

Next Generation Housing Development Plan and East Campus Plan Amendment: 9/23/24 Open House Summary

The planning team for the Next Generation Housing Development Plan hosted a second open house for the general public and UO faculty, staff and students from 4-6 PM on September 23, 2024 at the Ford Alumni Center on the UO campus. Invitations were mailed to 1052 neighborhood addresses in the East Campus area and shared via email, print flyers, and through UO networks for three weeks before the event. During the two-hour event, fifty-nine participants signed in and about ten individuals attended but did not choose to sign in. Eleven participants turned in comment sheets, in contrast to Open House #1 in March which generated 42 comment sheets. The planning team reported positive interactions and received helpful feedback on the concepts.

The following is a general summary by topic of both verbal and written comments from open house participants, The planning team is considering this input as it refines the Next Generation Housing Plan and submits East Campus Plan Amendments to the City of Eugene. As the planning process continues, there will be additional opportunities for community engagement. The summary of comments is organized by the topics listed on the input sheets:

1. Why/Process

- What is the timeframe for the entire plan? The long-term elements of the plan could be as long as 70 years.
- A community member requested current housing data and questioned the market demand for this type of housing.
- An attendee wrote that he is afraid that everything has been decided and the mitigations to have a smooth buffer are tiny.
- A participant suggested focusing future development on the North side of Franklin, away from the delicate family neighborhoods. Short-stay apartments for visiting faculty are needed.
- A resident wrote, "Thank you for the well thought out open house. Provide timely feedback to the specific concerns of the neighborhood."
- A neighbor encouraged the UO to move quickly on replacing the "eye sore" existing homes on Villard with townhomes, "Please keep up your part of the neighborhood and be responsible."
- An attendee recommended that the UO set a serious priority on land restoration/ecology-mindful development.

2. East Campus Area Plan

- An individual was interested to learn the difference between a zone change and a code amendment.

- Regarding Southern Campus Boundary, the plan should provide a larger transition space between campus and the residential area to the South. Current plans are creeping too close to residential properties.
- Phase 1 makes sense, Phase 2 needs to scale to 6 stories, graduate/family housing is great.
- A homeowner at 18th and Moss questioned the university's ability to mitigate the impact of all the recent and planned UO facilities (Hayward, Knight Arena, new residence halls).
- An attendee wondered how the UO justifies more residence hall beds with the downturn in enrollment.
- An attendee expressed general concern with tearing down low-level single family homes.

3. Open Space Framework

- Several attendees asked where will the Grove Garden be located when the Phase 1 and 2 are implemented? The design team is working with the Grove Garden to identify the best location.
- A community member and architect shared concerns about the function and use of the interior courtyards, considering the scale and height of the structures.
- A homeowner is concerned about privacy and noise...will the open spaces include performance areas? Will all the trees be removed?
- A resident shared that the open spaces were thoughtful.
- A neighbor emphasized that keeping large trees is crucial.
- An attendee recommended that the UO develop the "Eco Commons" in partnership with cultural institutions.

4. A Residential Transition

- A participant requested more dynamic building shapes (including curves), and another person was interested in seeing what the buildings will look like.
- An attendee asked if the residential transition is part of City code, or an internal UO commitment?
- Neighbors living South of the Phase 2 site asked about how their property would be buffered from the 6-story residence hall and how the Southern property line will be maintained. They are generally supportive of the project but do have specific concerns about impacts to their property.
- A community member requested more detail on buffering south of Phase 2
- A neighbor asked how the UO will create a buffer that manages noise, industrial vehicles, and traffic.
- An attendee expressed concern that currently the Central Kitchen makes significant noise and is too loud.
- A resident wrote that the design seems adequate and depends on landscaping.
- An attendee stressed the importance of implementing the "gardens" as a ground level activity in Phase 1 and 2 if it is noted in the materials.

5. Implementing the Plan

- A rental owner asked how the University will attract students to on-campus housing when off-campus housing is less expensive.
- Moss Street Childrens Center staff expressed concern that the demolition/replacement of the single-family houses on Villard would negatively impact enrollment and the

financial viability of the facility. Also, could the team provide a solar study to understand the impact of the new structures on Moss Street?

- Some property owners asked if/when the University was interested in purchasing additional lots.
- A student living at the Graduate Village was relieved to hear that there are no short-term plans to replace existing housing in that area.
- A participant expressed general concerns about displaced residents due to the building projects.
- An attendee asked about the transition from existing housing on Villard to new housing? Will students be displaced and/or will they be guaranteed other housing?
- A participant asked what is happening with Kalapuya Ilahi and appreciated the information that repairs are occurring this year and the plan is for it to be open next year.
- A participant asked where the funds are coming from for Phase 1 and 2 and staff answered they are from UO Housing.
- A student housing employee requested that the design provide easy access within the buildings for carts.
- A graduate student living at 17th and Moss asked when construction would begin.
- A resident asked that construction traffic avoid Villard.
- How will the UO mitigate construction noise, a neighbor asked. Will construction vehicles use Moss?
- An attendee wants more information on the “flexible green” and the Moss St. vacation.
- How will you accommodate the loss of graduate housing on Moss in the interim?

6. Transportation

15th Avenue

- Regarding 15th Ave, comments were mixed. Several neighbors felt strongly that the University needs to maintain this E-W route for vehicles as closure would create too much traffic on 17th and 19th Avenues. Others felt that the proposed plan would work.
- A neighbor wrote that the design must include ways to control pedestrian traffic at 15th and Agate, “Agate Street should not be subordinate to Villard Street as a major artery to the neighborhood.”

Villard

- A neighbor shared concerns about enormous pressure on Villard, unless improvements are made to Agate.

19th and the Alleys

- A property owner on Moss Alley commented that traffic needs to travel West off the alley.
- There was a request for additional information about future plans for 19th Avenue.
- A nearby resident shared an understanding from past deliberations that Moss Alley would remain in the jurisdiction of the City and felt strongly that it not be transferred to the City of Eugene. They also shared that past promises around the Central Kitchen are not being respected.
- An attendee expressed concern about traffic along 19th Avenue and recommended traffic calming measures. They also shared that Moon Lee Lane experiences large trucks multiple times a day and they are concerned about the Alley Vacation proposal.
- An attendee wondered how much more traffic is projected for Moon Lee Lane and whether it will be paved. Many concerns about move-in day.
- Moon Lee Lane: When Moss St is closed between 17th and 19th, the alley will absorb traffic and cause additional traffic on Villard. What is the plan to address this?

- A neighbor asked for service vehicle routes to supply the new buildings. How much more traffic is anticipated and is traffic calming planned?
- Dead-end alleys are magnets for garbage and bad behavior, according to a participant. How about focusing on partial alley vacations?

Intersections:

- A participant wrote: “Cut back the corners to improve the view for cars.”

Parking:

- An attendee wrote: “Thanks for building this, what is the parking plan for family/graduate housing?”
- An attendee questioned the concept that “freshmen don’t bring cars.” They do, and they do not respect the parking permit zones. Another attendee echoed that “students bring cars.”
- A participant strongly opposes a parking garage because it will inundate the small-scale streets.

Franklin:

- A participant suggested lengthening the light at Villard and Franklin – 2 minutes is not enough.
- An attendee is adamantly opposed to a parking garage at 19th and Agate due to traffic – put it on Franklin.
- A neighbor shared that the Franklin Transformation Project is critical to the success of the UO plan.

Agate:

- Don’t close it to cars, shared an attendee. Focus on promoting transportation options such as cycling and transit.

General/Other

- Does adding residential beds actually reduce traffic?
- Promote transportation options such as transit and cycling.