.
 - (s) Plasma centers.
 - (2) Special Use Limitations. Within the /EC East Campus Overlay Zone, camping is permitted for a maximum of 2 continuous days

only when directly tied to a special event permit held for the location of the camping site. A special event permit approving camping is required by the City to ensure minimal impact on the surrounding neighborhood.

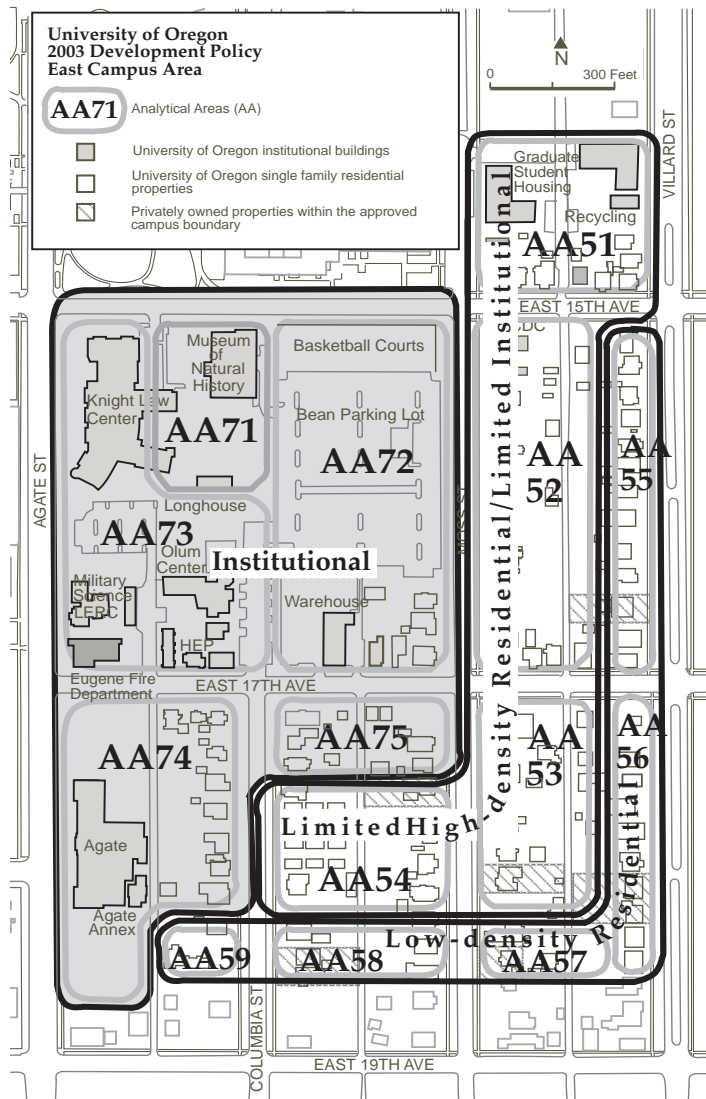
9.4220

/EC East Campus Overlay Zone Development Standards.

- (1) Application of Standards. The General Standards for all Development in EC 9.6000 through EC 9.6885, the special standards for specific uses in EC 9.5000 through EC 9.5850, as well as all development standards in the applicable base zone apply within this overlay zone, including triggers for Traffic Impact Analysis and Site Review for certain uses in the PL zone. In the event of a conflict between the development standards, the specific provisions of EC 9.4215 and 9.4220 shall control. The standards in this section only apply to:
 - (a) New development on vacant land.
 - (b) New structures on redevelopment sites, such as conversion of a parking area to a building or demolition of a building and construction of a new building.
 - (c) A proposed expansion of 30% or more of the total existing structure square footage.
- Building Height. Within the /EC East Campus Overlay Zone, a building within 60 feet of an R-1 Low Density Residential zone shall not exceed 30 feet in height. All other buildings shall not exceed 45 feet in height.

Appendix D: East Campus Policy Summary

East Campus Policy Summary 4/04 UPO (refer to the East Campus Policy for a complete description)



General Institutional (AA 71-75)

Current Zoning: PL Public Land and R-1 [City]
Allowed Zoning: PL Public Land [City]

Prohibited Uses:

- Uses prohibited in the PL Public Land zone [City]
- General university parking (parking not associated with East Campus development) that exceeds the existing percentage of general parking provided in East Campus relative to all areas of campus (about 27%).

Note: Other potential uses not identified on this list will be restricted by the East Campus patterns and policies that address compatibility, character, size, height, etc.

Height Limitations:

Generally a maximum of four stories.

Density Ratios - Maximum Allowable Floor Area Ratios (FAR) and Coverages:

AA 71	.5 FAR and .35 Coverage
AA 72	.9 FAR and .3 Coverage
AA 73	1.25 FAR and .35 Coverage
AA 74	.75 FAR and .4 Coverage
AA 75	.7 FAR and .5 Coverage

Primary Patterns:

University Mission, Student Housing, Local Sports, University Shape and Diameter, Tapered Density, Open University, Architectural Style, Pedestrian Pathways, Street Grid, Sustainable Development, Hierarchy of Streets, Transportation-related Land Use Planning, Balanced Parking, Landscape Buffering, Building Maintenance, Landscape Maintenance

(General Institutional - continued)

Open Space Requirements:

- An open-space framework plan must be prepared prior to construction of any facilities larger than 15,000 GSF.
- Development projects must establish the following amount of designated open space in accordance with the open-space framework plan:

<u>Building Size - GSF in SF</u>	<u>Minimum Required Designated Open Space</u>
0-24,999 GSF	10 percent of GSF
25,000-49,999	12 percent of GSF
50,000 – 99,999	14 percent of GSF
100,000 and up	16 percent of GSF

Note: Designated open spaces are defined by the LRCDP & an East Campus open-space framework plan.

Traffic Requirements:

- Limit any increase in traffic through the single-family neighborhood east of Villard Street and south of 15th Avenue. [City & UO]
- Encourage alternative modes of transportation.
- Encourage the use of 15th and 17th Avenues for automobile entrances and exits to and from the area.

Parking Requirements:

- Refer to prohibited uses.
- Provide effective, appropriately placed parking as required by city code. [City & UO]
- If structured parking is constructed, consolidate required parking to maximize efficient use of land and to provide open spaces.

Maintenance Requirements:

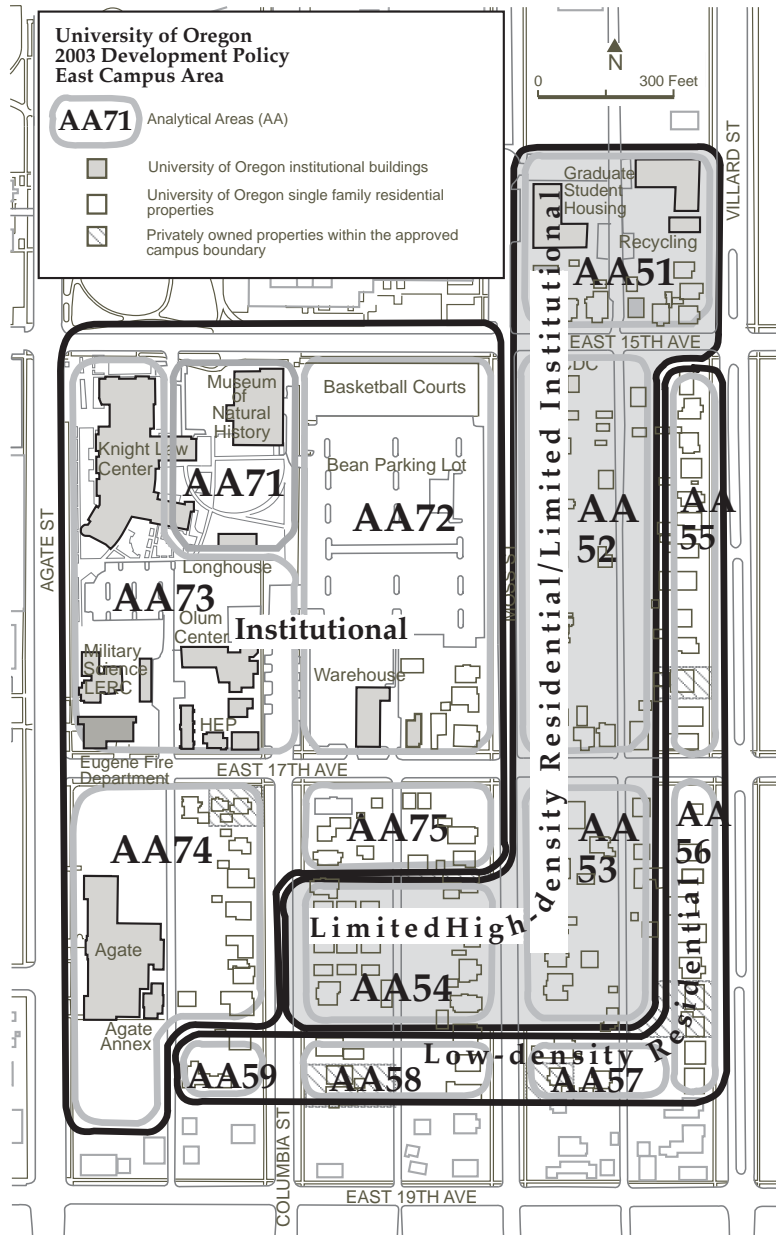
- Institutional-quality structures, high-density student housing and associated landscaping/open spaces - Long-term Maintenance Measures required (refer to the East Campus Policy).
- Existing wood-frame houses (including those occupied by non-residential uses) and landscaping - Interim Maintenance Measures required (refer to the East Campus Policy).
- When possible, move rather than demolish existing houses that are structurally sound particularly if they have notable historic significance.

Communication Requirements:

- Notify the University Planning Office of any proposal for development or demolition.
- Notify university neighbors as described in the Notification to University Neighbors table in the East Campus Policy.

East Campus Policy Summary

(refer to the East Campus Policy for a complete description)



Limited High-density Residential/Limited Institutional (AA 51-54)

Current Zoning: PL Public Land and R-1 [City]

Allowed Zoning: PL Public Land / EC East Campus Overlay [City]

Site review is required at the NW corner of 15th and Villard and within 100 feet of the one privately owned parcel (TL 3400 in AA 54). [City & UO]

Prohibited Uses:

- Uses prohibited in the PL Public Land zone with an /EC East Campus Overlay [City]
- General university parking (parking not associated with new East Campus development) that exceeds the existing percentage of general parking provided in East Campus relative to all areas of campus (about 27%). No general parking allowed under any circumstance in AA 53 & 54.
- Structured parking (/EC Overlay) [City & UO]
- Large-scale parking lots--lots exceeding 100 spaces (/EC overlay) [City & UO]
- Dormitories (/EC Overlay) [City & UO]
- Refer to additional prohibited uses listed in the City's /EC East Campus Overlay Zone [City]

Note: Other potential uses not identified on this list will be restricted by the East Campus patterns and policies that address compatibility, character, size, height, etc.

Height Limitations:

Three stories or 45 feet, and 30 feet when within 60 feet of the abutting boundary of Low-density Residential Analytical Areas 55 and 56. [City & UO] Building size limited to 50,000 gsf.

(Limited High-density Residential/Limited Institutional continued)

Density Ratios - Maximum Allowable Floor Area Ratios (FAR) and Coverages:

- AA 51 .6 FAR and .3 Coverage
- AA 52 .5 FAR and .3 Coverage
- AA 53 .5 FAR and .3 Coverage
- AA 54 .5 FAR and .3 Coverage

*Note: In general, development of AA 53 * 54 should occur only after AA 51 & 52 are fully developed.*

Primary Patterns:

University Mission, Student Housing, Local Sports, Graceful Edge, Tapered Density, Open University, Connected Smaller-scaled Designated Open Spaces, Architectural Style, Main Gateways, Pedestrian Pathways, Street Grid, Sustainable Development, Hierarchy of Streets, Transportation-related Land Use Planning, Balanced Parking, Landscape Buffering, Building Maintenance, Landscape Maintenance

Open Space Requirements:

- An open-space framework plan must be prepared prior to construction of any facilities larger than 15,000 GSF.
- Development projects must establish the following amount of designated open space in accordance with the open-space framework plan:

<u>Building Size - GSF in SF</u>	<u>Minimum Required Designated Open Space</u>
0-24,999 GSF	10 percent of GSF
25,000-49,999	12 percent of GSF
50,000 – 99,999	14 percent of GSF
100,000 and up	16 percent of GSF

Note: Designated open spaces are defined by the LRCDP & an East Campus open-space framework plan.

Traffic Requirements:

- Limit any increase in traffic through the single-family neighborhood east of Villard Street and south of 15th Avenue. [City & UO]
- Encourage alternative modes of transportation.
- Encourage the use of 15th and 17th Avenues for automobile entrances and exits to and from the area.

Parking Requirements:

- Refer to prohibited uses.
- Provide a ratio of .8 spaces per net new university employee and one space per residential unit (relocated current employees would not trigger additional parking).

Maintenance Requirements:

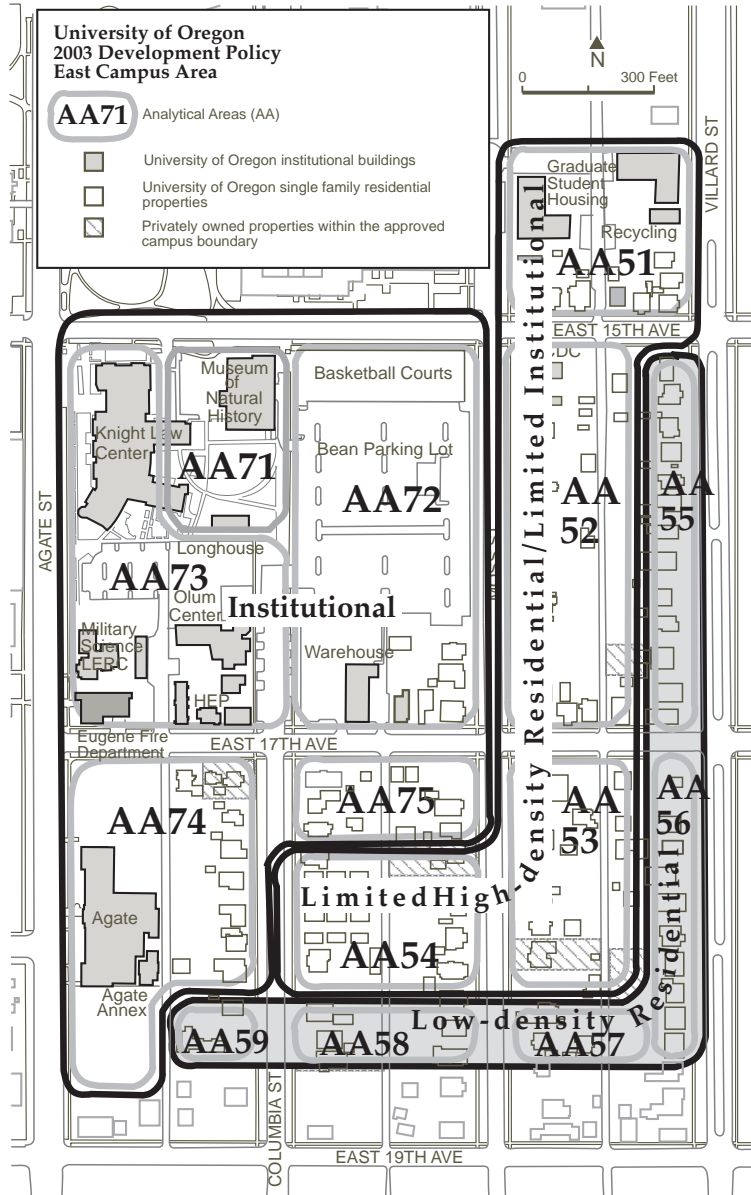
- Institutional-quality structures, high-density student housing and associated landscaping/open spaces - Long-term Maintenance Measures required (refer to the East Campus Policy).
- Existing wood-frame houses (including those occupied by non-residential uses) and landscaping - Interim Maintenance Measures required (refer to the East Campus Policy). Maintaining homes and landscapes in AA 53 & 54 is a higher priority than in AA 51 & 52.
- In AA 51 & 52, move rather than demolish existing houses that are structurally sound when possible.
- In AA 53 & 54, retain existing houses that are structurally sound until development occurs and then move rather than demolish them.

Communication Requirements:

- Notify the University Planning Office of any proposal for development or demolition.
- Notify university neighbors as described in the Notification to University Neighbors table in the East Campus Policy.

East Campus Policy Summary

(refer to the East Campus Policy for a complete description)



Low-density Residential (AA 55-59)

Current Zoning: R-1 [City]

Allowed Zoning: R-1 with supplemental conditional use limitations [City]

Prohibited Uses:

Uses prohibited in the R-1 Low-density Residential zone. [City]
 Conditional use limitations (Refer to the East Campus Policy). [City & UO]

Height Limitations:

R-1 low-density residential city code requirements (not to exceed two and one-half stories or 30 feet). [City]

Density Ratios - Maximum Allowable Floor Area Ratios (FAR) and Coverages:

R-1 low-density residential city code requirements [City]
 Density increases primarily from infill.

Primary Patterns:

Graceful Edge, Tapered Density, Open University, Student Housing, Connected Smaller-scaled Designated Open Spaces, Architectural Style, Main Gateways, Pedestrian Pathways, Street Grid, Sustainable Development, Building Maintenance, Landscape Maintenance

(Low-density Residential - continued)

Open Space Requirements:

- An open-space framework plan must be prepared prior to construction of any facilities larger than 15,000 GSF.
- Development projects must establish the following amount of designated open space in accordance with the open-space framework plan:

<u>Building Size - GSF in SF</u>	<u>Minimum Required Designated Open Space</u>
0-24,999 GSF	10 percent of GSF
25,000-49,999	12 percent of GSF
50,000 – 99,999	14 percent of GSF
100,000 and up	16 percent of GSF

Note: Designated open spaces are defined by the LRCDP & an East Campus open-space framework plan.

Traffic:

- Conditional uses shall demonstrate that they do not generate more automobile trips than the allowed low-density residential use. *[City & UO]*

Parking Requirements:

- Conditional uses shall demonstrate that they do not require more parking than the allowed low-density residential use. *[City & UO]*

Maintenance Requirements:

4. Existing wood-frame houses and street-front landscaping - Long Term Maintenance Measures required (refer to the East Campus Policy) unless the site is in AA 53 or 54 and developed as an open-space buffer. *[City & UO]*

5. Preserve the areas' single-family character *[City & UO]*
6. Maintain and retain existing housing units along Villard Street.
7. Consider using contributing-ranked houses that must be moved from other areas for infill projects or to replace a non-contributing house if feasible. *[City & UO]*

Communication Requirements:

- Notify the University Planning Office of any proposal for development or demolition.
- Notify university neighbors as described in the Notification to University Neighbors table in the East Campus Policy.

Appendix E: Property Summary - Sorted by Address

University of Oregon East Campus Lands									
Property Summary Sheet: Sorted by Address									
Bldg #	s	St Number	Street	Map #	Tax Lot	Analytical Area	Fairmount SAS Des.*	Existing	Future Allowed Zoning*
050	KNIGHT (WLLM. W.) LAW CENTER	1515	Agate	17-03-32-44	1300	AA 73	Institutional	PL	PL
050	KNIGHT (WLLM. W.) LAW CENTER	1515	Agate	17-03-32-44	1500	AA 71	Institutional	PL	PL
050	KNIGHT (WLLM. W.) LAW CENTER	1515	Agate	17-03-32-44	1600	AA 71	Institutional	PL	PL
050	KNIGHT (WLLM. W.) LAW CENTER	1515	Agate	17-03-32-44	1700	AA 71	Institutional	PL	PL
050	KNIGHT (WLLM. W.) LAW CENTER	1515	Agate	17-03-32-44	1900	AA 73	Institutional	PL	PL
517	FAC SERV MOWER STORAGE	1657	Agate	17-03-32-44	1900	AA 73	Institutional	PL	PL
517A	FAC SERV MOWER OPEN STORAGE	1657A	Agate	17-03-32-44	1900	AA 73	Institutional	PL	PL
087A	LERC	1675	Agate	17-03-32-44	1900	AA 73	Institutional	PL	PL
087B	MILITARY SCIENCE	1679	Agate	17-03-32-44	1900	AA 73	Institutional	PL	PL
087C	MILITARY SCIENCE ANNEX	1679	Agate	17-03-32-44	1900	AA 73	Institutional	PL	PL
147	AGATE HALL	1787	Agate	18-03-05-11	3400	AA 74	Institutional	PL	PL
147A	AGATE HALL ANNEX	1795	Agate	18-03-05-11	3400	AA 74	Institutional	PL	PL
525	HSG - 1736 A/B MOSS	1736	B Moss	17-03-32-44	3200	AA 75	Institutional	R-1	PL/SR
167	MANY NATIONS LONGHOUSE	1630	Columbia	17-03-32-44	1800	AA 73	Institutional	PL	PL
165	OLUM (VIVIAN) CHILD DEV CTR	1650	Columbia	17-03-32-44	1800	AA 73	Institutional	PL	PL
593	FAC SERV EXTERIOR TEAM	1670	Columbia	17-03-32-44	1899	AA 73	Institutional	PL	PL
593A	DPS PARKING METER GARAGE	1670.5	Columbia	17-03-32-44	1899	AA 73	Institutional	PL	PL
215	HEP MODULAR CLASSROOM	1672	Columbia	17-03-32-44	1899	AA 73	Institutional	PL	PL
511	HSG - 1727 COLUMBIA	1727	Columbia	17-03-32-44	2600	AA 75	Institutional	R-1	PL/SR
553	HSG - 1728 COLUMBIA	1728	Columbia	17-03-32-44	2200	AA 74	Institutional	R-1	PL
598	HSG -1737 COLUMBIA	1737	Columbia	17-03-32-44	2500	AA 75	Institutional	R-1	PL/SR
627	HSG - 1748 COLUMBIA	1748	Columbia	17-03-32-44	2300	AA 74	Institutional	R-1	PL
581	HSG - 1753 COLUMBIA	1753	Columbia	17-03-32-44	2400	AA 54	LHDR/LI	R-1	PL/EC/SR
540	HSG - 1764 COLUMBIA (to be moved)	1764	Columbia	18-03-05-11	2100	AA 74	Institutional	R-1	PL
605	HSG - 1765-1797-1/2 COLUMBIA	1765	Columbia	18-03-05-11	2000	AA 54	LHDR/LI	R-1	PL/EC/SR
605	HSG - 1765-1797-1/2 COLUMBIA	1767	Columbia	18-03-05-11	2000	AA 54	LHDR/LI	R-1	PL/EC/SR
605	HSG - 1765-1797-1/2 COLUMBIA	1769	Columbia	18-03-05-11	2000	AA 54	LHDR/LI	R-1	PL/EC/SR
605	HSG - 1765-1797-1/2 COLUMBIA	1775	Columbia	18-03-05-11	2000	AA 54	LHDR/LI	R-1	PL/EC/SR
605	HSG - 1765-1797-1/2 COLUMBIA	1777	Columbia	18-03-05-11	2000	AA 54	LHDR/LI	R-1	PL/EC/SR
605	HSG - 1765-1797-1/2 COLUMBIA	1779	Columbia	18-03-05-11	2000	AA 54	LHDR/LI	R-1	PL/EC/SR
605	HSG - 1765-1797-1/2 COLUMBIA	1785	Columbia	18-03-05-11	2000	AA 54	LHDR/LI	R-1	PL/EC/SR
569	HSG - 1786 COLUMBIA	1786	Columbia	18-03-05-11	2200	AA 74	Institutional	R-1	PL
605	HSG - 1765-1797-1/2 COLUMBIA	1787	Columbia	18-03-05-11	2000	AA 54	LHDR/LI	R-1	PL/EC/SR
605	HSG - 1765-1797-1/2 COLUMBIA	1789	Columbia	18-03-05-11	2000	AA 54	LHDR/LI	R-1	PL/EC/SR
605	HSG - 1765-1797-1/2 COLUMBIA	1795	Columbia	18-03-05-11	2000	AA 54	LHDR/LI	R-1	PL/EC/SR
605	HSG - 1765-1797-1/2 COLUMBIA	1797	Columbia	18-03-05-11	2000	AA 54	LHDR/LI	R-1	PL/EC/SR
605	HSG - 1765-1797-1/2 COLUMBIA	1797.5	Columbia	18-03-05-11	2000	AA 54	LHDR/LI	R-1	PL/EC/SR
524	HSG - 1798 COLUMBIA	1798	Columbia	18-03-05-11	2300	AA 74	Institutional	R-1	PL
527	HSG - 1799 COLUMBIA	1799	Columbia	18-03-05-11	1900	AA 54	LHDR/LI	R-1	PL/EC
630	HSG - 1800 COLUMBIA	1800	Columbia	18-03-05-11	2400	AA 74	Institutional	R-1	PL
560	HSG - 1804 COLUMBIA	1804	Columbia	18-03-05-11	2500	AA 74	Institutional	R-1	PL
579	HSG - 1819 COLUMBIA	1819	Columbia	18-03-05-11	1700	AA 54	LHDR/LI	R-1	PL/EC
514	HSG - 1830-1832 COLUMBIA	1830	Columbia	18-03-05-11	2600	AA 59	LDR	R-1	R-1
514	HSG - 1830-1832 COLUMBIA	1832	Columbia	18-03-05-11	2600	AA 59	LDR	R-1	R-1
631	HSG - 1801 COLUMBIA ALLEY	1801	Columbia Alley	18-03-05-11	2400	AA 74	Institutional	R-1	PL
049	MUSEUM OF NATURAL HISTORY	1680	E. 15th	17-03-32-44	1100	AA 71	Institutional	PL	PL
532	HSG - 1823 E 15TH	1823	E. 15th	17-03-33-32	7600	AA 51	LHDR/LI	R-1/SR	PL/EC
620	HSG - 1841 E 15TH	1841	E. 15th	17-03-33-32	7500	AA 51	LHDR/LI	R-1/SR	PL/EC
613	TAG	1859	E. 15th	17-03-33-32	7400	AA 51	LHDR/LI	R-1	PL/EC

Appendix E

Bldg #	s	St Number	Street	Map #	Tax Lot	Analytical Area	Fairmount SAS Des.*	Existing	Future Allowed Zoning*
632	HSG - 1873 E 15TH	1873	E. 15th	17-03-33-32	7300	AA 51	LHDR/LI	R-1	PL/EC
601	HSG - 1660 E 17TH	1660	E. 17th	17-03-32-44	2000	AA 74	Institutional	R-1	PL
157	CHURCH WAREHOUSE	1745	E. 17th	17-03-32-44	900	AA 72	Institutional	PL	PL
521	HEP OFFICE	1685	E. 17th	17-03-32-44	1800	AA 73	Institutional	PL	PL
536	HEP CLASSRM 1695 E 17TH	1695	E. 17th	17-03-32-44	1900	AA 73	Institutional	PL	PL
611	HSG - 1704-1706 E 17TH + shed	1704	E. 17th	17-03-32-44	2700	AA 75	Institutional	R-1	PL
611	HSG - 1704-1706 E 17TH + shed	1706	E. 17th	17-03-32-44	2700	AA 75	Institutional	R-1	PL
586	HSG - 1744 E 17TH	1744	E. 17th	17-03-32-44	2800	AA 75	Institutional	R-1	PL
520	CREW/CLUB SPORTS	1757	E. 17th	17-03-32-44	800	AA 72	Institutional	PL	PL
520A	HSG SHOP - 1757-1/2 E 17TH	1757.5	E. 17th	17-03-32-44	800	AA 72	Institutional	PL	PL
590	HSG - 1758 E 17TH	1758	E. 17th	17-03-32-44	2900	AA 75	Institutional	R-1	PL
614	HSG - 1830 E 17TH	1830	E. 17th	17-03-33-33	8800	AA 53	LHDR/LI	R-1	PL/EC
531	HSG - 1857 E 17TH	1857	E. 17th	17-03-33-33	6900	AA 52	LHDR/LI	R-1	PL/EC
578	HSG - 1858 E 17TH	1858	E. 17th	17-03-33-33	9400	AA 53	LHDR/LI	R-1	PL/EC
615	HSG - 1720 MOON LEE LN	1720	Moon Lee Ln	17-03-33-33	8800	AA 53	LHDR/LI	R-1	PL/EC
625	HSG - 1735 MOON LEE LN	1735	Moon Lee Ln	17-03-33-33	9108	AA 53	LHDR/LI (EC Cluster)	R-1	PL/EC
160	HSG - 1743-1745 MOON LEE LN	1743	Moon Lee Ln	17-03-33-33	9104	AA 53	LHDR/LI (EC Cluster)	R-1	PL/EC
160	HSG - 1743-1745 MOON LEE LN	1743	Moon Lee Ln	17-03-33-33	9105	AA 53	LHDR/LI (EC Cluster)	R-1	PL/EC
160	HSG - 1743-1745 MOON LEE LN	1745	Moon Lee Ln	17-03-33-33	9104	AA 53	LHDR/LI (EC Cluster)	R-1	PL/EC
160	HSG - 1743-1745 MOON LEE LN	1745	Moon Lee Ln	17-03-33-33	9105	AA 53	LHDR/LI (EC Cluster)	R-1	PL/EC
162	HSG - 1760 VILL 1761 MOON	1761	Moon Lee Ln	17-03-33-33	9102	AA 56	LDR (EC Cluster)	R-1	R-1
161	HSG - 1777-1779 MOON LEE LN	1777	Moon Lee Ln	18-03-04-22	4302	AA 53	LHDR/LI (EC Cluster)	R-1	PL/EC
161	HSG - 1777-1779 MOON LEE LN	1777	Moon Lee Ln	18-03-04-22	4303	AA 53	LHDR/LI (EC Cluster)	R-1	PL/EC
161	HSG - 1777-1779 MOON LEE LN	1779	Moon Lee Ln	18-03-04-22	4302	AA 53	LHDR/LI (EC Cluster)	R-1	PL/EC
161	HSG - 1777-1779 MOON LEE LN	1779	Moon Lee Ln	18-03-04-22	4303	AA 53	LHDR/LI (EC Cluster)	R-1	PL/EC
163	HSG - MOON COURT LAUNDRY	1783	Moon Lee Ln	17-03-33-33	9103	AA 53	LHDR/LI (EC Cluster commons)	R-1	PL/EC
624	HSG - 1792 MOON LEE LN	1792	Moon Lee Ln	18-03-04-22	6101	AA 53	LHDR/LI (EC Cluster)	R-1	PL/EC
596	HSG - 1844 MOON LEE LN	1844	Moon Lee Ln	18-03-04-22	5600	AA 57	LDR	R-1	R-1
145	E. CAMPUS GRADUATE VILLAGE WEST	1455	Moss	17-03-33-32	8100	AA 51	LHDR/LI	PL/SR	PL/SR
568	AAA STORAGE + carport & storage	1479	Moss	17-03-33-32	7800	AA 51	LHDR/LI	R-1/SR	PL/EC
554	HSG - 1491 MOSS	1491	Moss	17-03-33-32	7700	AA 51	LHDR/LI	R-1/SR	PL/EC
607	MOSS HSE 1511 MOSS	1511	Moss	17-03-33-33	8400	AA 52	LHDR/LI	R-1/SR	PL/EC
608	BROWN HSE 1513 MOSS	1513	Moss	17-03-33-33	8400	AA 52	LHDR/LI	R-1/SR	PL/EC
534	GREEN HSE 1533 MOSS	1533	Moss	17-03-33-33	8300	AA 52	LHDR/LI	R-1/SR	PL/EC
505	CONT ED STORAGE 1553 MOSS	1553	Moss	17-03-33-33	8200	AA 52	LHDR/LI	R-1/SR	PL/EC
506	CONT ED STORAGE 1554 MOSS	1554	Moss	17-03-33-33	8200	AA 52	LHDR/LI	R-1/SR	PL/EC
537	HSG - 1577 MOSS	1577	Moss	17-03-33-33	8100	AA 52	LHDR/LI	R-1/SR	PL/EC
545	HSG - 1599A/B MOSS	1599	Moss	17-03-33-33	7900	AA 52	LHDR/LI	R-1/SR	PL/EC
566	HSG - 1605 MOSS	1605	Moss	17-03-33-33	7800	AA 52	LHDR/LI	R-1/SR	PL/EC
594	HSG - 1617 MOSS	1617	Moss	17-03-33-33	7700	AA 52	LHDR/LI	R-1/SR	PL/EC
619	HSG - 1629 MOSS	1629	Moss	17-03-33-33	7600	AA 52	LHDR/LI	R-1/SR	PL/EC
523	HSG - 1660 MOSS	1660	Moss	17-03-32-44	500	AA 72	Institutional	PL	PL
629	HSG - 1680 MOSS	1680	Moss	17-03-32-44	700	AA 72	Institutional	PL	PL
168	MOSS ST CHILDRENS CENTER	1685	Moss	17-03-33-33	7000	AA 52	LHDR/LI	R-1/SR	PL/EC
168	MOSS ST CHILDRENS CENTER	1685	Moss	17-03-33-33	7100	AA 52	LHDR/LI	R-1/SR	PL/EC
168	MOSS ST CHILDRENS CENTER	1685	Moss	17-03-33-33	7200	AA 52	LHDR/LI	R-1/SR	PL/EC
168	MOSS ST CHILDRENS CENTER	1685	Moss	17-03-33-33	7300	AA 52	LHDR/LI	R-1/SR	PL/EC
168	MOSS ST CHILDRENS CENTER	1685	Moss	17-03-33-33	7400	AA 52	LHDR/LI	R-1/SR	PL/EC
168	MOSS ST CHILDRENS CENTER	1685	Moss	17-03-33-33	7500	AA 52	LHDR/LI	R-1/SR	PL/EC
628	HSG - 1686, 1690 MOSS	1686	Moss	17-03-32-44	700	AA 72	Institutional	PL	PL
628	HSG - 1686, 1690 MOSS	1690	Moss	17-03-32-44	700	AA 72	Institutional	PL	PL
610	HSG - 1709 MOSS	1709	Moss	17-03-33-33	8500	AA 53	LHDR/LI	R-1	PL/EC

Appendix E

Bldg #	s	St Number	Street	Map #	Tax Lot	Analytical Area	Fairmount SAS Des.*	Existing	Future Allowed Zoning*
547	ORE ST MUS ANTHROPOLOGY	1724	Moss	17-03-32-44	3100	AA 75	Institutional	R-1	PL/SR
570	HSG - 1727 MOSS	1727	Moss	17-03-33-33	8600	AA 53	LHDR/LI	R-1	PL/EC/SR
525	HSG - 1736 A/B MOSS	1736A	Moss	17-03-32-44	3200	AA 75	Institutional	R-1	PL/SR
509	HSG - 1741 MOSS	1741	Moss	17-03-33-33	8900	AA 53	LHDR/LI	R-1	PL/EC/SR
510	HSG - 1741 MOSS GARAGE	1741	Moss	17-03-33-33	8900	AA 53	LHDR/LI (EC Cluster)	R-1	PL/EC/SR
623	HSG - 1763 MOSS	1763	Moss	17-03-33-33	9001	AA 53	LHDR/LI (EC Cluster commons)	R-1	PL/EC/SR
559	HSG - 1787 MOSS	1787	Moss	18-03-04-22	6103	AA 53	LHDR/LI (EC Cluster)	R-1	PL/EC/SR
584	HSG - 1788 MOSS	1788	Moss	18-03-05-11	200	AA 54	LHDR/LI	R-1	PL/EC/SR
573	HSG - 1790 MOSS	1790	Moss	18-03-05-11	300	AA 54	LHDR/LI	R-1	PL/EC
588	HSG - 1795 MOSS	1795	Moss	18-03-04-22	6102	AA 53	LHDR/LI (EC Cluster)	R-1	PL/EC
530	HSG - 1802 MOSS	1802	Moss	18-03-05-11	400	AA 54	LHDR/LI	R-1	PL/EC
557	HSG - 1822 MOSS	1822	Moss	18-03-05-11	600	AA 54	LHDR/LI	R-1	PL/EC
529	HSG - 1838 MOSS	1838	Moss	18-03-05-11	800	AA 58	LDR	R-1	R-1
589	HSG - 1848 MOSS	1848	Moss	18-03-05-11	900	AA 58	LDR	R-1	R-1
562A	NEUROMUSCULAR ED CTR	1739A	Moss Alley	17-03-32-44	3300	AA 75	Institutional	R-1	PL/SR
562B	HSG -1739B MOSS ALLEY	1739B	Moss Alley	17-03-32-44	3300	AA 75	Institutional	R-1	PL/SR
550	HSG - 1796 MOSS ALLEY	1796	Moss Alley	18-03-05-11	1800	AA 54	LHDR/LI	R-1	PL/EC
146	E. CAMPUS GRADUATE VILLAGE EAST	1420	Villard	17-03-33-32	6600	AA 51	LHDR/LI	PL/SR	PL/SR
500	FAC SERV RECYCLING MODULAR	1460	Villard	17-03-33-32	6600	AA 51	LHDR/LI	PL/SR	PL/SR
574	HSG - 1470 VILLARD	1470	Villard	17-03-33-32	7000	AA 51	LHDR/LI	R-1	PL/SR/EC
575	HSG - 1480 VILLARD	1480	Villard	17-03-33-32	7100	AA 51	LHDR/LI	R-1	PL/SR/EC
563	HSG - 1498 VILLARD	1498	Villard	17-03-33-32	7200	AA 51	LHDR/LI	R-1	PL/SR/EC
587	HSG - 1510 VILLARD	1510	Villard	17-03-33-33	5500	AA 52, 55	LHD/LI, LDR	R-1	PL/EC (w) and R-1 (e)
503	HSG - 1528 VILLARD	1528	Villard	17-03-33-33	5600	AA 52, 55	LHD/LI, LDR	R-1	PL/EC (w) and R-1 (e)
539	HSG - 1542 VILLARD	1542	Villard	17-03-33-33	5800	AA 52 (w 60'), AA55 (e 100')	LHDR/LI (w 60'), LDR (e 100')	R-1	PL/EC (w) and R-1 (e)
542	HSG - 1560 VILLARD	1560	Villard	17-03-33-33	5900	AA 52 (w 60'), AA55 (e 100')	LHDR/LI (w 60'), LDR (e 100')	R-1	PL/EC (w) and R-1 (e)
515	HSG - 1572 VILLARD	1572	Villard	17-03-33-33	6000	AA 52 (w 60'), AA55 (e 100')	LHDR/LI (w 60'), LDR (e 100')	R-1	PL/EC (w) and R-1 (e)
576	HSG - 1584 VILLARD	1584	Villard	17-03-33-33	6100	AA 52 (w 60'), AA55 (e 100')	LHDR/LI (w 60'), LDR (e 100')	R-1	PL/EC (w) and R-1 (e)
556	HSG - 1598 VILLARD + garage	1598	Villard	17-03-33-33	6200	AA 52 (w 60'), AA55 (e 100')	LHDR/LI (w 60'), LDR (e 100')	R-1	PL/EC (w) and R-1 (e)
548	HSG - 1602 VILLARD	1602	Villard	17-03-33-33	6300	AA 52 (w 60'), AA55 (e 100')	LHDR/LI (w 60'), LDR (e 100')	R-1	PL/EC (w) and R-1 (e)
571	HSG - 1618 VILLARD + storage	1618	Villard	17-03-33-33	6400	AA52 (w 60'), AA55 (e 100')	LHDR/LI (w 60'), LDR (e 100')	R-1	PL/EC (w) and R-1 (e)
551	HSG - 1630 VILLARD	1630	Villard	17-03-33-33	6500	AA 52 (w 60'), AA55 (e 100')	LHDR/LI (w 60'), LDR (e 100')	R-1	PL/EC (w) and R-1 (e)
544	HSG - 1678 VILLARD	1678	Villard	17-03-33-33	6700	AA 55	LDR	R-1	R-1
604	HSG - 1692,1694 VILLARD	1692	Villard	17-03-33-33	6800	AA 55	LDR	R-1	R-1
604	HSG - 1692,1694 VILLARD	1694	Villard	17-03-33-33	6800	AA 55	LDR	R-1	R-1
618	HSG - 1708 VILLARD	1708	Villard	17-03-33-33	9500	AA 56	LDR	R-1	R-1
549	HSG-1734 VILLARD	1734	Villard	17-03-33-33	9107	AA 56	LDR (EC Cluster)	R-1	R-1
617	HSG - 1746 VILLARD	1746	Villard	17-03-33-33	9106	AA 56	LDR (EC Cluster)	R-1	R-1
162	HSG - 1760 VILL 1761 MOON	1760	Villard	17-03-33-33	9101	AA 56	LDR (EC Cluster)	R-1	R-1
609	HSG - 1778 VILLARD	1778	Villard	18-03-04-22	4301	AA 56	LDR (EC Cluster)	R-1	R-1
577	HSG - 1800 VILLARD	1800	Villard	18-03-04-22	4304	AA 56	LDR	R-1	R-1
583	HSG - 1838 VILLARD	1838	Villard	18-03-04-22	4700	AA 56, AA 57	LDR	R-1	R-1
516	HSG - 1848 VILLARD	1848	Villard	18-03-04-22	4800	AA 56, AA 57	LDR	R-1	R-1
528A	HSG - 1664 VILLARD ALLEY (moved 11/02)	1664	Villard Alley	17-03-32-44	3200	AA 75	Institutional	R-1	PL/SR
	CAMPUS PARKING LOT & ROADWAY			17-03-32-44	100	AA 72	Institutional	PL	PL
	VACANT LOT			17-03-32-44	600	AA 72	Institutional	PL	PL
	not state-owned (Hoffman)			17-03-32-44	2100	AA 74	Institutional	R-1	R-1
	not state-owned (Hoffman)			17-03-32-44	2101	AA 74	Institutional	R-1	R-1
	VACANT LOT (parking)			17-03-32-44	3000	AA 75	Institutional	R-1	PL
	not state-owned (Dumond)			17-03-32-44	3400	AA 54	LHDR/LI	R-1	R-1
	VACANT LOT			17-03-33-33	5700	AA52	LHDR/LI	R-1	PL/EC
	not state owned - Shoup			17-03-33-33	6600	AA 52 (w 60'), AA55 (e 100')	LDR	R-1	R-1

Appendix E

Bldg #	s	St Number	Street	Map #	Tax Lot	Analytical Area	Fairmount SAS Des.*	Existing : Future Allowed Zoning*	
	VACANT LOT			17-03-33-33	8000	AA 52	LHDR/LI	R-1/SR	PL/EC
	VACANT LOT (outbuiding?)			17-03-33-33	9002	AA 53	LHDR/LI (EC Cluster)	R-1	PL/EC
	not state-owned (Thatcher)			18-03-04-22	4500	AA 53, 56	LDR	R-1	R-1
	not state-owned (Gab/Kyablue)			18-03-04-22	4600	AA 53, 56	LDR	R-1	R-1
	not state-owned (Sowards)			18-03-04-22	5700	AA 57	LDR	R-1	R-1
	VACANT LOT			18-03-04-22	5800	AA 57	LDR	R-1	R-1
	VACANT LOT			18-03-04-22	5900	AA 53	LHDR/LI	R-1	PL/EC
	Berg property-sold to Foundation			18-03-04-22	6000	AA 53	LHDR/LI	R-1	PL/EC
	VACANT LOT			18-03-05-11	100	AA 54	LHDR/LI	R-1	PL/EC/SR
	not state-owned (Nelson)			18-03-05-11	1600	AA 58	LDR	R-1	R-1
	VACANT LOT			18-03-05-11	2700	AA 59	LDR	R-1	R-1
NOTES:									
Fairmount SAS Des. = City of Eugene Univeristy of Oregon/Fairmount Special Area Study Land Use Designation.									
/EC = East Campus overlay									
Specified size of split lots are approximate.									