

Frequently Asked Questions related to:

Next Generation Housing Development Plan
East Campus Area Planning and Land Use
Residence Halls Phase 1 and 2
Moss Alley Vacation

For more information:

[Next Generation Housing Development Plan](#)

[East Campus Area Plan](#)

[East Campus Area Land Use](#)

Project Overview

<p>What is the Next Generation Housing Development Plan and its purpose?</p>	<p>The Next Generation Housing Development Plan, completed in 2024, is:</p> <ul style="list-style-type: none"> • A long-term plan for housing, infrastructure, and open space over the next 20 years and beyond, primarily addressing the eastern part of campus. <p>Its purpose was to:</p> <ul style="list-style-type: none"> • Include a variety of housing types that meet the needs of first-year students, undergraduates, graduates, and families through campus-centered residential communities. • Establish a framework to achieve the university’s commitment to providing adequate on-campus housing for students of all levels through renovation of existing housing and new construction.
<p>Is it an adopted plan?</p>	<p>Unlike the East Campus Area Plan, the Next Generation Housing Development Plan is not an adopted plan. It informed updates to the university’s adopted East Campus Area Plan, identified proposed updates to the city land use code, and will guide future decision making for the east campus area.</p>
<p>What is the difference between the Next Generation Housing</p>	<p>The Next Generation Housing Development Plan explored how the East Campus Area can meet the long-term university needs for housing, infrastructure, and open space. This plan informed necessary updates to the university’s East Campus</p>

Development Plan and the East Campus Area Plan?	Area Plan and the city’s land use code. The East Campus Area Plan establishes principles and guidelines, adopted as part of the Campus Plan, that will guide future development.
What changes to city code are being proposed?	<p>Amendments to the /EC East Campus Overlay Zone are needed to allow the Phase 2 residence hall. Additional changes to city code are proposed to reflect recent updates to the university’s East Campus Area Plan which was informed by the Next Generation Housing Development Plan.</p> <p>Code amendments to the /EC East Campus Overlay Zone include:</p> <ul style="list-style-type: none"> - Residence halls as a permitted use - Increase the maximum building height limit from 45 feet to 85 feet - Expand the residential transition area from 60 feet from R-1 zoned properties to 75 feet from R-1 zoned properties - Increase the maximum building height within the residential transition area from 30 feet to 45 feet <p>Zone changes include:</p> <ul style="list-style-type: none"> - Remove /EC Overlay Zone from properties north of 15th Ave <p>Refinement Plan amendments:</p> <ul style="list-style-type: none"> - Updates to the Fairmount/University of Oregon Special Area Study for consistency with the recently updated East Campus Area Plan and proposed code amendments.
When will projects occur?	The Next Generation Housing Development Plan is a long-range planning document that envisions development over the next twenty years and beyond. More immediately, this plan informed the location of two new residence halls, which are planned to start construction in July 2025 and July 2026, respectively. The university is exploring the development of 10-70 family townhouse units along Villard Street and the potential redevelopment of Barnhart Hall, although the timing for implementation of these projects is unknown.
There has been discussion of 15th Avenue and Moss Street being closed to traffic, is that true?	The university is not currently proposing to close the streets, although it is a long-term aspiration as part of the Next Generation Housing Development Plan to make 15th Avenue and Moss Street significant campus open-spaces which prioritize pedestrians. Currently, both 15 th Avenue and Moss Street (south of 17 th Avenue) are city-owned. Before any significant change could occur, the streets would need to be vacated, which is a city process and would require significant coordination with the City of Eugene, neighborhood engagement, and traffic studies.
University Growth	
Why does the University want to increase the amount of student housing on campus?	Living on campus in UO’s high-quality, learning-centered residential communities has proven to improve student grades, student retention, graduation rates, and reduce time to graduation. Living on campus facilitates diverse and inclusive communal engagement that contributes to students’ exploring purpose and meaning and facilitates students making long-term social connections. Increasing on-campus housing adds to the overall capacity of housing in the community.

Is there demand for more on-campus housing?	Yes. University Housing has seen more demand than the university is able to accommodate for on-campus housing for students, including upper division undergraduate students, graduate students, and students with families.
How much housing are you planning for?	The Next Generation Housing Development Plan identifies an additional 3,410 – 3,490 beds in residence halls, 230 – 280 beds for graduate or family housing, and approximately 414,000 gsf of other types of institutional development while maintaining a residential transition between the university and the surrounding residential neighborhood. The Next Generation Housing Development Plan studies the capacity for student housing in the East Campus Area anticipating gradual university growth will occur.
Is the university planning to buy any more land in the East Campus area?	The university would consider purchasing privately-owned properties within its boundary if opportunities arise.
Overview of Next Gen Housing Residence Halls Phase 1 and 2	
Are new residence halls being built in the East Campus Area?	Yes, the university is planning to construct two new residence halls, informed by the Next Generation Housing Development Plan, in the East Campus Area. The buildings will be constructed in two phases.
Where will the buildings be located?	Phase 1 is located south of 17 th Ave, between Columbia and Moss Street (south of Kalapuya Ilihi Hall). Phase 2 is located south of 17 th Ave between Moss Street and Moon Lee Lane (south of Moss Street Childcare Center). (See map)
Why is this project happening now?	New residence halls are needed to help with future modest incremental enrollment growth, address current/increasing demand for on-campus student housing and will allow first-year students to be near other first year students living on campus instead of Riley and Barnhart Halls. Riley and Barnhart Halls will then have the potential to be redeveloped for other types of student housing, including graduate student housing.
What is the size and timeline of the Phase 1 residence hall?	The Phase 1 building is planned to be 7 stories tall (height) and approximately 219,700 gross square feet. Construction is anticipated to start July 2025. The project is expected to be completed Fall of 2027.
What is the size and timeline of the Phase 2 residence hall?	The Phase 2 building is currently planned to be 5 stories tall (height) along 17th Avenue stepping down to 4 stories (height) to the south. (See Map) The building will be approximately 171,000 gross square feet. Construction is anticipated to start July 2026. The project is expected to be completed Fall of 2028.
Why were these sites selected?	The Next Generation Housing Development Plan provides an overall vision for housing in the east campus area. The sites best advance the goals to create community for students in the east campus area and meet the required project timeline.
Is new parking being built for students living in the new residence halls?	No, additional parking is not being constructed as the new residence halls are anticipated to provide housing primarily for first-year students who typically do not bring personal cars and are discouraged from doing so. There are a variety of transportation options available to students living on campus which limit the need for personal cars.

Does the university own all the houses that will be displaced by the residence hall project?	Yes, the land and houses within the Phase 1 and 2 residence hall project footprint are university-owned.
Will the Grove Student Garden be impacted?	Yes, it is anticipated the Phase 2 residence hall will impact the Grove Garden. Through a collaborative process with the Student Sustainability Center staff and Grove Garden student leaders, the university has identified a new site. The intent is to transition to a new garden space by spring 2026 to minimize impact during the primary growing season.
How will transportation in this area be impacted?	<p>There will be additional service and delivery vehicles to support the new buildings, and efforts are being made to limit vehicle traffic in the surrounding neighborhood. The quantity of semi-truck deliveries will generally remain unchanged, with an anticipated one to three deliveries per day from the same trucks delivering to the Central Kitchen.</p> <p>More students living east of Agate Street will increase the number of students crossing Agate Street. The university recognizes the potential for impacts to the broader neighborhood and city owned streets and are seeking input as we plan an update to the overall campus transportation plan.</p>
Overview of Moss Alley Vacation	
Are city land use code changes needed for the Phase 1 residence hall?	For Phase 1 there are no code changes required, however, there is a need to vacate Moss Alley to accommodate the design of the residence hall.
What does it mean to vacate Moss Alley?	Vacation means the ownership would transfer from the City to the University. The university submitted an application December 2024 to the city to vacate the northern portion of Moss Alley. A public hearing is scheduled for May 19, 2025 at a City Council meeting where the proposed vacation will be considered.
Will the vacation of Moss Alley change the delivery route to the Central Kitchen?	Yes, there will be a change to semi-truck deliveries only. Semi-trucks will now travel south on Agate Street, go east on 19th Avenue for 1 block, then travel north on Columbia Street. Trucks will off-load on Columbia Street and then exit traveling north to 17th Avenue. There will be virtually no change to the routes for smaller delivery trucks, which can maneuver within the service area and will use the entrance/exit on Columbia Street. (See Diagram)
How many semi-trucks deliver to the Central Kitchen?	There is an average of approximately 1-3 semi-truck deliveries to the Central Kitchen per day, typically in the morning. The same vendors that deliver to the Central Kitchen will often deliver to other on-campus dining venues. For example, the semi-trucks delivering to the Phase 2 residence hall will be the same ones delivering to the Central Kitchen.
Will deliveries to the Phase 2 residence hall impact Villard Street or streets further east?	No. Semi-truck deliveries for the Phase 2 residence hall will off-load on 17th Avenue and then travel north on Moss Street, ultimately going back to Agate Street. Smaller delivery vehicles that can maneuver within the service area (Moon Lee Lane Alley) will enter/exit via 17th Avenue and go west to Agate Street. (See Diagram)

Villard Street / Residential Edge	
What is planned for the residential edge along Villard Street?	The University's property along Villard Street will remain an area of transition from higher density uses to lower density residential. The Next Generation Housing Development Plan illustrates how the single-family houses along Villard Street can be redeveloped to the current Middle Housing standards allowed within the city's residential zoning. The university is currently evaluating proposals to construct 10-70 family townhouse units along Villard Street. There is no specific timeline for this project, but it is currently being planned for.
Are you proposing any city code amendments for the residential edge along Villard Street?	No. The university is not proposing any code amendments for the residential edge along Villard Street, which is currently zoned R-1.
Process / Outreach	
What kind of outreach has occurred and what is planned for the future?	Over the past two years, the University hosted four open houses and numerous individual and group conversations for community, students, and UO staff to receive input on the Next Generation Housing Development Plan, East Campus Area Plan update, and the new residence halls. Invitations to these events were widely shared and more than 300 individuals participated in the events. See the project web page for an overview of the public outreach for the Next Generation Housing Development Plan and the East Campus Area Plan . There will be ongoing outreach during the public land use process, construction, and operations as changes occur in the east campus area.
Has the university engaged with the Fairmount neighbors?	The university engaged early with the Fairmount Neighbors Association (FNA), providing updates to its leadership on the status of the planning project and attended FNA meetings to share information. Engagement opportunities such as focus groups and open houses were also provided. Continued engagement is expected to keep the Fairmount Neighbors Association engaged through information sharing and engagement opportunities during the land use process.
Has the university engaged with the South University neighbors and other neighborhood organizations?	The university has shared general information and project updates at multiple South University Neighbors Association meetings and functions, including summer ice cream social, board meetings, and general meetings. The public open house invitations were widely shared with all City of Eugene neighborhood organizations.

Updated: May 12, 2025