

# Lane Community College

## Long Range Planning 2011 Report

14 June 2011



**Report prepared by:**

## The Urban Design Lab

University of Oregon  
School of Architecture and Allied Arts  
Eugene, Oregon

Mark L. Gillem, PhD, AIA, AICP, Director  
mark@uoregon.edu

and

Barry I. Gordon, Adjunct Research Assistant  
bgordon4@uoregon.edu

**For**

# Lane Community College

**Under the Direction of:**

The Lane Community College  
**Master Planning Task Force**

# Table of Contents

	<b>Executive Summary</b>	<b>4</b>
<b>Part I</b>	<b>Background</b>	<b>16</b>
	Planning Process	18
	Leadership Goals	19
	Stakeholder Participation	20
	Economic Analysis	22
	Planning Vision and Goals	27
	Design Principles	28
<b>Part II</b>	<b>Programming</b>	<b>30</b>
	Regulator Interviews	32
	Mega Meeting	34
	Department Resource Group Meeting	35
	Site Analysis	37
	Consolidated Constraints	42
<b>Part III</b>	<b>Design</b>	<b>43</b>
	Design Process	44
	12 Concepts	45
	Options 1-3	47
	Evaluation Analysis	54
	Options 4-5	57
<b>Part IV</b>	<b>Current Design</b>	<b>63</b>
	Illustrative Framework	68
	Building the Framework	69
	Northside ADP	70
	Front-Yard ADP	77
	Campus Core ADP	84
	Southside ADP	91
	Eastside ADP	99
	South-Eastside ADP	105
	Overall Campus Framework	112
<b>Part V</b>	<b>Conclusion</b>	<b>113</b>
	Appendix	116

# Executive Summary

The design workshops held at Lane Community College (LCC), on 19 and 24 October, 2009, began the work of creating a vision for the long range planning process at LCC. During the workshops, faculty, staff, and students, along with neighbors, neighboring land owners, and local design professionals, came together at the site to identify the challenges and opportunities facing LCC and to begin to craft a vision, identify goals and define design principles to address key planning issues.

Through a series of exercises - analysis of the strengths, weaknesses, opportunities, and threats; identification of campus rights and blights; and the collection of stakeholder participants' needs and preferences focusing on the physical and human environment and future needs and possible uses of the Russell Creek Basin and LCC - and a series of collaborative workshops and discussions, the group developed a vision for long range planning for LCC, to create, as LCC President Mary Spilde intends, a "legacy for and to the greater community."

Planning Vision: To create a campus that has **appropriate infrastructure** that fosters educational excellence through **sustainability and sustainable building and landscape practices** organized around **equitable accessibility** contributing to a **complete community**.

For this planning vision, four design goals emerged to guide the alternative development process:

**Goal 1: Appropriate Infrastructure.** Layout a strategy that incorporates camouflaged support services into the campus core that are efficient and logical.

**Goal 2: Sustainability and sustainable building and landscape practices.** Produce a vision that maximizes environmental stewardship and green technologies through attractive, well designed, safe, convenient, and comfortable buildings and outdoor spaces, while integrating practices that support and improve the health of life systems and provide educational spaces that contribute to building an understanding of sustainable ecological, social, and economic systems.

**Goal 3: Equitable Accessibility.** Provide easily identifiable hierarchy of gateways, roadways and pathways that promote safe, convenient, and comfortable options.

**Goal 4: Complete Community.** Provides places to learn, live, shop, work and play that help create a well-balanced environment for all Lane County residents.

During the workshops participants were divided into 12 groups and created their own "ideal" design and site layout for the future of the basin. These twelve concept development schemes, based on the current and future themes gathered during the planning phase of the workshop, gave guidance to the design consultants, allowing them to produce design options. A stakeholder group then evaluated the three options using the design principles as standard criteria to determine the option that best meets the principles of the vision. Incorporating comments and discussion from an addition design review, the design team was able to refine and produce two more option, led to an additional option.

Furthermore, the group developed an area development plan map (ADP), which divides the site into six distinct regions: the Northside, the Front Yard, the Campus Core, the Southside, the Eastside, and the South-Eastside. In October 2010 the LCC Board of Education unanimously adopted the vision, goals and principles and the Area Development Plan.

Held from January-March 2011, another round of workshops created detailed ADPs that cover each of these areas. With the guidance of stakeholder participation the ADPs have seen several iterations. The current design option is shown as separate illustrative plans that incorporate all the known requirements at this time. This represents only one construction variation, a snapshot in time, that meets the design vision. This approach, called capacity planning, develops the property to its capacity by showing notional buildings and circulation paths. It is up to LCC to decide need, density, occupancy and final shape of the buildings that could be carried out using this living document.

The final result provides a framework to accommodate the short term growth in addition to leaving room to accommodate long term growth. It provides for additional classroom, administrative, storage, housing, and flexible use buildings in addition to parking facilities.

Overall, the plan maintains LCC's design vision of a walkable, friendly campus environment that creates a living, learning, and working environment that generates an alternative revenue stream while supporting its educational mission and fulfilling its obligations to the community.



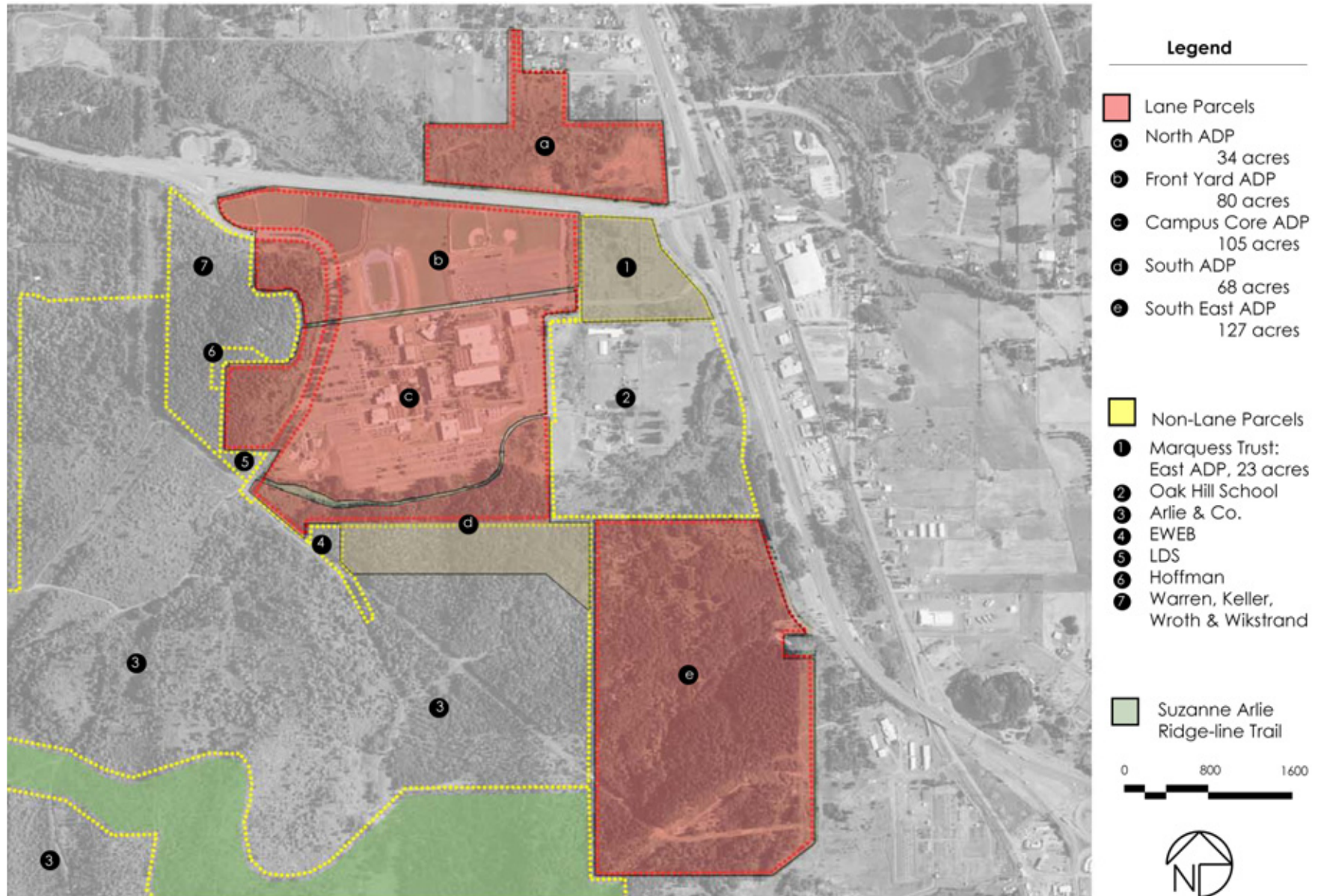
# Area Development Plan

To facilitate the planning process, workshop participants were given the task of identifying districts within the colleges' current land holdings. Additional discussion, with nearby landowners, developers, and other stakeholder participants, to include some areas of land not currently owned by the college were included in the identification of districts to show how coordinated planning and design could unfold. Before separating the main campus into districts, groups drew a growth boundary to show LCC's developable land that will allow for infill growth without compromising ecological and athletic focused areas. Within this growth boundary, the area was then divided into six districts. These districts (or Area Development Plans) will later be analyzed and planned at a detailed level with a design charrette, program analysis, graphic plan, and form-based code.

The workshop groups developed conceptual plans that clearly designated district areas that took natural constraints, existing infrastructure and street networks, and programmatic elements into account. Each map was analyzed and the common ideas (schemes) and districts were consolidated into one area development plan map. This map was then revised at a detailed level with input from various stakeholders and later adopted by the Lane Community College Board of Education. Other layers of analysis include key nodes, landmarks, and edges, as illustrated on the existing and proposed framework plans. The Area Development Plan map is on the following page.

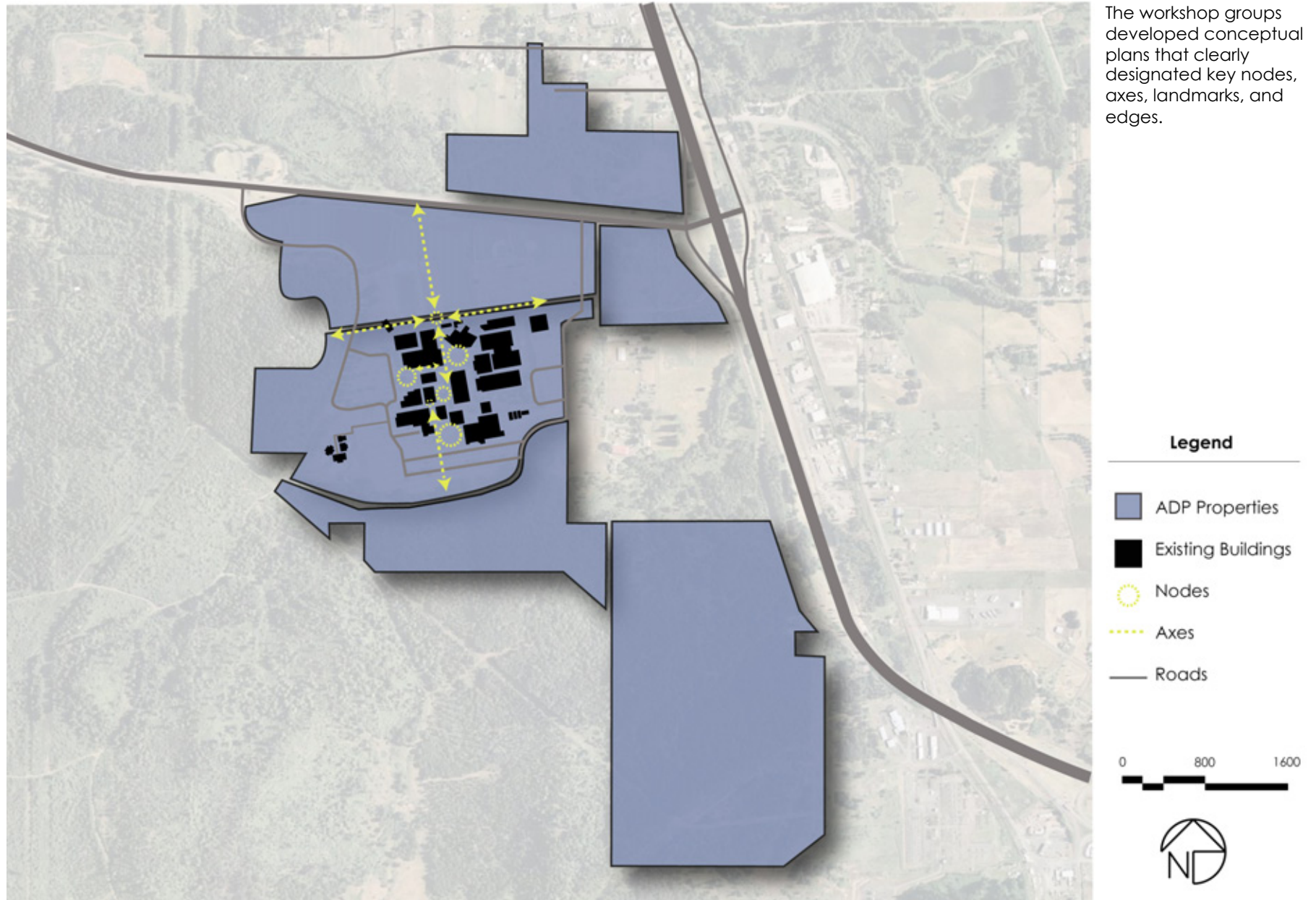


# Area Development Plan





# Existing Framework



# Illustrative Framework: Northside ADP





# Illustrative Framework: Front-Yard ADP

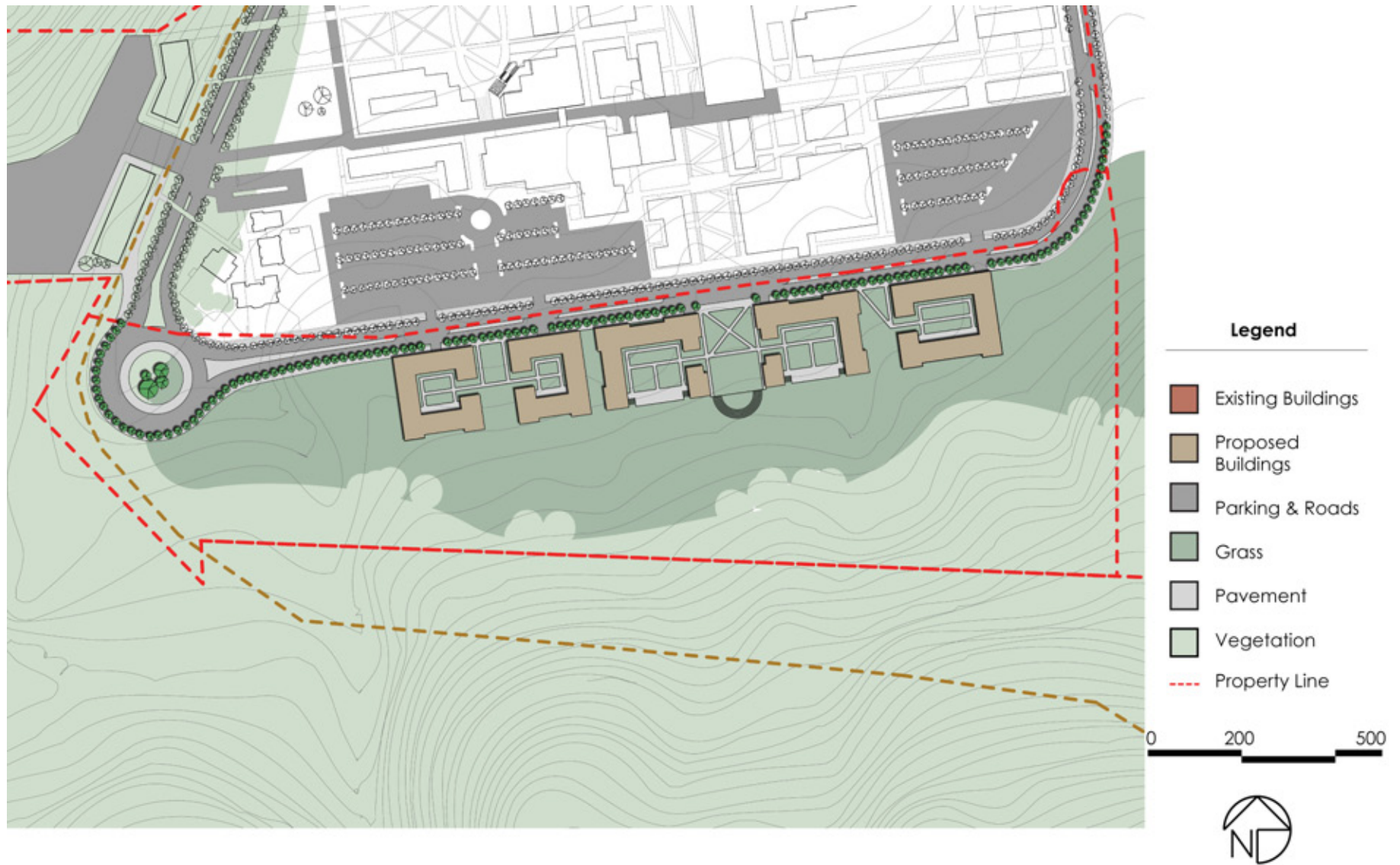


# Illustrative Framework: Campus Core ADP





# Illustrative Framework: Southside ADP



# Illustrative Framework: Eastside ADP





# Illustrative Framework: South-Eastside ADP

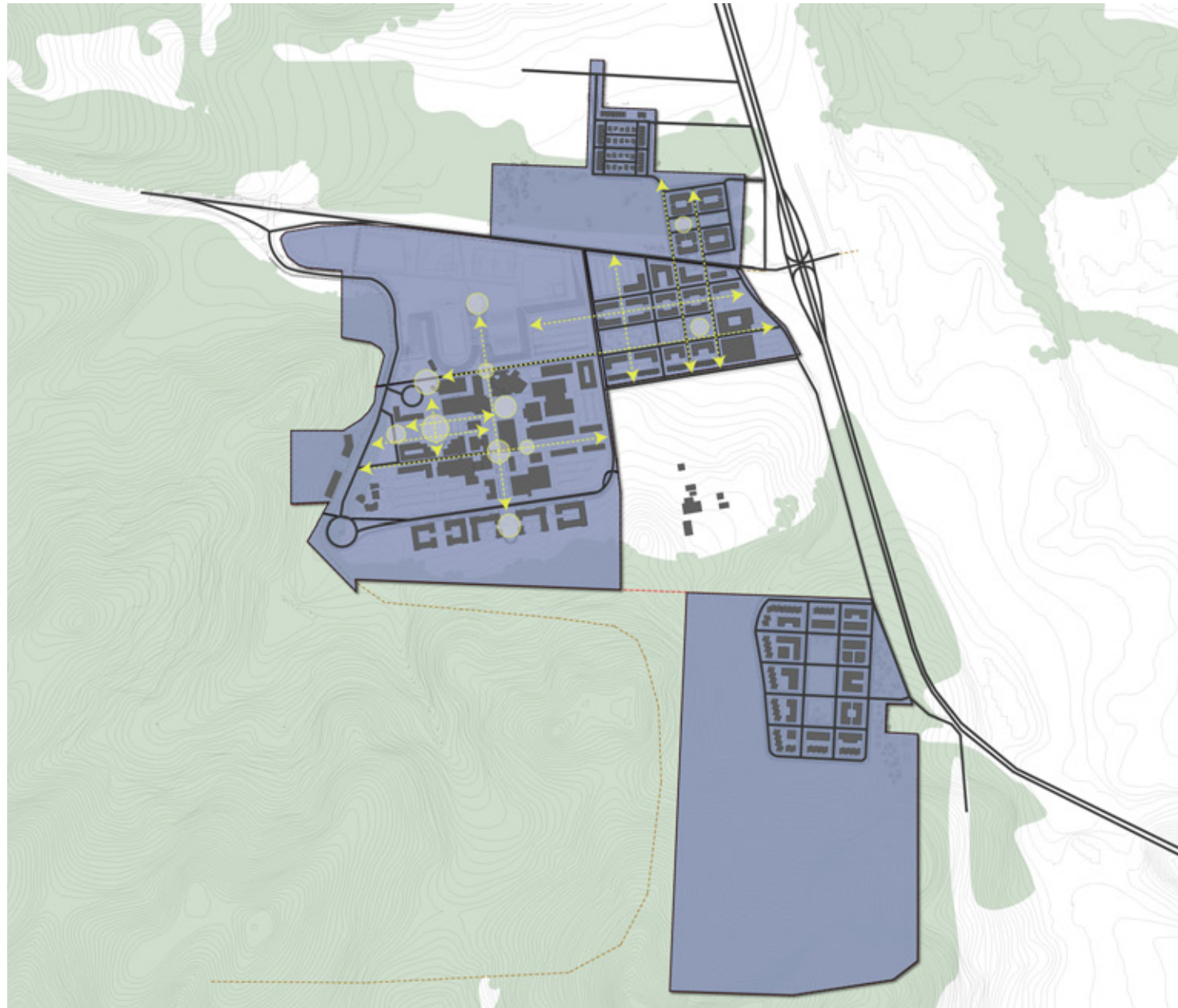


# Proposed Framework





# Proposed Framework



The proposed framework enhances the key nodes, axes, landmarks, and edges.

## Legend

- ADP Boundaries
- Buildings
- Nodes
- Axes
- Roads

0 800 1600





# Part I

# Background

# Lane Community College

Lane Community College was founded in 1964 by a vote of local citizens, and the main campus opened in 1968. The college was a successor to the Eugene Technical-Vocational School that was founded in 1938. LCC serve roughly a 4,600 square miles area, with a county population of 351,5715. The area that surrounds Lane Community College has a diverse economic base. Major employers of the region are the government sector, academic sector, healthcare and retail trades. Lane Community College's main campus is located at the fringe of the Eugene-Springfield metropolitan area. LCC has five other active branch campuses: a downtown Eugene, a Flight Technology Center at the Mahlon Sweet Airfield (Eugene), a Business Development Center in the Wildish Building (Eugene), and two additional centers in Cottage Grove and Florence that server a combined 3,400. In addition, LCC currently has a new downtown center under construction that will replace its current aging downtown facility. The new downtown center is projected to serve nearly three times the current downtown center student population of 1,900 students and will include over 250 beds. Roughly 45,000 students take credit or noncredit classes at LCC each year. LCC has the third largest enrollment of the 17 community colleges in Oregon. Lane has received many awards and accolades for its innovative programs and high quality instruction.

## **LCC Vision:**

- Transforming lives through learning

## **LCC Mission:**

- Lane is the community's college; we provide comprehensive, accessible, quality, learning-centered educational opportunities that promote student success

## **Strategic Directions:**

- Lane Transforms Students' Lives Through Learning
- A Liberal Education Approach for Student Learning
- Optimal Student Preparation, Progression and Completion
- Online Learning and Educational Resources
- A Sustainable Learning and Working Environment
- A Diverse and Inclusive Learning and Working Environment
- A Safe Learning and Working Environment

## **LCC Core Values:**

- Learning
- Diversity
- Innovation
- Collaboration and Partnership
- Accessibility
- Sustainability
- Integrity



# Planning Process

## Phase 1: Visioning Workshops

Kick-Off Workshop – October 2, 2009  
Workshops – October 19 and 24, 2009  
Develop Vision, Goals, Principles (VGP)  
Board of Education Update – February 3, 2010  
Evaluation of Options 1-3 to VGP – February 12, 2010  
Revised Option 4 Review – March 2010  
Board of Education Update – May 12, 2010

## Phase 2: Conceptual Vision Documentation (CVD)

In-Service Open House – May 25, 2010  
Athletic Complex Analysis – May 26, 2010  
Athletic Complex Meeting – June 2, 2010  
Revised Option 5 Review – July, 2010  
Conceptual Vision Document Review – August 24, 2010  
MPTF CVD Final Review – October 6, 2010  
Board of Education Adopts VGP and ADP – October 2010

## Phase 3: Regulatory Meetings and Interviews

Regulator Interviews (11) – December 2010-January 2011  
Board of Education Update – February 9, 2011  
Bond Mega Meeting – February 16, 2011  
Department Resource Group Meetings (6) – March-April 2011

## Phase 4: Workshop Area Development Plans

Workshop – January 26-28, 2011  
ADP Review – February 11, 2011  
ADP Review March 8, 2011  
Long Range Planning Draft Report – April 12, 2011  
Long Range Planning Breakfast – May 9, 2011  
Long Range Planning Prefinal Report – May 11, 2011  
Long Range Planning final Report – June 14, 2011





# Leadership Goals



## **Board of Education**

- Look to the next 50 years
- Maximize resources
- Increase revenue as funding dwindles
- Orderly expansion of faculties
- Connect with neighbors
- Include the voices of as many people as possible
- Improve the front door image-ability
- Create attractive outdoor spaces that include:
  - Spaces to Teach
  - Spaces to Play
  - Space to Socialize
- Stop vacant lot planning

## **Mary Spilde and Sonya Christian**

- Create a long term vibrancy on campus
- Take our financial fate into our hands
- Bring resources to the college
- Capitalize on our assets
- Create our own future by looking to utilize the colleges' land as an asset
- Collaboratively develop a vision and master plan:
  - Guide our future
  - Know where development could happen
  - Prioritize projects

## **Master Planning Task Force**

- Work together to design our future and facilities
- Long range planning deals with the future of future decisions
- Create a framework that accommodates participants' varied desires and visions for a common future

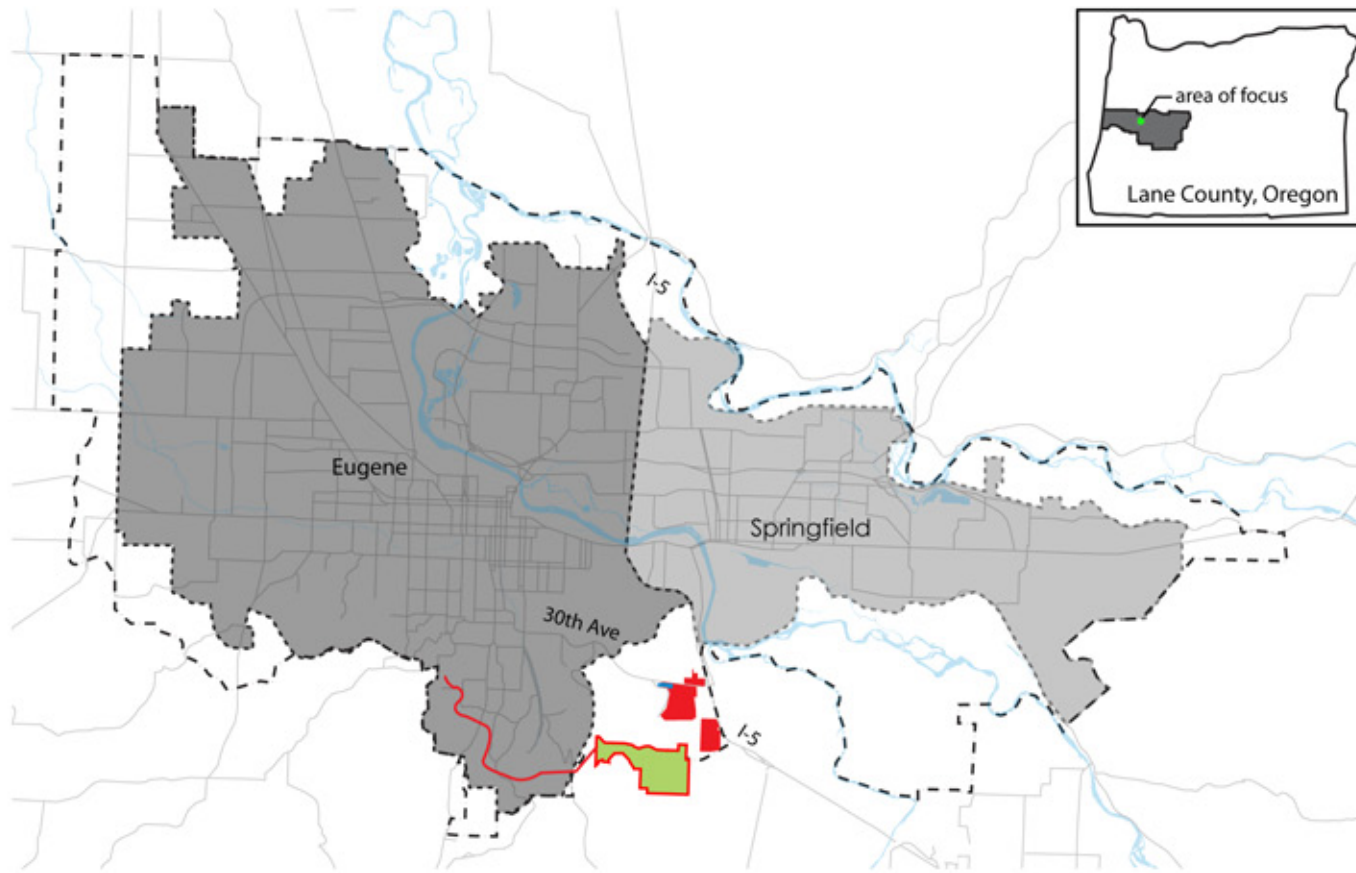


# Stakeholder Participation

Alan Bahner	Dan Welton	Jim Lewis	Mark Oberle	Rodger Bates
Alicia Markus	Dannon Canterbury	Jim Lindly	Marston Morgan	Rodger Gamblin
Alison Kwok	Dave Willis	Jim Salt	Mary Archer	S Bunker
Alissa Hansen	David Dougherty	Jody Anderson	Mary Spilde	Sally Chea
Allen Bahrst	David Posada	Joe Russin	Matt Bray	Sandy Wilhelm
Andrea Newton	Dawn DeWolfe	John Lawless	Melissa Hicks	Sarah Nemecele
Andrea Riner	Deanna Murphy	Jonathan Haller	Meredith Keene-Wilson	Sarah Ulerich
Anita Van Aspert	Dennis Carr	Jonathon Price	Merrick Simms	Satoko Motouji
Anne Godfrey	Dennis Gilbert	Josh Hilton	Michael Fifield	Savannah Crawford
Barb Delansky	Don Kahle	Joyce Thomas	Michael Oneil	Sharon Foster
Barbara Dumbleton	Donna Koechig	Rob Castleberry	Michelle Rau	Sonya Christian
Barbara J. Knight	Dorothy Wearne	Kate Barry	Mike Zimmerman	Stacey Schultz
Barbara Myrick	Ed Moore	Kate Sullivan	Moshtz Immgrman	Stan Taylor
Bart Poole	Elaine Vidal	Kathleen Murney	Neil Bjorklund	Steve McQuiddy
Barton Church	Elizabeth Andrade	Ken Murdoff	Pat Albright	Susan Carkin
Becky Thill	Elizabeth Uhlig	Kennie Mitsui	Pat Boleyn	Susannah Bard
Bob Baldwin	Eric Knobelspiesse	Kent Howe	Patrick Stevens	Tamara Pinkas
Bob Mention	Erika Palmer	Kiel Uhl	Patrick Turina	Teresa Hughes
Bonnie Simoa	G. O'Connor	Kinzley Phillips	Paul Crocker	Terri Harding
Brett Rowlett	Gabe Grainer	Kurt Albrecht	Paul Dustrud	Tim McAdams
Brian DeBrun	Gail Baker	Larry Reed	Peter Keyes	Toby Barwood
Brian Kelly	Greg Morgan	Le Andra Bell	Phil Beyl	Toby Kubler
Brian McCarthy	Greg Sanders	Matson Lee Imanen	Phil Farrington	Todd Lutz
Brian McMurray	Helen Garrett	Len W. Heflin	Phil Martinez	Todd Schneider
Caleb Lesselles	Hilary Babcock	Lide Herburger	Phil Thill	Todd Smith
Carol Schirmer	Hisao Watanabe	Liz Coleman	Phillip Richardson	Tom Johnson
Carolyn Weiss	Ian Coromondo	Lucas Posada	Ram Rattan	Tracy Simms
Cathie Reschke	Jan Halverson	Lydia McKinney	Randy Nishimura	Z. Langston
Cathy Lindsley	Jeff Goolsby	Lynn Nakamura	Ratana Suon	In-Service Open House
Celia Barry	Jeff Lange	Lynne Phillips	Raymond Bailey	
Charles Stewart	Jenna Fribley	Margaret Robertson	Rick Satre	
Claudia Owen	Jennifer Hare	Marie Sagaberd	Rick Williams	
Corinne Mooney	Jennifer Hayward	Marika Pineda	Rob Thallon	
Craig Black	Jenny Young	Marilyn Walker	Robert Mention	
Craig Taylor	JG Bird	Mark Miksis	Robert Thompson	



# Context Map



Lane County is located outside the Eugene and Springfield Urban Growth Boundaries. The college lies inside the Metro Growth Boundary and is accessible by U.S Interstate Highway 5 and 30<sup>th</sup> Avenue, a Lane County serviced road. Interstate 5 runs north and south separating the cities of Eugene and Springfield. 30<sup>th</sup> Avenue runs east and west serving as one of several links between Interstate 5 and the city of Eugene. Lane Community College has its two entry points along 30<sup>th</sup> Avenue.

## Legend

- LCC Property
- Suzanne Arlie-Trail Corridor
- Urban Growth Boundary
- Metro Plan Boundary
- Ridgeline Trail



# Lane County: Population

## Lane County Population Projects in 1,000 people

This analysis projects population in Lane County to grow at an average annual rate of slightly under 0.1 percent. These projections forecast a 2030 Lane County population of 430,454 persons, nearly a 24 percent rise in population from current count.

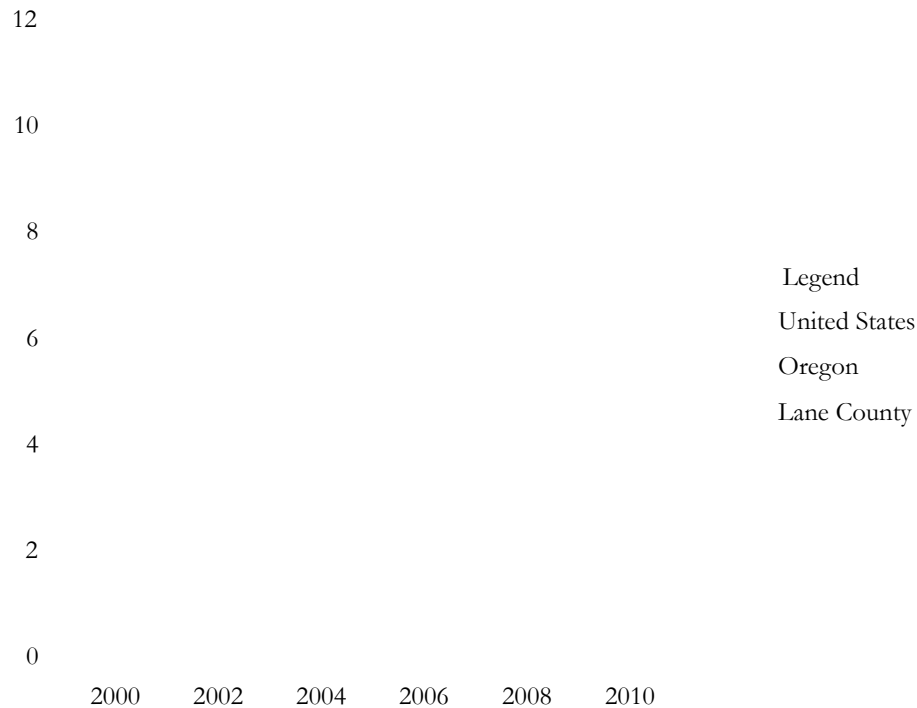


Source: Oregon Office of Economic Analysis, 2004

# Lane County: Economic Conditions

## Unemployment Rates

in percentages



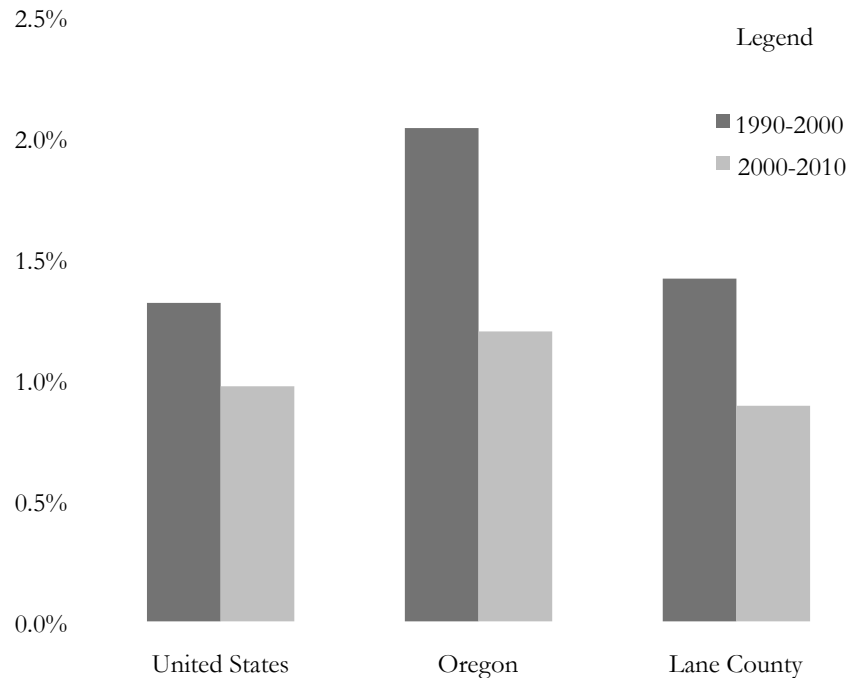
The graph at left shows unemployment rates for the Lane County, the state of Oregon, and the nation over the past decade.

Unemployment rates in Lane County and the state of Oregon have remained above national rates during this time except in 2008. In 2009 and 2010, unemployment rates for the Lane County and state have increased, lagging a year behind the national unemployment rate increases that began in 2008. Based on data available through June 2010 for Lane County and for the state of Oregon and the U.S., the average annual unemployment rate for Lane County in 2010 is estimated to be 7.9 percent, compared to 8.6 percent for the state of Oregon and 10.6 percent for the United States. These higher unemployment rates reflect the impact of the recession on the local, state, and national labor markets.

Source: Oregon Office of Economic Analysis, 2010

# Lane County: Population Growth

## Annual Population Growth Rates in percentages



The population of Lane County grew at a lower average annual rate than in the state of Oregon, and at a slightly lower annual rate than the United States between 1990 and 2000. Since 2000, the population growth rate of the United States, has decrease at an average rate of about 0.2 percent over the past decade, while the state of Oregon and Lane County have decreased at an average rate of about 0.8 and 0.5 percent, respectively, over the past decade.

Between 2000 and 2009, the population of Lane County grew on average just under 0.9 percent, the state of Oregon grew on average 1.2 percent per year while U.S. population growth averaged just under 1.0 percent per year (U.S. Bureau of the Census, 1990, 2000, 2009).

Source: U.S. Bureau of the Census, 2010.

# Blights and Rights

## Rights

**View Shed.** Many of the workshop participants commented on the views to the east, to Mount Pisgah; and open farmland as “beautiful” and “iconically Oregon”.

**Location.** Participants thought the proximity and connection to “surrounding natural and recreation networks...wetlands and forests” make Lane a unique location.

**Compact Campus.** Workshop participants liked the “tight clustering of buildings” that allow for “ease of walking” on campus.

**Sturdy Construction.** Many of the participants stated that the “architectural style of the buildings is a distinctive quality” at Lane.

**Space to Grow.** Workshop participants commented that room to grow is not really an issue, but it was the “where and how that needs to be planned for.”

**Art.** “The art is great here”...is a comment many participants made at the workshop.

**Transportation.** Participants noted they are “lucky to have cutting edge public transportation options” such as the LTD’s bus rapid transit line (EmX), and dedicated bicycle lanes.

**Values.** Many of the participants remarked that all “future planning should reflect Lane’s core values”: Learning, Diversity, Collaboration and Partnership, Innovation, Integrity, Accessibility and Sustainability.

**Great Community.** Participants made it a point to acknowledge the cooperation and coordination amongst all levels of Lane staff, faculty and students. Additional comments included “how amazing leadership, collaboration and participation” throughout the planning process was. The leadership was said to be “proactive, forward thinking and willing to invest in the future of Lane.”

**Unique Facilities.** Many workshop participants shared the opinion that “future planning at Lane can integrate with existing facilities and educational programs” to further the educational mission of the school.

# Blights and Rights

Workshop participants were given maps of the campus, and asked to identify rights – things that are positive and could be replicated or enhanced – and blights – things that were negative and needed to be removed or significantly addressed – at Lane Community College. Each table grouped the responses into a David Letterman style top ten list and reported back to the group. The groups consolidated their lists to create the top ten rights and blights below.

## Blights

**Entry.** *There is no clear definition or hierarchy to the two entries to the campus. Many of the meeting participants felt that "there is little to no designation that you have arrived at Lane...the boulevard along the western edge of campus comes to an abrupt stop when entering the campus...while on 30th Avenue the view into campus is too industrial and unwelcoming."*

**Gathering Spaces.** *"Lane was designed as a commuter college and there are few if any services that keep people on campus unless they have to be." Although there are many gathering spaces on campus, a common complaint was that "there are no quality spaces"*

**Way-finding.** *Meeting participants commented that the massive size of the architecture, the building names [actually numbers], the lack of a clear central axis and the complex directional kiosk are all factors that led to way-finding issues.*

**Location.** *Workshop participants commented "the site feels isolated in distance and in safety, sitting alone, outside of the urban growth boundary."*

**Accessibility.** *Meeting participants commented that topography at Lane makes circulation confusing, especially for people with disabilities.*

**Disconnected Parcels.** *The original plan for Lane states a tight core of buildings that would create the density needed to foster community. Many workshop participants were unaware that Lane owned so much unutilized land.*

**Transportation.** *Workshop participants all commented on the morning commute and the back up that occurs due to the low capacity at the I-5 interchange. Others complained about insufficient bicycle access and facilities, and LTD bus scheduling*

**Architecture.** *Meeting participants remarked that the lack of human scale and architectural aesthetic created disconnectedness and sensitivity issues. Other comments collected speak about "sick buildings that lack natural light and have seemingly no soul."*

**Views.** *Many of the workshop participants commented that a large portion of the campus does not take into consideration the "outstanding views of the valley." Additionally, one of the highest elevation and "best viewing areas on campus is dedicated to parking."*

**Layout.** *Workshop participants comment that the core "campus is densely packed around the 'Center' building and almost completely surrounded by parking...and lacks a true focal point."*

# Planning Vision and Goals

## Lane Community College Master Plan Vision:

To create a campus that has **appropriate infrastructure** that fosters educational excellence through **sustainability and sustainable building and landscape practices** organized around **equitable accessibility** contributing to a **complete community**.

The relationship between the vision, goals and principles guides the design process, giving us three parameters to check design decisions against. Every choice made in the long range campus plan must coincide with a principle, which supports a goal that is rooted in the vision, which comes from the community's input and feedback.

**Goal 1: Appropriate Infrastructure.** Layout a strategy that incorporates camouflaged support services into the campus core that are efficient and logical.

**Goal 2: Sustainable Building and Landscape Practices.** Produce a vision that maximizes environmental stewardship and green technologies through attractive, well designed, safe, convenient, and comfortable buildings and outdoor spaces, while integrating practices that support and improve the health of life systems and provide educational spaces that contribute to building an understanding of sustainable ecological, social, and economic systems.

**Goal 3: Equitable Accessibility.** Provide easily identifiable hierarchy of gateways, roadways and pathways that promote safe, convenient, and comfortable options.

**Goal 4: Complete Community.** Provides places to learn, live, shop, work and play that help create a well-balanced environment for all Lane County residents.

# Planning Principles



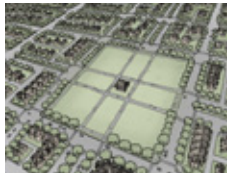
## Equitable Accessibility

Optimal Wayfinding  
Hierarchy of Paths  
Clear Circulation Routes  
Gateways  
Accessible Routes  
Connected Sidewalks  
Great Streets  
10 Minute Walk  
Convenient Bus Stops  
Safe Access for Bikes  
Accessible Entries  
Safe Access for Pedestrians



## Appropriate Infrastructure

Hidden Building Support  
Accessible Building Support  
Recycling Places  
Hidden Infrastructure



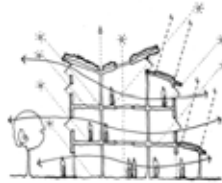
## Complete Community

Places to Learn  
Campus Cafes  
Campus Housing  
Campus Retail  
Places to Play



## Feasibility

Phase-Ability  
Constructability  
Political Feasibility  
Cost



## Sustainability

Narrow Buildings  
Oriented to Sun and Wind  
Green Roofs  
Ecological Preservation & Restoration  
Sustainability Leadership, Awareness and Education  
Teaching Landscapes  
Habitat Preservation and Integration  
Green Infrastructure



## Sustainable Building & Landscape Practices

Window to the Campus  
Four Story Limit  
Identifiable Entries  
Covered Walkways  
Articulated Walls  
Art on Campus  
Perimeter Support Buildings  
Shaped Pathways & Spaces  
Natural Surveillance  
Civic Structure  
Classrooms with Views  
View Corridors  
Background Buildings  
Entrance Transitions  
Landmark Buildings  
Seating Along Pathways  
Varied Seating  
Adapted Buildings  
Entries on Public Spaces  
Active Ground Floors  
Legible Landscapes  
Shaped Spaces  
Offset Outdoor Seating  
Small Parking Lots  
Places to Smoke

## On Design Principles

The list of principles (or design objectives) to the left are the beginning of a common design language that will be used to guide area development planning at Lane Community College. The idea is based in part on work by Christopher Alexander, as published in *A Pattern Language*. Alexander argues that we need a common language for design if we are to avoid the sterile and disjointed environments that are so prevalent today. Six months prior to the beginning of planning process LCC's College Council adopted a comprehensive list of design principles. One-hundred percent of these principles have been incorporated with the principles collaboratively developed during the visioning charrette based on lessons learned during the workshop. It is important to note that these principles work best in concert. This should be considered a beginning language for design and can be added to and modified over time. In effect, this forms the origin of an Campus Design Standard for development at Lane Community College.



# Additional Internal Resources

The long range planning process is dynamic and has many working parts. There are several organizations within Lane Community College that are working on separate documents and plans that have goals, principles and guidelines that link to long range planning. The following are reference documents which are the result of past work of the Facilities Council:

**Climate Action Plan.** Lane's Climate Action Plan was officially approved and adopted by the college in March 2011. The plan includes a goal to become carbon neutral by 2050 and lists the first 61 actions that Lane will take to get there.

<http://www.lanecc.edu/sustainability/documents/CAP2.pdf>

**Design Guidelines.** The purpose of these guidelines is to provide design consultants, including engineers, architects, landscape architects and planners, a framework within which to develop plans and designs that express the vision of Lane Community College and its constituents. These guidelines apply to all major remodels, renovations, and new construction of buildings, outdoor spaces, circulation elements, and infrastructure for all Lane Community College campus/ building locations.

[http://www.lanecc.edu/governance/councils/facilities/documents/](http://www.lanecc.edu/governance/councils/facilities/documents/DesignGuidelines-final-090528_1_000.pdf)

[DesignGuidelines-final-090528\\_1\\_000.pdf](http://www.lanecc.edu/governance/councils/facilities/documents/DesignGuidelines-final-090528_1_000.pdf)

**Sustainability: Design and Construction Policy.** This policy states that "The built environment has a profound impact on our natural environment, economy, health and productivity. As a signatory to the Talloires Declaration, Lane Community College is committed to conserving energy, water, and other natural resources, as well as minimizing disturbance to natural habitats." It also lists five planning steps for Lane to take including, "Fully use existing space prior to considering construction of new space."

<http://www.lanecc.edu/cops/sustdsgn.htm>

**Balancing and Preventing Native Habitat Loss on the Lane Community College Campus: Alternatives to Increasing Paved/Gravel Parking Lots.**

This report was prepared by a group of Lane faculty in 2009 in response to a plan to add additional parking south of lot L. The report provides information on rare and native habitat and oak savanna in this area and the educational benefits of preserving it.

<http://www.lanecc.edu/sustainability/documents/NativeHabitatPreservation.pdf>

**Learning Garden Master Planning Project.** The Learning Garden Master Plan seeks to clarify the mission and goals of the Learning Garden and its stakeholders, provide an outline and timetable for accomplishing these goals, and a vision for future growth and development.

<http://www.lanecc.edu/sustainability/documents/LearningGardenMasterPlan.pdf>



# Part II

# Programming

# Introduction

This introduction highlights a series of extensive interview/meetings held between December 2010 and April 2011. Three distinctly different meetings focus on:

**Part I. Regulator Interviews.** Representatives from Lane Community College and The Urban Design Lab had the opportunity to meet with transportation and land use officials on the local, county and state levels, review LCC's conceptual vision and hear discuss opportunities and challenges that arose. The summary from this meeting is divided into four sections: 1) Land Use; 2) Transportation; 3) Utilities & Infrastructure; and 4) Recommendations. The timing of LCC's planning and master planning was met with unanimous agreement. It was found that many regulators were discussing the potential for a series of nearby projects, two ongoing urban growth expansion investigations, and transfer of development rights pilot projects. It seems that politics are aligning and there has been discussion from the Governor's office, the economic development office, Lane County, and local agencies.

**Part II. Mega Meeting.** The goal of the Mega Meeting was to come to consensus on project prioritization through a collaborative process. To plan and design a future where growth of the Russell Creek Basin maximizes its land use and transportation capacity, Lane Community College must ethically and responsibly align its current bond projects and budget with the long-range plan, and planning and design process.

**Part III. Department Resource Group Meetings.** The Resource Group Meetings highlight six (6) separate meetings held with LCC's academic departments. The MPTF met with Resource Groups from the Sciences, Social Sciences, Center Building Inhabitants (two meetings), Media Arts and others. The meetings aim was to identify, prioritize, document and analyze the needs, ideals, and problems by actively listening and capturing the users' first hand experiential knowledge. The findings are divided into three sections concentrating on: 1) The Natural Environment, 2) The Center Building, and 3) Communication and Transparency in the process.

The detailed notes from these meetings can be found in the appendix.

# Regulator Interviews

**Transportation and Land Use Planning.** This summary highlights opportunities and challenges discussed at meetings held with transportation and land use officials from the Oregon Department of Transportation (ODOT), Department of Land Conservation and Development (DLCD), Lane County, City of Eugene, the City of Springfield, 1000 Friends of Oregon, Eugene Water and Electric Board (EWB), and Lane Transit District (LTD). This summary is divided into four sections: 1) Land Use; 2) Transportation; 3) Utilities & Infrastructure; and 4) Recommendations.

## SECTION 1: LAND USE

**Opportunities.** Eugene and Springfield are currently investigating the current and future land inventory needs in the Envision Eugene and Springfield 2030 processes. In separate meetings city officials have confirmed that Eugene is roughly 1000-1500 acres short of developable land for housing. Both cities believe that the Russell Creek/LCC Basin may be a good place to look at for future expansion and development and economic growth opportunities. Envision Eugene has a working Community Resource Group (CRG) consisting of roughly 60 people that has been convened by the city manager to inform recommendations of how to accommodate growth throughout the UGB investigation process. Surrounding cities and towns including the county are looking into the following development opportunities:

- The City of Springfield is looking in Glenwood;
- Lane County is looking at Goshen as an industrial/commercial land base - (this is an excellent opportunity to link Industrial-job-housing production); and
- The City of Eugene has acquired nearly 350 acres of Arley & Co. property with easements along the western edge of the Marston Forest - the park will be the biggest natural open space in the urban area. This would serve as a massive amenity to LCC and the community.

LCC needs a legal strategy to see what can be built on public facilities land with and without a UGB expansion. This may require legislative or code amendments that could lead to a broad based change for community college, university and high school owned public land to allow for non-educational use development. Legislative change could be limited exclusively to public lands as a way to ameliorate the financial positions schools are currently in and help with equitable accessibility. The better LCC is connected to this amenity the higher the value of any housing and development that would be situated near the park.

**Challenges.** LCC falls within the Metro Growth Boundary and therefore falls under its land use codes. If LCC wants to expand there will be parameters in the county's land development code regarding intensity of development and allowed uses. If proposed development or alteration to an existing use or building is not consistent with LCC's current zoning designation, LCC must apply to the county for an alteration of use. (Criteria to help leverage a legislative change - Goal 2 exception to

expand on resource lands to accommodate section 8 housing).

The following designations is the zoning for Lane Community College parcels:

- Core campus is public facility (Government and Education);
- Other core zoning is Forest and Agricultural land;
- The two parcels to the west are designated Forest and Wetland;
- The parcel to the north of 30th Avenue is designated Agriculture; and
- The Marston Forest is zoned Forest

In the core campus, dorms, for example could be built now if they are for college use. LCC was designated public facility land, as an exception parcel. There were certain uses and building/improvements already on the property. Even if footwork to amend county code was followed there is the possibility that LCC would be included into Eugene or Springfield. LCC zoning would then have to follow that cities zoning code.

## SECTION 2: TRANSPORTATION

**Opportunities.** The Emerald Express (EmX) Bus Rapid Transit (BRT) expansion to LCC has been noted to be of universal interest to all parties interviewed. Because there is significant interest for jobs in the area, multi-family housing makes sense. Promoting more transit use would be helpful. The City of Springfield has had informal conversations with Lane Transit District (LTD) representatives regarding a Glenwood-LCC connection. Additionally, ODOT has a long-term goal to study the I-5 interchanges at 30th Avenue and McVay highway. This study has stalled due to a lack of funding. ODOT Interchange Area Management Plan would be required with development plans.

The study for this area potentially could find that adding service of a BRT could:

- Save any further road expansion;
- Lower vehicle miles traveled (VMT) for staff, students and faculty;
- Reduce the amount of pollution
- Reduce the amount of farmland lost due to unnecessary road expansion and low density sprawl; and
- Lead to \$1500/year savings per family, per car in auto related maintenance by using transit or living on campus.

(continued on next page)

# Regulator Interviews (continued)

**Challenges.** Traffic is one of the byproducts of land use development and on the rise due to the auto dependency of our society. By increasing development in the Russell Creek Basin, additional traffic issues could be created. LCC will need a more detailed plan for development to initiate a traffic impacts study. Access and level of service to and from the I-5 Interchange, on Eldon Schafer Road, McVay Highway and 30<sup>th</sup> are continuing issues.

## SECTION 3: UTILITIES & INFRASTRUCTURE

**Opportunities.** There has been discussion of extension of water and sewer services by upgrading and linking a 3-mile run from Creswell to Goshen. Any future development in the Russell Creek Basin could lead to the necessity of upgrading and expanding the water and sewer lines. EWEB is already slated to replace the Bloomberg Neighborhoods water main at the same capacity. EWEB representatives already said that it would be simpler to add 2 inches of diameter to raise capacity now if they could. Thinking big now would provide a draw and a lot of opportunity for the area. The GE/ Portland/PSU partnership in downtown Portland Eco-District could be a good precedent for bringing together outside money, research and opportunity.

### **Challenges.**

In the past there has been a lot of opposition of utility expansion due to land speculation and any wholesale growth such as traditional sprawl. Geography of the basin is an issue for running services up and over, under, around or from another areas. Creating a run from an area such as Goshen/Creswell or farther down Highway 58 where there already is existing development could be an opportunity, but could lead to further sprawl. Reservoir capacity may be an issue.

## SECTION 4: RECOMMENDATIONS

The meetings conducted have been met with unanimous agreement on the excellent timing of LCC's master planning process and the potential Creswell facilities expansion and Goshen Industrial/technology development opportunities. Politics are aligning and there has been discussion from the Governor's office, the economic development office, Lane County, and local agencies

The cities of Eugene and Springfield are currently engaged in a major update to their comprehensive plans called Envision Eugene and Springfield 2030. Now is an excellent time for LCC to engage both cities and Lane County in further discussion surrounding planning for the future of the LCC Basin. Both planning efforts could result in a recommendation

to expand their respective Urban Growth Boundary (UGB). In which direction growth would occur is unclear. Many individuals have postulated that moving into an already disturbed, lower-value land designation to the south has potential over other areas being reviewed. Whether under county or city regulations the land use piece of this puzzle needs to be addressed first with a coordinated look at transportation, utilities and infrastructure pieces.

LCC should continue master planning efforts with clear communication with land use and transportation planning representatives from ODOT, Lane County, the cities of Eugene and Springfield, LTD, and EWEB. LCC's development design proposal would be stronger if it were backed by a traffic impact study;

LCC should reach out to Eugene's Envision Eugene Community Resource Group (CRG), whom will be holding a meeting in January. The City Manager will be going to council with recommendations at the end of February when there will be extensive study of proposed areas; LCC should establish a policy committee on campus development that includes a city council member or county commissioner involved for policy issues;

LCC should immediately contact the Lane County Commissioners; LCC should contact former State Senator Lee Beyer who has been a champion of land use reform to stimulate economic development; LCC should contact Representative Terry Beyer (Lee Beyer's wife) whom is the Chair of the House Transportation Committee; and LCC has the potential to be a key partner in a monumental connection to Eugene Parks, linking Mt. Pisgah to Fern Ridge.

# Mega Meeting

The goal of the “Mega Meeting” was to align the current bond project and budget with the long-range plan. The Master Planning Task Force chairperson, Bob Baldwin, facilitated the Mega Meeting with support from Bond Leadership chairperson, Todd Smith. The goal of this meeting was to come to some consensus on project prioritization through a collaborative process.

Conceptual programming and budgeting for all of the Bond projects was completed prior to the Bond election in 2008. These included the remodels of the Center Building, the Forum and Building 18. The decision to add a Dance studio to building 6 instead of to building 5 was made later. In 2008 there was no campus master plan and there was the expectation that State Construction Bonds would be available to augment Bond funds. Now, there is a campus master plan and State Construction Bonds will not be available for the foreseeable future. These new realities force the college to take another look at the four projects. The 16 February 2011 meeting concluded with two key findings:

## **Project Priority.**

The projects were prioritized and the results were as follows in descending order: 1) the Center Building, 2) the Forum, 3) Building 18 and 4) the Dance Studio. The decision was made to update the original programming and budgeting for the three highest priority projects to align them with the master plan and available funds. Adding the Dance Studio to building 6 will have to come later.

## **Feasibility Study.**

The Center building, the Forum and Building 18 projects are inter-related. What happens in one of them influences what happens in the others. The alignment process must involve all three projects at the same time. Also, the process must include the possibility of adding a new building or repurposing an existing building. The total amount of funds needed to implement the updated concept must not exceed the \$20.2 million currently in the budget for the four projects.

A feasibility study process similar to the one used for the Downtown Campus building project could be used. This process would be best to use because people may be familiar with the process due to the closeness in time to the current Downtown Campus Building Study. This process involves the following sequencing:  
Hire an architectural firm to update the conceptual programming for remodeling the Center Building, the Forum and Building 18 and recommend options that are within the total budget of \$20.2 million to accommodate those needs. Also, recommend a sequential way to implement each option.

The college will review the options and decide how to move forward  
Hire qualified architects to design each project.

# Department Resource Group Meetings

**Resource Groups.** This summary highlights the six (6) meetings the Master Planning Task Force (MPTF) held with Lane Community College's academic departments. These groups will be referred to as Resource Groups (RG) throughout this document. The MPTF met with Resource Groups from the Sciences, Social Sciences, Center Building Inhabitants (two meetings) and Media Arts. Additionally, representatives from the International Program, Library and Disability Services, and the Culinary Arts and Food Services participated during these meetings. The summary is divided into three sections: 1) Natural Environment, 2) Center Building, and 3) Communication and Transparency

**SECTION 1: The Natural Environment.** The Ecological Resource Group has a strong desire to keep all natural spaces for special habitat. The idea that the areas surrounding Lane Community College (LCC) are wild and unspoiled is strong among the participants in this RG, albeit the definition of what wild and unspoiled means was not made clear. This RG has a strong connection to the surround land and has spent much time tending (native habitat and garden) and teaching (garden and outdoor classrooms) in the area. The Marston Forest is said to be a richly diverse area with Oak Savannah - which is slowly being encroached upon - blackberries, rock outcrops, and other native habitat. Development in this area would lead to fragmentation of flora and fauna habitat. Additionally, there was some uncertainty of the finding Native American artifacts/sites in the Marston Forest.

The Ecological Resource Group was not totally opposed to development and expressed their hopes that the MPTF could find an alternative, less harmful to the natural environment, way of development. Several ideas were posed: 1) The idea of growing up and not out using previously developed core campus, Oak Hill School or Marquess Trust parcels; 2) development of an evaluative criterion (McHargian Overlay) that could find the least harmful areas (to flora and fauna) for building; and 3) a multi-use parking structure (above or below ground) with academic functions above developed on existing parking areas. In addition, the idea of purchasing Arlie & Co. land with the intent to develop was discussed and came upon the same standards of currently owned LCC land, develop an evaluative criterion to assess the diversity and then, possibly, choose the least desirable land for habitat to develop.

**SECTION 2: The Center Building.** Three of the four resource group meetings held discussed the Center Building. Several subtopics were derived from these meetings talked about classrooms, food services, the library, and the heating ventilation air conditioning (HVAC) system. The idea of demolishing the center building was brought up during two of the three RG meetings. (Much of these meetings read as a laundry list of needs and desires in a renovated or new space.)

The need for additional classroom space was clearly stated by most of the

participants. It was unclear whether this was an actual or perceived lack of classroom. It was made clear that the current scheduling procedure was inadequate and warranted amelioration in a different forum. The seismic integrity of the Center Building was discussed in all meetings and supported by a 2005 survey showing that both the Forum and Center Buildings were a high risk for collapse in the event of an earthquake.

Food services representatives believe that they should be given greater attention because they are a revenue producing service and they also added that their operation could reduce long term operating expenses and increase customer purchases through renovated/new facilities. Again, much of these conversations read as a list of future desires including ideas for layout and design, operational modifications from morning cooking to cook to order setup with prepping as a back of house function. In order to accommodate any new design plumbing, gas and electric infrastructure would need updating. Additional wish list items include a separate break room, convenience store style operation, permanent natural gas line to the hot dog cart, an expanded bakery for the Culinary Arts (CA) program, and to have more CA students be incorporated into production areas of food services.

Several comments were made that a segment of the Library population was being left out of the planning process. It was discussed that this is part of the process and that further input was to be told directly to department managers. The notion of the learning commons was explored as a 20-year old idea and maybe not the most innovative for current/future plans. The library representatives expressed a need for more space including: group study areas, consolidated functions, and spaces that are flexible to accommodate different uses as need, use and preference arise.

It is commonly known that the HVAC system is in need of an upgrade. Such upgrades should include mechanical and electrical improvements on each floor and the separation of kitchen from climate ductwork. In addition to these upgrades intake and outtake valves should be separated. The

(continued on next page)

# Department Resource Group Meetings (cont.)

## **SECTION 3: Communication and Transparency**

A large group from the Media Arts Department gathered at the 4 April meeting. It was apparent that there was an organized effort to have high attendance at this meeting. Initially it was unclear what motivated this group to attend, but it became apparent that the following issues electrified the group:

A lack of transparency of the current bond's realignment;

How, why and what data was collected;

How and who was making decisions; and

A strong feeling that the Media Arts cohort were not being engaged in the process, i.e. not being heard)

Additionally, most of the participants in the 4 April meeting believe that the master planning process is putting pressure on decisions that have been made on existing bond projects that have been on going for many years. Many of these people had participated in the work-up of the bond and have been involved in the PUG and ongoing design process. These sentiments were heard throughout a many of the Department Resource Group meetings, but most passionately on the 4 April meeting.

Further discussion focused on:

Explanation of how state matching funds are no longer available to LCC due to the federal, state and local government's exhausted financial means; Bond realignments next steps; and Explanation of the input process, two years of charrettes, input, and evaluation Iterative input, design, evaluate, redesign process. McHarg, Ian L. Design with Nature. Garden City, N.Y.: Published for the American Museum of Natural History [by] the Natural History Press, 1969.





# Site Analysis

# Built Conditions



This map isolating the campus' building foot-prints, circulation networks and parking lots. In general, there are rectilinear regulating lines that most buildings adhere to, although recent projects such as the long house and performing arts building are slightly canted with respect to the other facilities. There is a significant amount of pavement in the form of roads, parking lots, and hardscape.

## Legend

-  Existing Buildings
-  Parking Lots
-  Sport Fields
-  ADP Boundaries
-  Roads
-  Sidewalks

0 800 1600



# Utilities and Infrastructure Conditions



The campus is built with underground utility tunnels that connect all of the original buildings. Any new buildings or additional construction has linked into this system.

## Legend

- Existing Buildings
- Steam Tunnels
- Natural Gas Lines
- Roads
- Electrical Lines
- City Water
- Emergency Generators
- Cell Tower
- Sanitary and Storm Sewer

0 800 1600










# Environmental Conditions



The campus has significant surface water due to the large percentage of land that is impermeable from buildings, hardscape and parking. The Russell Creek flows from south to north along Gonyea Boulevard, past the 7 acres of retention ponds and eventually across 30<sup>th</sup> Avenue into the wetlands. There is winter standing water along 30<sup>th</sup> Avenue and to the east of the ponds. \*A more detailed environmental assessment is necessary.

## Legend

-  Surface Water
-  Topography
-  ADP Boundaries
-  Wetlands
-  Vegetation

0 800 1600



# Cultural and Contextual Conditions



This map displays the eyes view with imaginary projection lines highlighting the expansive views to the north from vantage points throughout campus and the culturally significant view of the Native American longhouse.

## Legend

- Buildings
- Roads
- Views
- .... ADP Boundaries

0 800 1600



View to North



View to East





# Consolidated Constraints





# Part III

# Design

# Design Process

The work found in this section was included in a report titled “A Framework Plan” dated June, 2010. A “Conceptual Vision Document” (CVD) followed the Framework Plan and further developed the draft preferred alternative. Five development options were created and critiqued by college staff, students and faculty representatives from various departments, neighbors and planners from several agencies. This effort resulted in a framework titled “Revised Development Option 5”. The Vision, Goals, Principles, Area Development Plan and the Conceptual Vision Document were presented to and adopted by the Board of Education at its October, 2010 meeting.

**Capacity Planning** is the approach that was taken that shapes the framework options. This represents only one construction variation, a snapshot in time, that meets the design vision. This approach develops the property to its capacity by showing notional buildings and circulation paths. It is up to LCC to decide need, density, occupancy and final shape of the buildings that could be carried out using this living document.

**Defining the level of detail.** The following alternative design options are intentionally vague. There are no building uses designations, and no hypothetical or real programming needs specificity designed during the schematic design phase. Parking calculations are based on existing and proposed spaces, keeping in mind that in the design development stage, specific buildings will have particular requirements. Working with a two-phase programming process, (1) planning and (2) design; did not allow for a higher level of detail and was outside of the scope of this project.

**Twelve Schemes with Ten Common Themes.** During the two visioning workshops the participants developed twelve concept development schemes based on the current and future themes gathered during the planning phase of the workshop. Each of these concept development schemes was consulted as the Urban Design Lab proceeded with the design process. Some key ideas that emerged from the workshops are:

- Campus Quads
- Nodal Development Along I-5
- Preserve the Wetlands
- Preserve the Lane Forest
- Short Walks
- Preserve the Recreation Fields
- Connect to Nature
- Develop a Campus Gateway
- Housing on the South Side
- Perimeter Parking

The design visions, goals and principles and 10 common themes have been used during the evaluation process as a check against the original vision. It is through representing the stakeholders vision, goals, principles, and 10 common themes that have allowed the alternatives design options to be evaluated in their illustrate form in this iterative process.

## Planning Vision:

To create a campus that has **appropriate infrastructure** that fosters educational excellence through **sustainable building and landscape practices** organized around **equitable accessibility** contributing to a **complete community**.

### Goal 1: Appropriate Infrastructure.

Layout a strategy that incorporates camouflaged support services into the campus core that are efficient and logical.

### Goal 2: Sustainable Building and Landscape Practices.

Produce a vision that maximizes environmental stewardship and green technologies through attractive, well designed, safe, convenient, and comfortable buildings and outdoor spaces.

### Goal 3: Equitable Accessibility.

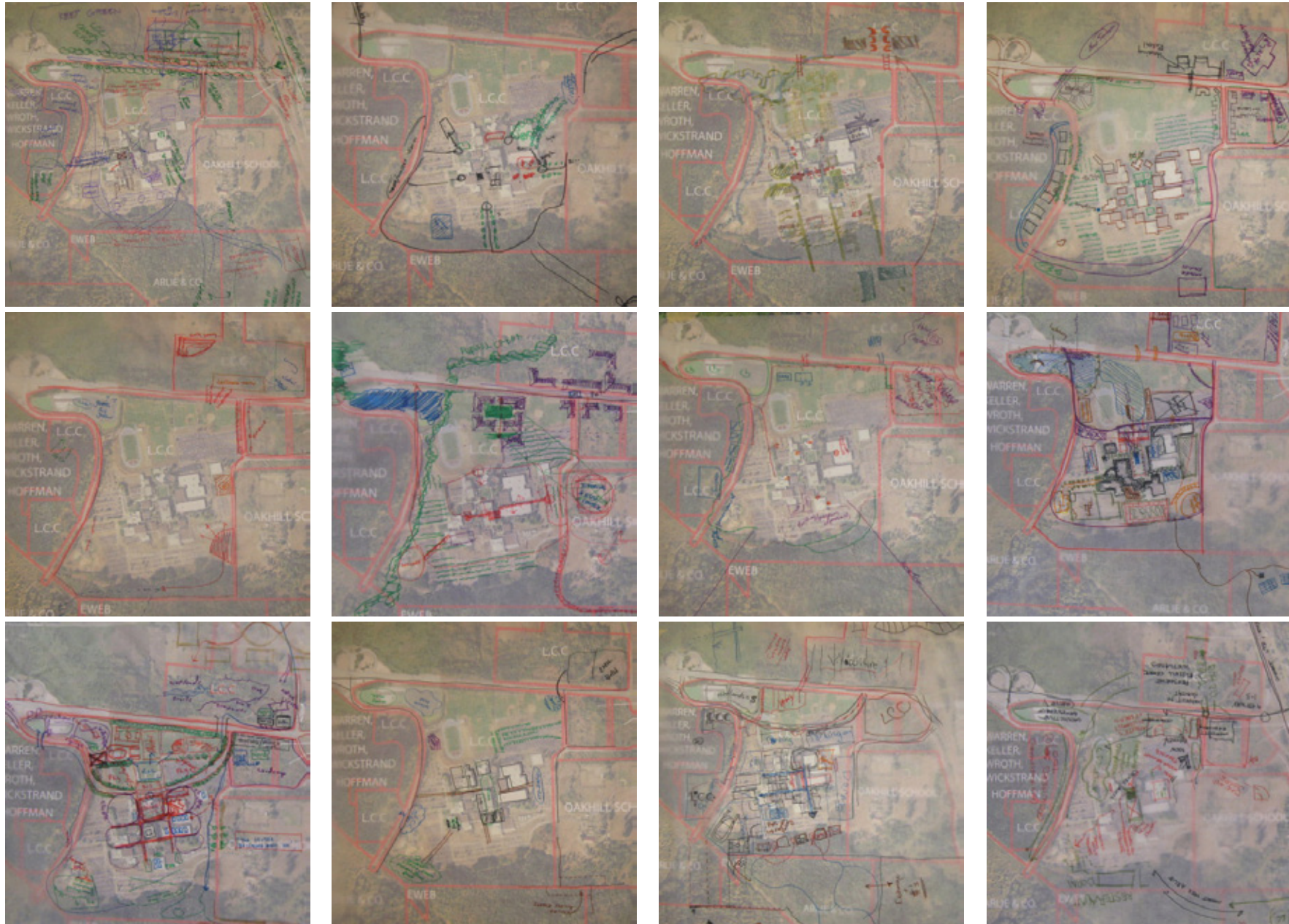
Provide easily identifiable hierarchy of gateways, roadways and pathways that promote safe, convenient, and comfortable options.

### Goal 4: Complete Community.

Provides places to learn, live, shop, work and play that help create a well-balanced environment for all Lane County residents.



# 12 Schemes :: 10 Common Themes





# 12 Schemes :: 10 Common Themes



**Housing on the South Side**  
**Perimeter parking**



**IN 5/12 PLANS**  
**IN 9/12 PLANS**



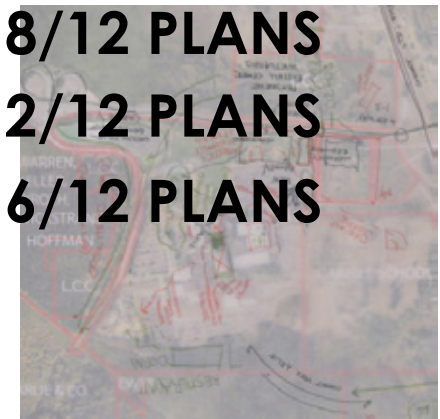
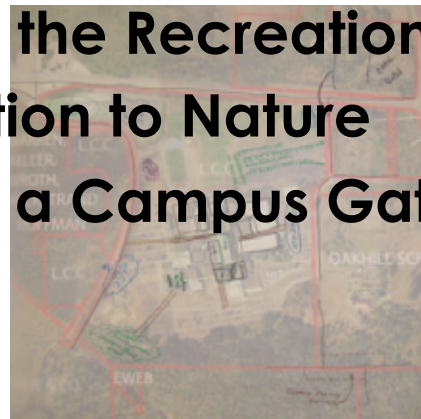
**Campus Quads**  
**Nodal Development Along I5**  
**Preserve the Wetlands**  
**Preserve the LCC Forest**  
**Short Walks**



**IN 11/12 PLANS**  
**IN 9/12 PLANS**  
**IN 7/12 PLANS**  
**IN 7/12 PLANS**  
**IN 12/12 PLANS**



**Preserve the Recreation Fields**  
**Connection to Nature**  
**Develop a Campus Gateway**



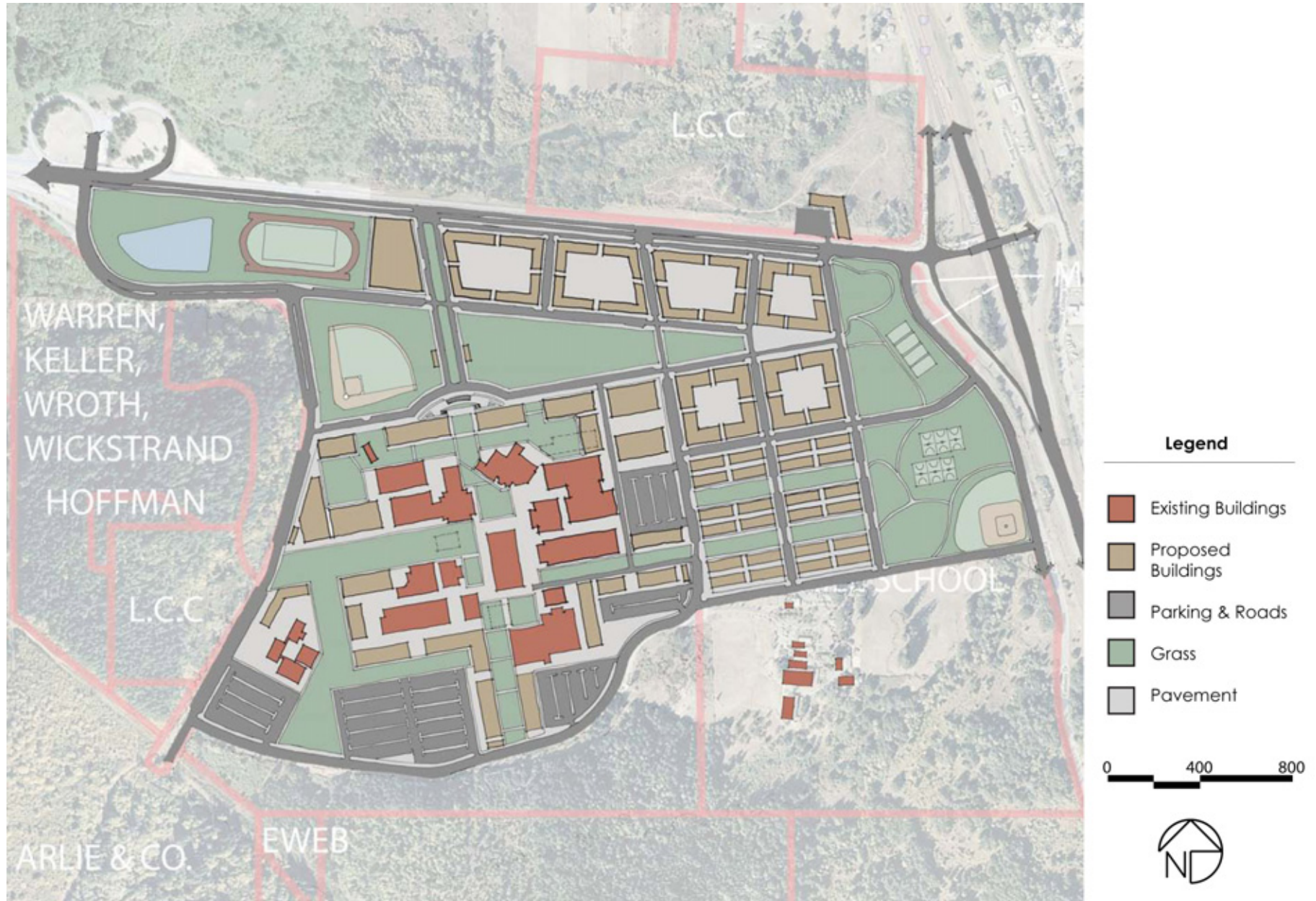
**IN 8/12 PLANS**  
**IN 12/12 PLANS**  
**IN 6/12 PLANS**



# Options 1-3



# Option 1





# Option 1

## DESCRIPTION

Option One focuses less on perimeter land and more on land adjacent to the core, while assuming land could be purchased from the Oak Hill School and by removing building numbers three, seven and seventeen on the campus core. The removal of these buildings is key to creating open space within the core, hence creating better civic structure and wayfinding. This alternative creates a main entrance drawing Lane users directly into campus, as opposed to along the perimeter. It also develops along 30th Avenue, and moves the playing fields to create a recreation district to the northwest. The new institutional buildings, running east west and north south; start to frame new quads and uses the quads as park blocks and green-connectors; additionally creating view corridors. Diagonal, and parallel on street parking is added.

## STRENGTHS

- Creates a good entry to campus
- Recreation district allows for separation of uses
- Creates well defined circulation routes
- Addition of green-spaces in core helps add to civic structure of campus

## WEAKNESSES

- Concerned with view in and out of campus.
- Less development along 30th Avenue
- Assumes development of property not owned by Lane
- Demolition of three buildings

## PARKING:

**1,356 Spaces On Street**  
**2,775 Spaces Off Street**  
**892 Spaces Gained**

## NEW BUILDINGS

**2,001,532 sf Minimum**  
**3,581,865 sf Maximum**

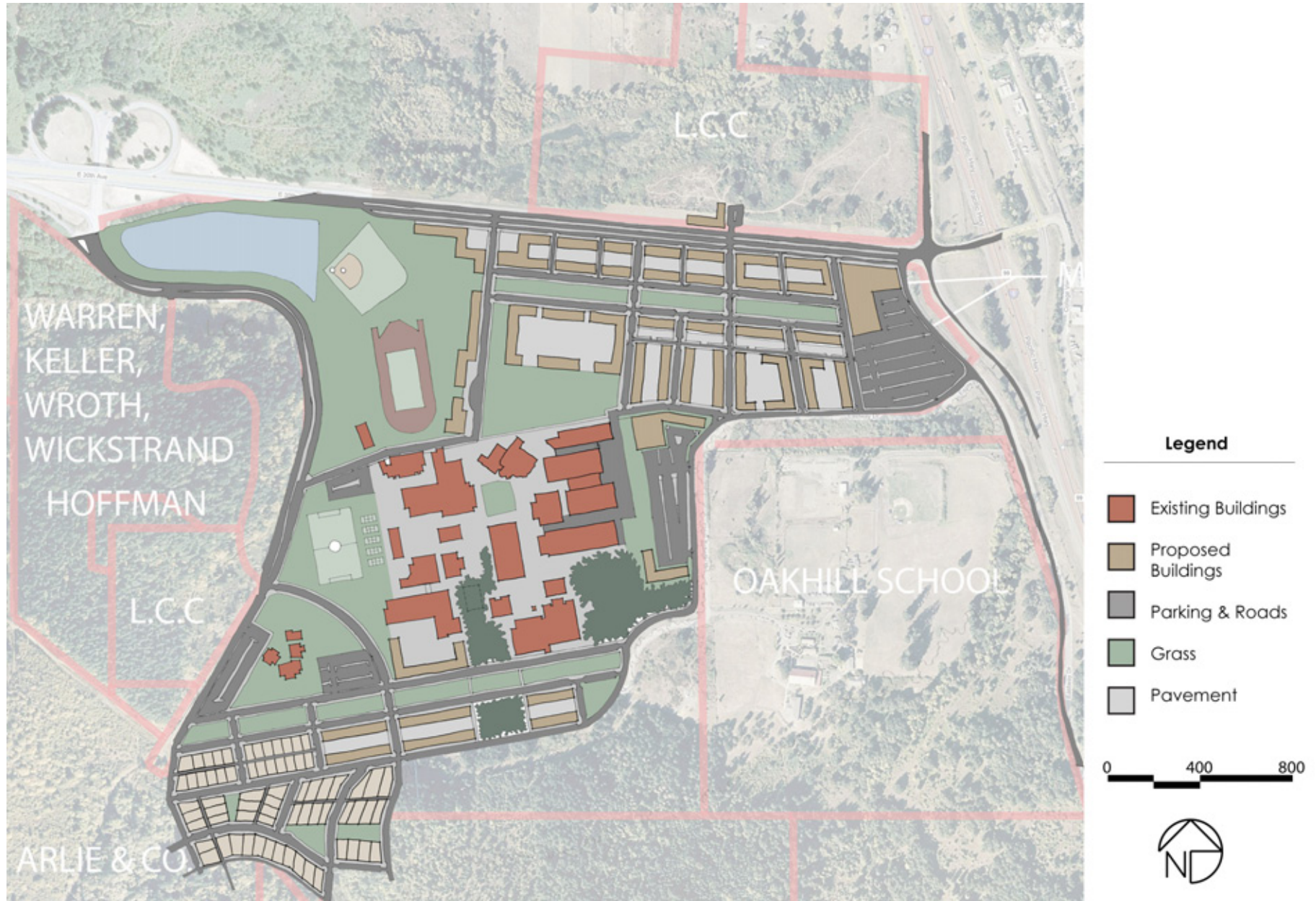
## BUILDABLE PARCEL AREA

**28 Acres**





# Option 2





# Option 2

## DESCRIPTION

Option Two focuses on higher-density development along 30th Avenue, on currently owned Lane property; and creates a neighborhood development node to the southwest. It builds out from existing core campus with minimal building demolition. The removal of building eighteen allows for a stronger connection to surrounding forest and reinforcing the north south quad through campus. A new entrance and approach to campus from 30th Avenue could allow for a new transit hub central to the campus and proposed development. Consolidating the sport fields can create an athletic perimeter along western edge of campus. This alternative assumes that all new roads have parallel parking on both sides, with the potential for development of a parking structure on the lot east of building 12, using phased development. Buildings on 30th Avenue create opportunities for entrepreneurial pursuits: living learning, grocery, culinary institute, and senior center; housing to the south, keep the current density on Lane's main parcel and leaving the wetlands and oak habitat undeveloped.

## STRENGTHS

- Preserves current campus core
- East-west park blocks add to civic structure, paths and wayfinding
- Preservation of stormwater storage in lagoons
- Keeps track in existing location

## WEAKNESSES

- Weak entry sequence
- Concerned with view in and out of campus.
- Large parking in northeast corner is far from campus
- Too much development along 30th Avenue

## PARKING:

**2,971 Spaces On Street**  
**1,025 Spaces Off Street**  
**757 Spaces Gained**

## NEW BUILDINGS

**2,228,095 sf Minimum**  
**3,757,531 sf Maximum**

## BUILDABLE PARCEL AREA

**42 Acres**





# Option 3





# Option 3

## DESCRIPTION

Option Three focuses on a higher density mixed use, commercial district near the I-5 interchange and a recreation/ central park concept separating the mixed-use district from the campus. This vision expands the lower density neighborhood to the south. An entry sequence leads through a gateway of buildings and reinforces the recreation/central park district, shaping the road and entrance to bring people in. Additional key gateway buildings are proposed just north of existing buildings five and six - creating an 'Acropolis of knowledge'. The removal of building eighteen reinforcing the north south quad through campus and creates an identifiable courtyard at the southern entrance to the Center building. The south side lower density housing could be possible, assuming a land-swap would be amenable. Creating a green-connection to the campus saves the oak habitat. By acquiring the Marquess Trust, the north side of campus proposes higher density housing, retail and commercial, while developing up to I-5, allowing room for a visual landscape barrier, and proposes to build up along 30th Avenue. The avenue could be developed into a modified multiway boulevard, with wide medians between thru lanes and access lanes on the south side. Additional development could be focused at the edge of the wetlands on existing fill. On street and scattered parking lots would handle parking.

## STRENGTHS

- Generates hierarchy of open space, quads and recreation district
- Creates prominent, clear entry gateway
- Develops a strong connection with nodal development up to I-5
- Strong commitment to housing
- Places housing in hills with optimal views of campus and beyond

## WEAKNESSES

- Concern for wetlands along north side of 30th and edge of forest to the south
- Concerned with view in and out of campus.
- Development along 30th is not appropriate
- Housing may not take into consideration topography

## PARKING:

**2,462 Spaces On Street**  
**1,101 Spaces Off Street**  
**325 Spaces Gained**

## NEW BUILDINGS

**3,042,914 sf Minimum**  
**5,505,117 sf Maximum**

## BUILDABLE PARCEL AREA

**51 Acres**





# Evaluation Analysis



# Evaluation Analysis

At the evaluation workshop, the participants evaluated each of the vision options against the criteria. We used a 3-point scale: 1 (does not meet criteria) to 3 (meets criteria), then developed a weighted average by multiplying the average item weight of the criteria against the weighted average of the draft alternative vision for each criterion. For example, optimal wayfinding had an average item weight of 3.0; Alternative 1 scored an average of 1.8 for optimal wayfinding. We then multiplied 3.0 by 1.8 to get a weighted average of 5.5. These were then added to create a total score and that total score was divided against the maximum possible total to achieve a percentage score for each building type.

The results are very close for option one (60.8%) and two (60.1%) with option three scoring the highest, with a rating of 63.9%. Although the weighted scores showed option three scoring highest, it was not by much. We turned to group discussion to hear and collect individual comments from the participants.

# Evaluation Analysis

LCC Alternative Analysis	Average Item Weight	Alternative 1 Average	Weighted Score	Alternative 2 Average	Weighted Score	Alternative 3 Average	Weighted Score	Maximum Possible Score	Principle Average
GOAL: EQUITABLE ACCESSIBILITY									
Optimal Wayfinding	3	1.8	5.5	1.5	4.5	1.9	5.7	9.0	1.7
Hierarchy of Paths	2.5	1.7	4.3	1.6	4.0	2.0	5.0	7.5	1.8
Clear Circulations Routes	3	2.1	6.3	1.8	5.3	2.3	7.0	9.0	2.1
Gateways	2.5	1.8	4.5	1.3	3.1	2.4	6.0	7.5	1.8
Accessible Routes	3	1.9	5.7	1.7	5.0	2.0	6.0	9.0	1.9
1500 Foot Walk	2	2.3	4.6	2.2	4.3	2.0	4.0	6.0	2.2
Convenient Bus Stops	2.5	2.3	5.8	2.0	5.0	2.4	6.0	7.5	2.2
GOAL:SUSTAINABLE BUILDINGS									
Windows to the Campus	2.5	1.4	3.5	1.6	4.1	1.8	4.4	7.5	1.6
Natural Surveillance	2.5	1.5	3.8	1.9	4.8	1.9	4.8	7.5	1.8
Buildings for Spatial Structure	2.5	1.8	4.5	2.0	5.0	2.0	5.0	7.5	1.9
Shaped Pathways and Spaces	2.5	1.7	4.3	2.0	5.0	2.1	5.2	7.5	1.9
Landmark Buildings	2.5	1.3	3.2	1.5	3.8	1.4	3.5	7.5	1.4
Background Buildings	2	1.7	3.4	1.8	3.6	1.8	3.6	6.0	1.8
GOAL: SUSTAINABLE LANDSCAPES									
Civic Structure	2.5	1.9	4.8	1.9	4.8	1.9	4.8	7.5	1.9
Shaped Space	2	1.7	3.4	1.8	3.6	2.0	4.0	6.0	1.8
Ecological Preservation	2.5	2.1	5.2	2.0	5.0	1.5	3.9	7.5	1.9
Teaching Landscapes	2.5	2.1	5.2	2.3	5.6	1.3	3.3	7.5	1.9
View Corridors	2	1.7	3.4	1.3	2.5	2.3	4.5	6.0	1.7
Campus Quads	2.5	2.1	5.3	1.5	3.8	2.3	5.8	7.5	2.0
Small Parking Lots	1.5	1.8	2.7	1.9	2.9	1.7	2.6	4.5	1.8
GOAL: COMPLETE COMMUNITY									
Intentionally Left Blank		Intentionally Left Blank				Intentionally Left Blank			
GOAL:APPROPRIATE INFRASTRUCTURE									
Intentionally Left Blank		Intentionally Left Blank				Intentionally Left Blank			
GOAL: FEASIBILITY									
Phaseability	3	2.2	6.7	2.5	7.5	2.1	6.3	9.0	2.3
Constructability	3	1.9	5.6	2.1	6.4	1.9	5.7	9.0	2.0
Political feasibility	2.5	1.3	3.1	2.1	5.3	1.6	3.9	7.5	1.6
Cost	2.5	1.5	3.8	1.0	2.5	1.3	3.1	7.5	1.3
Total Score			108.5		107.3		114.0	178.5	
Percentage			60.8%		60.1%		63.9%		61.6%



# Options 4-5

# Option 4





# Option 4

## DESCRIPTION

Using comments from the evaluation workshop the Urban Design Lab incorporated the strengths from the three draft options to create this more optimal solution.

The revised development option 4 vision focuses on a reconfigured higher-density mixed-use commercial district nearest the I-5 interchange. This district took advantage of the buildable land on the north side of 30th Avenue, while preserving the existing wetlands. We assume a land swap or purchase of the Marquess Trust land area and concentrated development along 30th Avenue up to the south side of the I-5 interchange. Several east west park blocks allow for clear wayfinding and additional green space connecting this district to the campus. The vision also assumes that the Oregon Department of Transportation (ODOT) will upgrade the current insufficient interchange; we overlaid a single-point urban interchange over the existing condition. We also designed a modified multiway-boulevard (mwb) along 30th Avenue. These streets, common in Europe and Vietnam, have faster moving through traffic in the middle, separated by medians with parking and access lanes on the outside. The slower moving access lanes allows for local traffic – vehicular and bicycle – to gain entrance to shops, apartments, and classrooms. The development on the south and north sides of 30th Avenue use the built form and the road upgrades to mitigate congestion and create a gateway to the Lane community and into Eugene. Additionally, the upgrade of 30th Avenue could permit for multiple left-hand turn lanes, traffic signals, and planted medians; create alternative entries into the campus. Re-siting the ball fields farther north permits for an optimal visual corridors to and from the campus. A grand entry sequence is designed to slow traffic though the use of planted access lanes and a boulevard bisecting the recreation district at which terminates at a new campus core campus gateway. A proposed living learning center frames this entry and a new east west linear quad terminates at the Native American Long House. At the behest of the facilities administrator, the facilities building and its supporting needs are flipped to the west side of campus making room for additional new buildings as the need arises. A proposed renovation of the Performing Arts and Center buildings helps define a new central courtyard at Bristow Square. In this vision, only one building is razed to help frame the north-south linear green. Additional buildings as needed could frame the greens and lead to a residential district in the hills above campus, terminating in native oak habitat and surrounding forest. Additional support buildings are proposed that reinforce and shape the civic, open, and teaching spaces throughout campus.

**PARKING:**  
**2,874 Spaces On Street**  
**1,101 Spaces Off Street**  
**736 Spaces Gained**

**NEW BUILDINGS**  
**2,822,976 sf Minimum**  
**5,177,210 sf Maximum**

**BUILDABLE PARCEL AREA**  
**45 Acres**





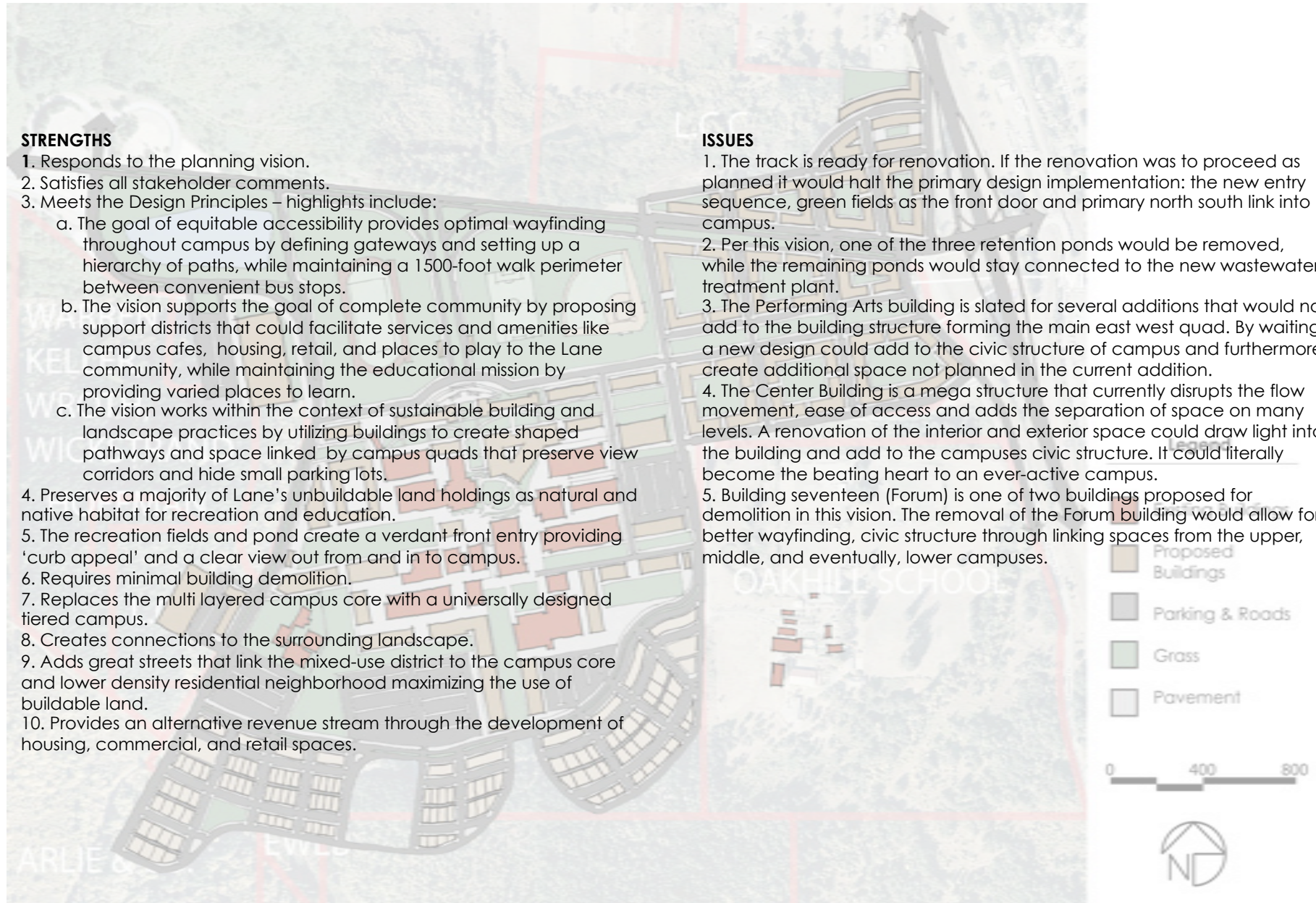
# Option 4

## STRENGTHS

1. Responds to the planning vision.
2. Satisfies all stakeholder comments.
3. Meets the Design Principles – highlights include:
  - a. The goal of equitable accessibility provides optimal wayfinding throughout campus by defining gateways and setting up a hierarchy of paths, while maintaining a 1500-foot walk perimeter between convenient bus stops.
  - b. The vision supports the goal of complete community by proposing support districts that could facilitate services and amenities like campus cafes, housing, retail, and places to play to the Lane community, while maintaining the educational mission by providing varied places to learn.
  - c. The vision works within the context of sustainable building and landscape practices by utilizing buildings to create shaped pathways and space linked by campus quads that preserve view corridors and hide small parking lots.
4. Preserves a majority of Lane's unbuildable land holdings as natural and native habitat for recreation and education.
5. The recreation fields and pond create a verdant front entry providing 'curb appeal' and a clear view out from and in to campus.
6. Requires minimal building demolition.
7. Replaces the multi layered campus core with a universally designed tiered campus.
8. Creates connections to the surrounding landscape.
9. Adds great streets that link the mixed-use district to the campus core and lower density residential neighborhood maximizing the use of buildable land.
10. Provides an alternative revenue stream through the development of housing, commercial, and retail spaces.

## ISSUES

1. The track is ready for renovation. If the renovation was to proceed as planned it would halt the primary design implementation: the new entry sequence, green fields as the front door and primary north south link into campus.
2. Per this vision, one of the three retention ponds would be removed, while the remaining ponds would stay connected to the new wastewater treatment plant.
3. The Performing Arts building is slated for several additions that would not add to the building structure forming the main east west quad. By waiting, a new design could add to the civic structure of campus and furthermore create additional space not planned in the current addition.
4. The Center Building is a mega structure that currently disrupts the flow movement, ease of access and adds the separation of space on many levels. A renovation of the interior and exterior space could draw light into the building and add to the campuses civic structure. It could literally become the beating heart to an ever-active campus.
5. Building seventeen (Forum) is one of two buildings proposed for demolition in this vision. The removal of the Forum building would allow for better wayfinding, civic structure through linking spaces from the upper, middle, and eventually, lower campuses.





# Option 5





# Option 5

## DESCRIPTION

Using comments from the Lane Community College In-Service Open House, and subsequent meetings with the athletic pug, the Urban Design Lab incorporated the strengths from the Option 4 and made additional changes from many of the weaknesses. Option Five is the culminating plan from the 2010 Report. No comments or feedback were received for this option

Option Five is a consolidated vision for the overall area. It continues to create a higher-density mixed-use commercial district nearest the I-5 interchange and the portion of buildable land on the north side of 30th Avenue, while preserving the existing wetlands. Additionally, it makes several assumptions: 1) a land swap or easement with Arlie & Co to gain access to southern Lane forest district; 2) that the Oregon Department of Transportations (ODOT) will upgrade the current insufficient interchange - we overlaid a single-point urban interchange to show this assumption; 3) the purchase of the Marquess Trust land area allows further development along 30th Avenue on the south side of the I-5 interchange.

**\*\*No buildings are removed from this option. Additional support buildings are proposed that reinforce and shape the civic, open, and teaching spaces throughout campus.**

The Lane forest district allows for added residential and commercial development while linking the Suzanne Arlie Ridgeline Trail Connector to the campus. The street framework is made up of main through streets and service alleyways.

Several east west park blocks allow for clear wayfinding and additional green space connecting this district to the campus. The below attributes include calculations from the first and second phases.

Thirtieth Avenue could be transformed in to a modified multiway-boulevard (mwb). Common in Europe and Vietnam, have faster moving through traffic in the middle, separated by medians with parking and access lanes on the outside. The slower moving access lanes allows for local traffic – vehicular and bicycle – to gain entrance to shops, apartments, and classrooms. The development on the south and north sides of 30th Avenue use the built form and the road upgrades to mitigate congestion and create a gateway to the Lane community and into Eugene. The boulevard could be developed piece-meal, as adjacent

buildable lands are developed. Additionally, the upgrade of 30th Avenue could permit for multiple left-hand turn lanes, traffic signals, and planted medians; create alternative entries into the campus in a similar way as Octavia Boulevard and the Esplanade in San Francisco and Chico, California, respectively.

Lane's two main entrances are designed to divide and slow traffic though the use of planted access lanes and a boulevard bisecting the recreation district which terminates at a new campus core campus gateway. The soccer pitch and baseball field are shifter slightly north and east to make room for the first of two proposed living learning centers that starts to frame the entry and new east west linear quad. At the behest of the facilities administrator, the facilities building and its supporting needs are flipped to the west side of campus making room for additional new buildings as the need arises. A proposed renovation of the Performing Arts and Center buildings helps define a new central courtyard at Bristow Square.

## **PARKING:**

**2,526 Spaces On Street**

**3,196 Spaces Off Street**

**2,483 Spaces Gained**

## **NEW BUILDINGS**

**3,743,211 sf Minimum**

**8,905,872 sf Maximum**

## **BUILDABLE PARCEL AREA**

**119 Acres**





# Part IV

## Current Design



# Introduction

The last long range planning report was presented in February, 2011. Much work has been accomplished since that time: College Council sponsored a gathering of the Master Planning Task Force, Facilities Council and Bond Leadership Team to outline priorities and rank existing bond projects –this meeting is referred to as the “Mega-Meetings”. Additional internal meetings included departmental resource group meetings. Furthermore, Lane Community College and University of Oregon’s Urban Design Lab met with regulatory agencies, utility service providers and local activist groups. More college staff and students have become engaged and familiar with the long range plan and have made significant contributions to the long term planning process through LCC’s governance system process. Further, the regulatory agencies and service providers see the relevance of this work and are interested in being kept abreast of the ongoing, iterative planning and design effort. This section presents the current status of the long range plan in general, provides details concerning the conceptual plan of each area component and recommends next steps in the process. Formal recommendations and next steps follow in Part V: Conclusions.

Before going further a few things should be noted:

- “Capacity planning” is the approach that shapes the plan. This approach develops the property to its capacity by showing “notional” buildings and circulation paths. Notional buildings refer to the conceptual nature of the building and helps define the landscape framework. The notional buildings allow for future siting of buildings in appropriate locations that would not block circulation or wayfinding cues. It’s up to the college to decide the density, use, occupancy and final shape of the buildings. A regulating plan would assist in this process.
- Final or firm decisions about what or how to develop any part of the college property should not be made until a specific use is identified and the means to implement the use are secured. The plan is a living document that must remain flexible and iterative to adjust to future conditions;
- The 2011 Long Range Planning Report is the result of input from college staff and students, and the above mentioned meetings with local regulatory agencies and service providers. The University of Oregon (UDL) planners and students translated the college input into illustrative drawings.
- The College intends to work collaboratively with the various regulatory agencies and utility providers to accomplish our long term plan goals.
- The location and design of an upgraded or new I-5 interchange and the transformation of 30<sup>th</sup> Avenue from a high speed roadway into a lower speed arterial with limited access is integral to additional development and will play a decisive role in future planning; and
- The Mega-Meeting focused on aligning the remaining bond projects with the long range plan. Those attending the meeting were asked to prioritize the projects, suggest alternatives and propose funding options. The meeting was well attended and lively discussions occurred. Members of the Urban Design Lab kept track of the comments and went back to the drawing boards to adopt the plan to fit the comments.

# Describing the Framework

The terms Capacity Planning and Notional Development are referenced throughout this document. This serves as a reminder to all readers that this document is a work in progress and that the following components - Current Design, Area Development Plans and accompanying descriptions, and regulating plan describe one vision for the Russell Creek Basin and Lane Community College. One of the principle objectives of this process was to ascertain if property on the perimeter of the main campus could be utilized to generate a secondary revenue stream while supporting its educational mission and fulfilling its obligations to the community. While this is still the goal, much exploration and research is necessary to move forward.

Three examples of revenue generating crossover or incubator ventures are highlighted here: 1) market rate student, staff, faculty and general population housing; 2) a long term care facility managed as a learning facility by the Health Professions Program; and 3) a small hotel managed by the Hospitality Management Program in conjunction with the Center for Meeting and Learning. Although UO architecture students have developed prototype projects and proformas that consider such projects, the projects they will not be included in this report (see 2010 Conceptual Vision Document) and these three examples are not being looked at in detail as feasibility studies but rather examples for where projects could be located if a more detailed investigation is undertaken.

One issue raised in general, irrespective of which precise location is chosen, is the question of infrastructure development, particularly sewage and traffic mitigation. While it might be that each, or even all three example projects are possible under current Lane County zoning requirements, it remains clear that the overall costs of development and operation would be significantly impacted by the inclusion of Lane Community College into one or the other of the Eugene or Springfield Urban Growth Boundaries. The issues raised here are by no means limited and LCC is aware that more will be revealed. The question and manner of how LCC will proceed is an essential part of the future of any long range planning process.

**Northside ADP.** This area consists of roughly 34 acres of property bounded on the south by 30<sup>th</sup> Avenue and on the east by McVay Highway. It includes two eco-systems. The first area, which is predominantly fill, is located on the eastern and northern pieces of the parcel and separated into two sections by a wetland. The more easterly section can help create a gateway at the 30<sup>th</sup> Avenue/I-5 corridor and contains a mix of housing and flexible use buildings. The more northern fill area acts as a transition zone between the existing low density development to the north and the mixed use development to the southeast and I-5. One possible example for this area could include multi-story "Garden" apartment, townhomes and single-family detached housing types. The second ecosystem, the larger of the two areas, is commonly called the wetlands.

College staff and students overwhelmingly support the proposal to leave the wetlands undisturbed while developing an interpretive center with facilities that serve both educational and recreational activities for college and community members alike. Tree planting and landscape buffers could separate 30<sup>th</sup> Avenue, McVay Highway and I-5. Building minimum and maximum heights would be designated on a regulating plan as the process continues.

**Eastside ADP.** The Marquess Trust owns about 16 acres of undeveloped property east of Eldon Schaffer Drive. It's bounded by 30<sup>th</sup> Avenue on the north, I-5 Interstate highway on the east, Eastway Drive on the south and Eldon Schaffer Drive on the west. This prime parcel could accommodate

a mix of uses from small scale shopping and service functions to incubator academic/business centers such as a hotel, café, restaurant and local grocer due to its proximity to the I-5 and LCC's campus core. As the development moves south towards campus the opportunity to create buildings with flexible or mixed uses – such as classrooms, offices, apartments, townhomes, retail, storefronts and incubator businesses such as a long-term care facility – can increase. A greenway, or grassy mall similar to Commonwealth Avenue in Boston, acts as a natural link between the campus core and the development. The northern edge of this parcel completes the 30<sup>th</sup> Avenue/I-5 gateway.

It is important to remain flexible and create flexible buildings that can capture the needs at the moment of development. Developing this property in concert with the development of the college property to the west would yield the best result for both owners, LCC and the Marquess Trust.

**Front-Yard ADP.** This 66 acre area basically encompasses LCC's main campus south of 30<sup>th</sup> Avenue and north of an imaginary line that stretches from Eldon Schaffer Drive on the east, to the college owned property west of Gonyea Road. This area includes 21 acres of undeveloped land west of Gonyea Road, 7 acres of retention ponds, 29 acres of athletic fields and 9 acres of parking lots that are north of the core campus. This area can be further divided in two.

(continued on next page)

# Describing the Framework (continued)

The first and most central portion of the Front-Yard is an essential part of the college's academic outdoor classroom space, the athletic fields. The track and soccer pitch have recently been realigned and upgraded as of summer 2010 bringing with it year round use and added revenue. If additional revenue is significant and funding allows, a second soccer pitch and NCAA rated baseball and softball fields could be designed and built.

The second area, west of center includes Gonyea Road. Gonyea Road's current design as a boulevard adds to the grand entrance vision and is destined to become a major, limited access arterial. With potential growth in the basin Gonyea Road could be easily transformed into a multiway boulevard (MWB). The MWB concept is made up of faster moving thru lanes with parallel, outer slow moving local lanes separated by planting medians. The undeveloped area west of Gonyea rises steeply, but could allow room for future building and open space expansion. Development and additional features such as street trees, slow and thru-lanes, and on-street parking are well documented to slow traffic and raise pedestrian safety significantly. With proper design and traffic calming mitigation crossing the street at designated crosswalks would be safe. Uses that require large parking areas should be discouraged.

If this area is the front yard of campus, than the area directly south is the front porch and should be designed as such. The thin strip of land connecting the Front-Yard and Campus Core is designated a main east-west pedestrian corridor – and terminates at a special place and building – the Longhouse at LCC.

**\*A note on the Longhouse at LCC.** Through correspondence and conversations with Longhouse Committee members the MPPTF and planning team are aware of the care that went into positioning the building in relation to the earth on which it sits. It is important that the building's place—its natural surroundings and its view of hills and trees and distant skies, as well as the public's view of the building and physical autonomy be preserved. Its openness to the East being most important.

commitment to that building as a distinctive place, to be preserved as the Eastern gateway into campus

It is important to note the Native American longhouse and to be vigilant in not blocking it culturally significant easterly view.

**Campus Core ADP.** The Campus core includes almost 95% of all college buildings and is the heart of this vibrant place. The buildings are clustered

together on about 34 acres of land that is surrounded by parking lots on three sides and the athletic fields on the fourth. When the College developed the bond funding plan it had not yet engaged in the long-range planning process. Since then there has been an intentional effort to consider the College's existing principles into it's long range planning and how they influence the process.

The projects were prioritized and the results were as follows in descending order: 1) the Center Building, 2) the Forum Building, 3) Building 18 and 4) the Dance Studio. The decision was made to update the original programming and budgeting for the three highest priority projects to align them with the master plan and available funds. Adding the Dance Studio to Building 6 will have to come later.

The Center Building, the Forum Building and Building 18 projects are inter-related. What happens in one of them influences what happens in the other. The updating process must involve all three projects at the same time. Also, the process must include the possibility of adding a new building or repurposing an existing building and finally the best use (short term and long term) of the vacated space on the ground floor of Building 11 must be established. The total amount of funds needed to implement the updates must not exceed the \$20.2 million currently in the budget for the projects. One possible vision for the future of the Campus Core is described here:

Wayfinding and sense of place cannot be created through sign placement, which is why the ordering of the green space and paths linking buildings is important. They strongly roots us to a place, its imageability, and help with wayfinding. The framework improves and expands the existing series of north-south and east-west green spaces (quads, lawns and open space) supporting the axial relationships that stitch the campus together creating an accessible, convenient place where most buildings are within a ten minute walk.

Short and long term decisions regarding the existing building notional framework layout has the opportunity to support or diminish the north-south and east-west pedestrian avenues or axes.

**Southside ADP.** This area, comprised of roughly 7 acres, is mostly undeveloped property that lies between the gated gravel service road and the southern property line. The area is accessible by a few dirt foot paths. Vehicles cannot traverse the area. The College discussions revealed issues regarding development impacts on the environment. A  
(continued on next page)

# Describing the Framework (continued)

segment of the college community prefers to leave it undeveloped for educational purposes. **\*Note:** A more detailed environmental assessment needs to be conducted. One possible vision for the future of the Campus Core is described here:

The Southside framework plan shows one example of how a portion of the most southern parking lots and some undeveloped land could be developed as a student/staff living and learning complex. One way the living and learning center could be envisioned is as a traditional quadrangle with interior courtyards similar to historic campus' across the US and UK allowing for replanting within the quad. Underground parking beneath the buildings and quads could help mitigate developing on top of the existing parking lots.

The potential to purchase property beyond the southern property line, currently owned by Arlie & Co. would create the need for future discussion.

**South-Eastside ADP.** The college owns roughly 127 acres of wooded undeveloped property that is close to, but not connected with, the main campus parcel. This land is sometimes referred to as the Marsten Forest or LCC Forest. Vehicles can reach this area via Frontage Road, which parallels I-5. There are no roads on the property. Eugene Parks and Open Space (EPOS) intend to extend the Ridgeline trail in the southern portion of this parcel. The planned trail currently terminates at the southwest side of the Marsten Forest property line. EPOS has an easement that runs along the western edge of this parcel connecting the trail system to LCC's main campus. There appears to be support for connecting the trail through the College property so the Suzanne Arley Ridgeline Trail System could eventually connect with Mount Pisgah and beyond.

The intent of the framework plan shows this area being developed as a prototype for a replicable model of sustainable development which could accommodate an increase in population on the lowest possible value land therefore only requiring a small percentage of available land to be developed. In the following illustrative framework roughly 12 percent of the Marston Forest is developed. **\*Note:** A more detailed environmental assessment needs to be conducted.

**Building the Framework.** The following pages are one way to graphically represent the different layers that are involved in development. The first image shows existing conditions; the second adds the circulation networks (auto only); the third lays out the quad and pedestrian network; the fourth

and fifth show the natural open space and street tree network; the six highlights new facilities (notional); and the seventh displays the illustrative plan for the area development plan.



# Illustrative Framework: Overall ADP





# Building the Framework



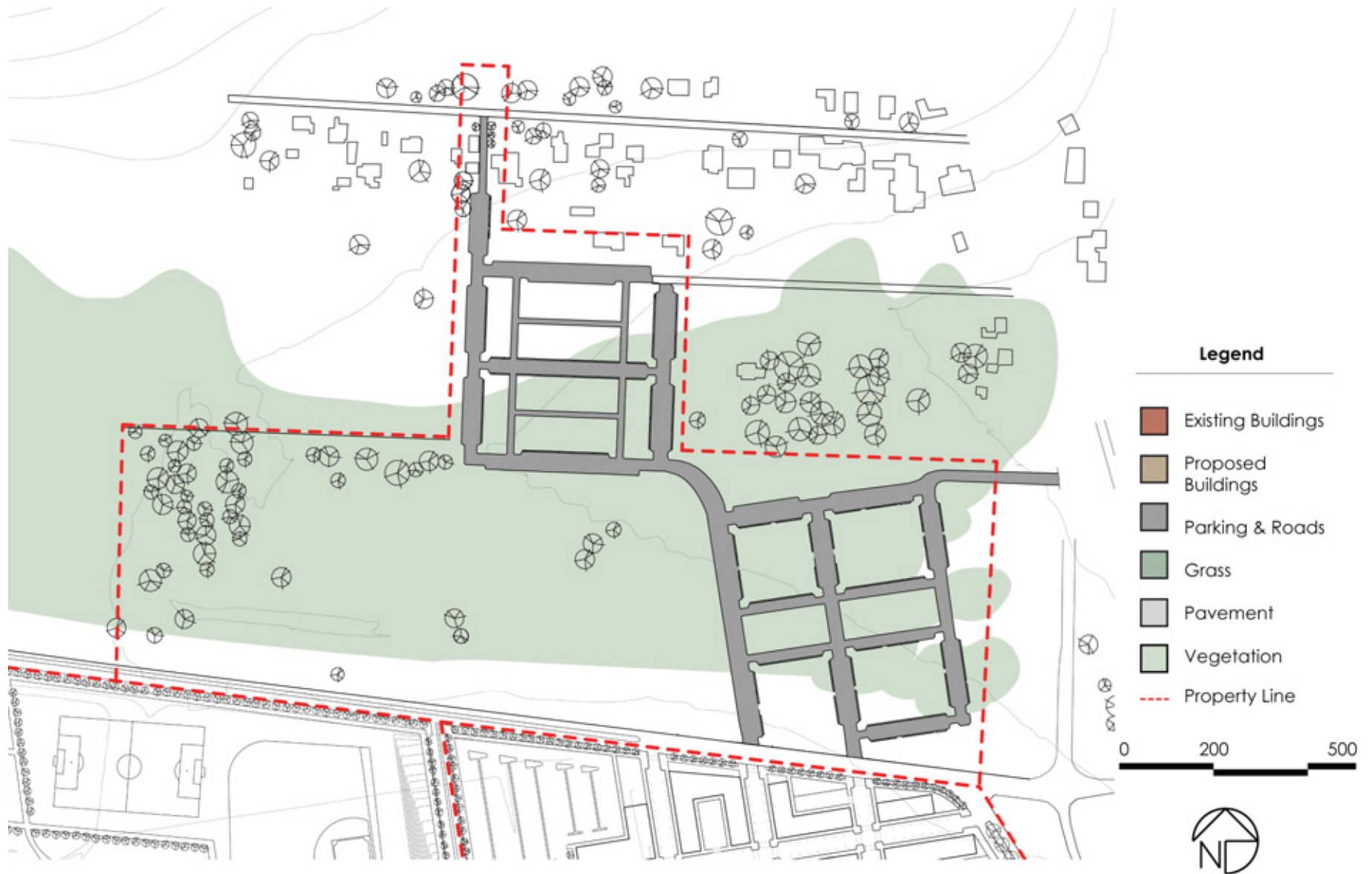
# Building the Framework: Northside ADP

# Existing Conditions





# Circulation Networks



# Quads & Pedestrian Network



# Natural Open Space Network





# Street Trees Network





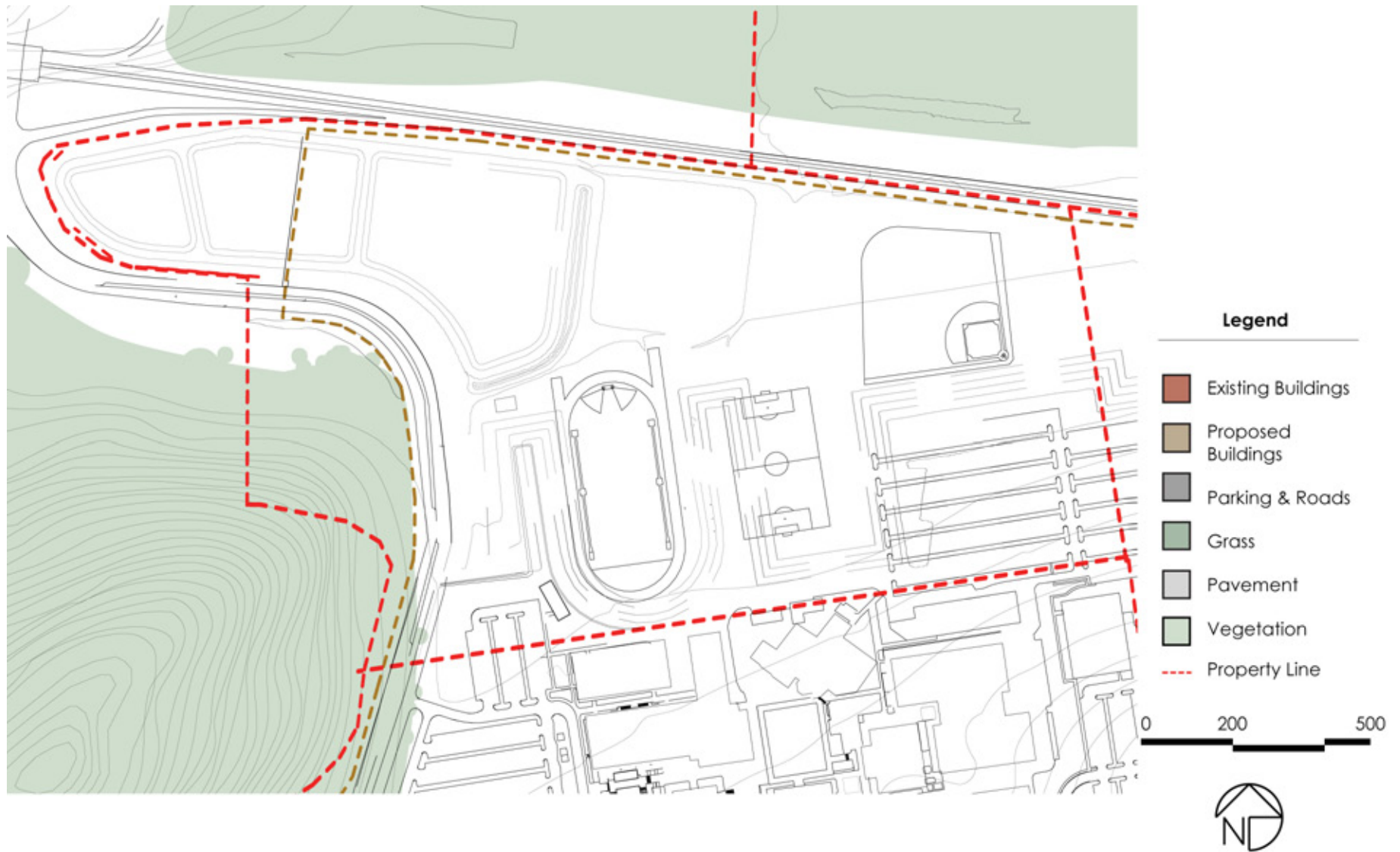
# New Facilities



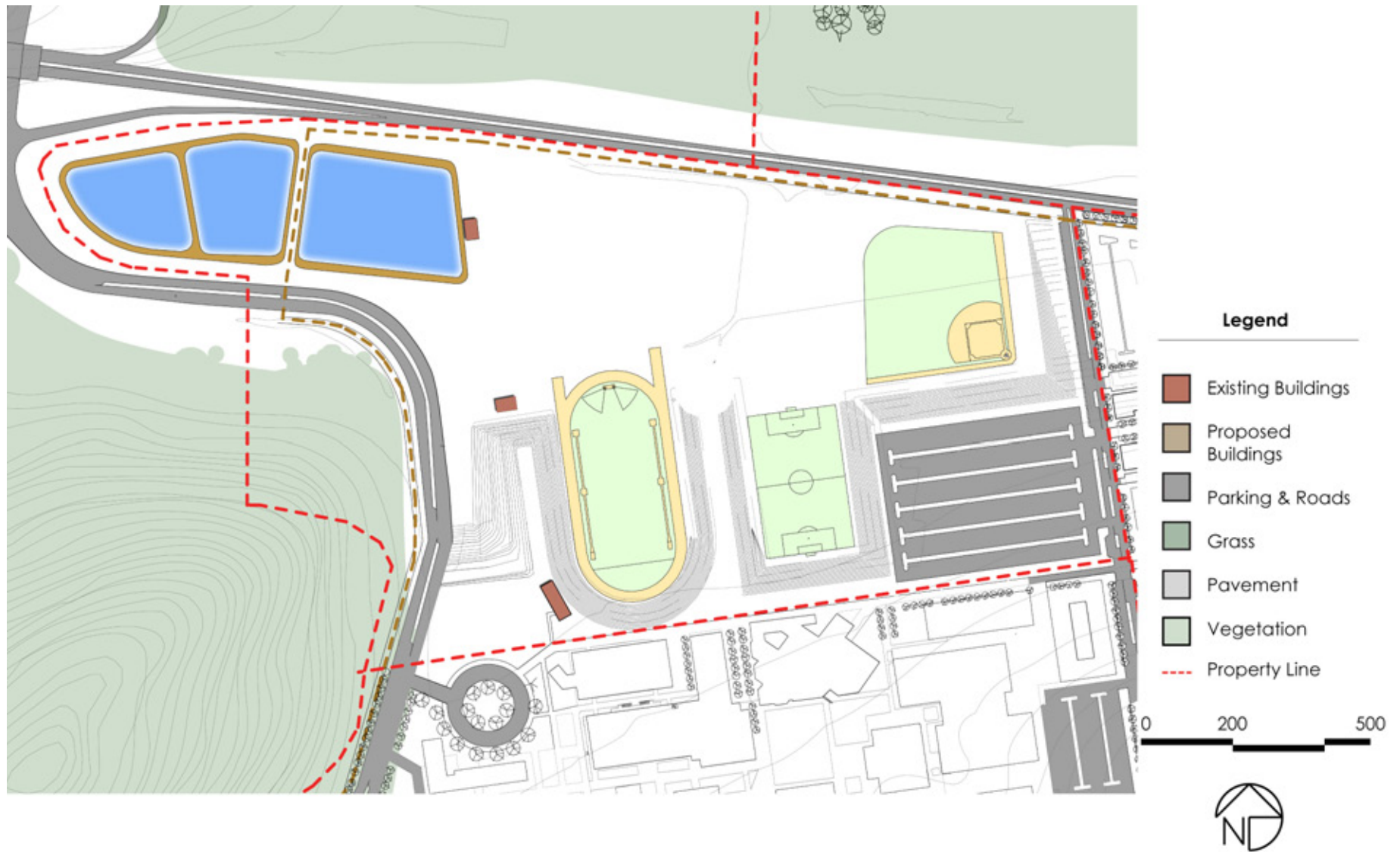


# Building the Framework: Front-Yard ADP

# Existing Conditions

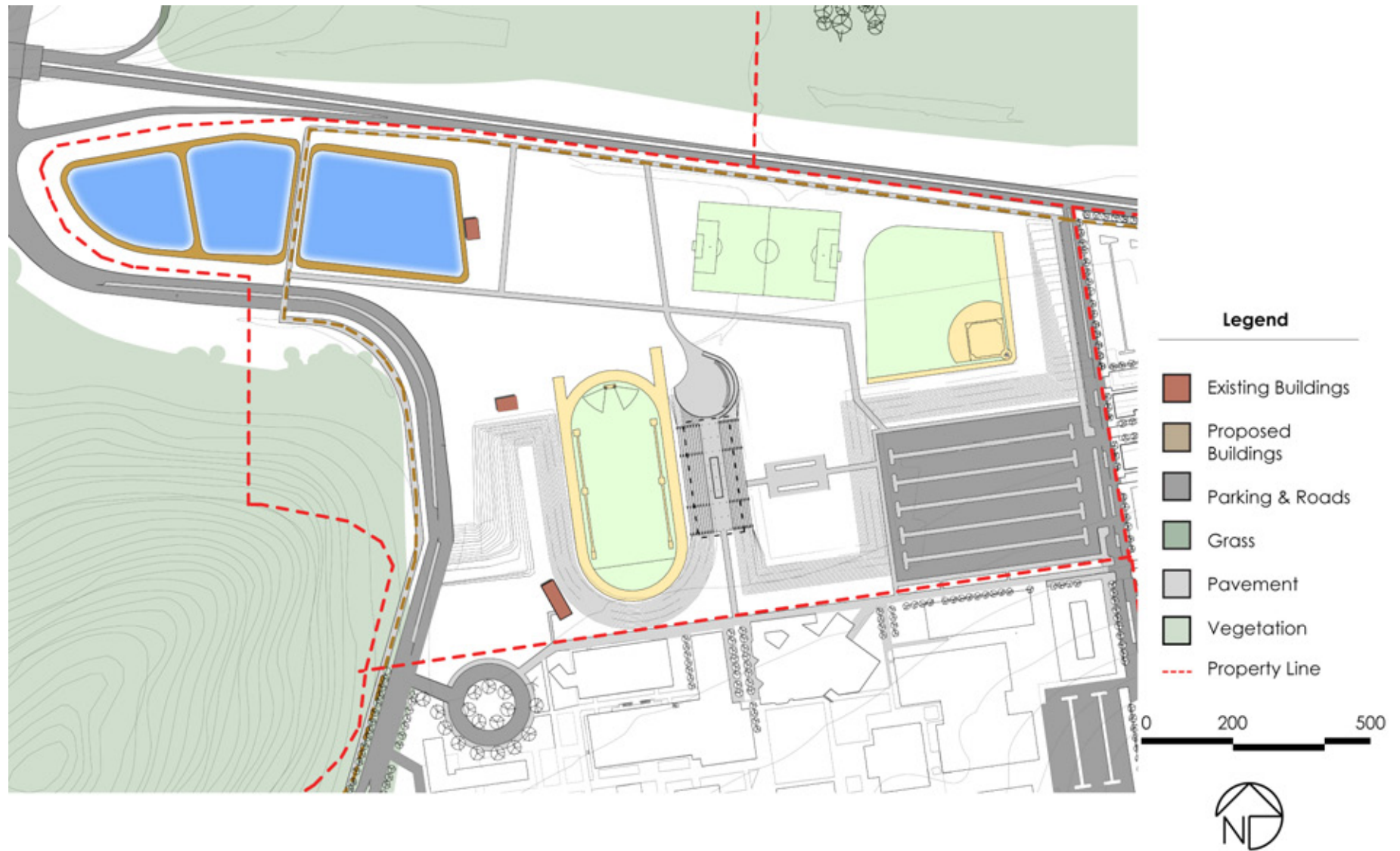


# Circulation Networks

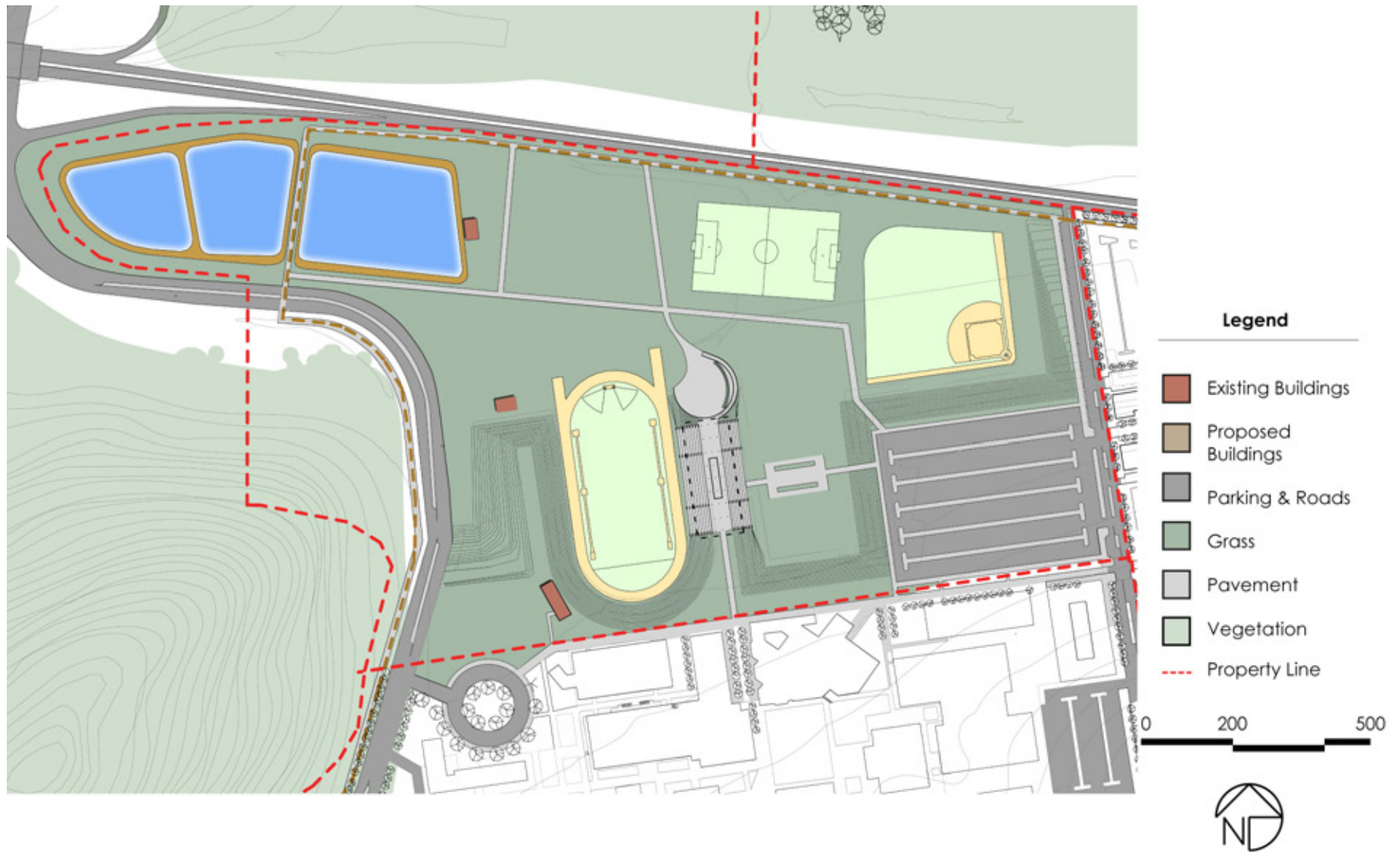




# Quads & Pedestrian Network



# Natural Open Space Network



# Street Trees Network





# New Facilities





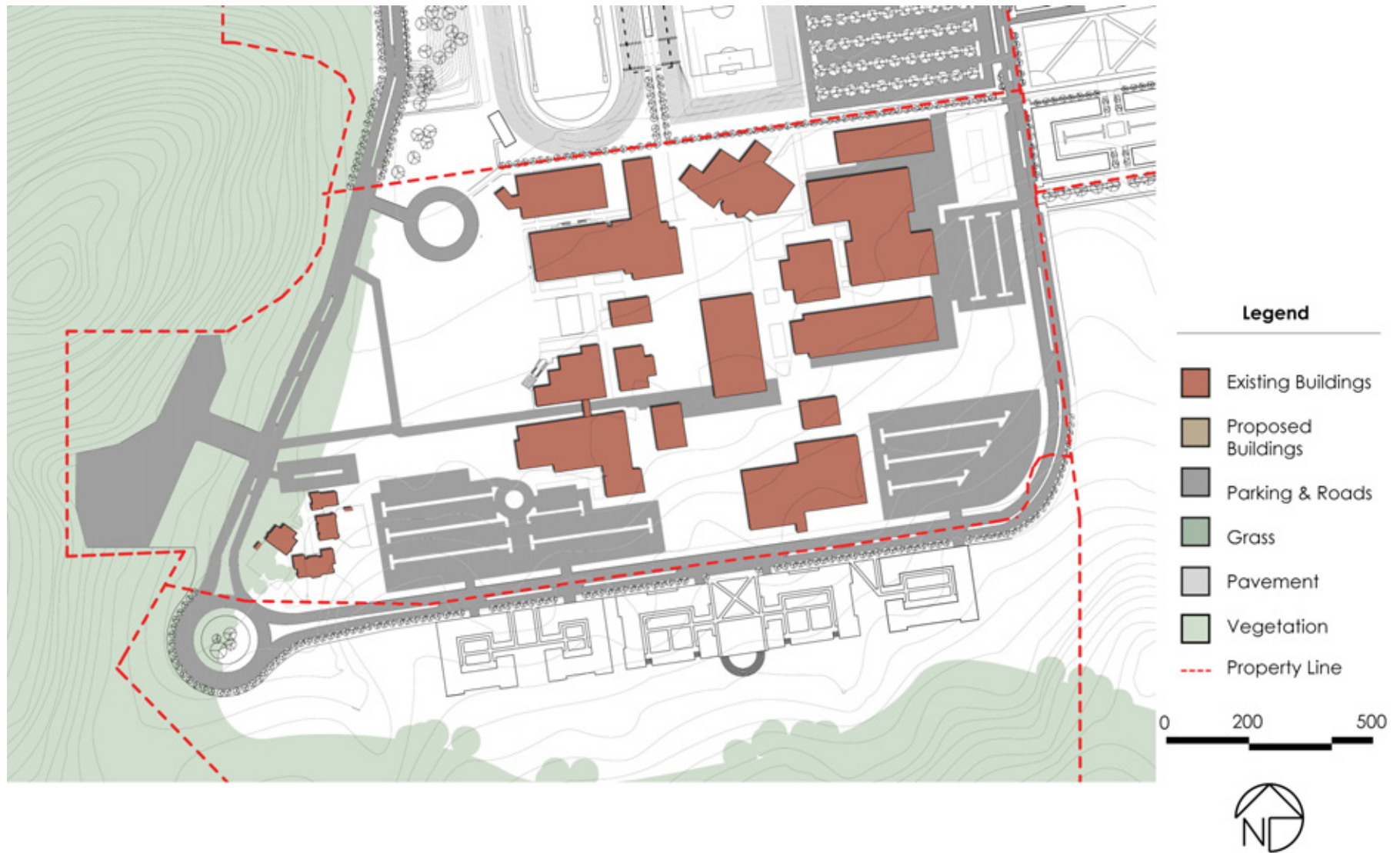


# Building the Framework: Campus Core ADP

# Existing Conditions

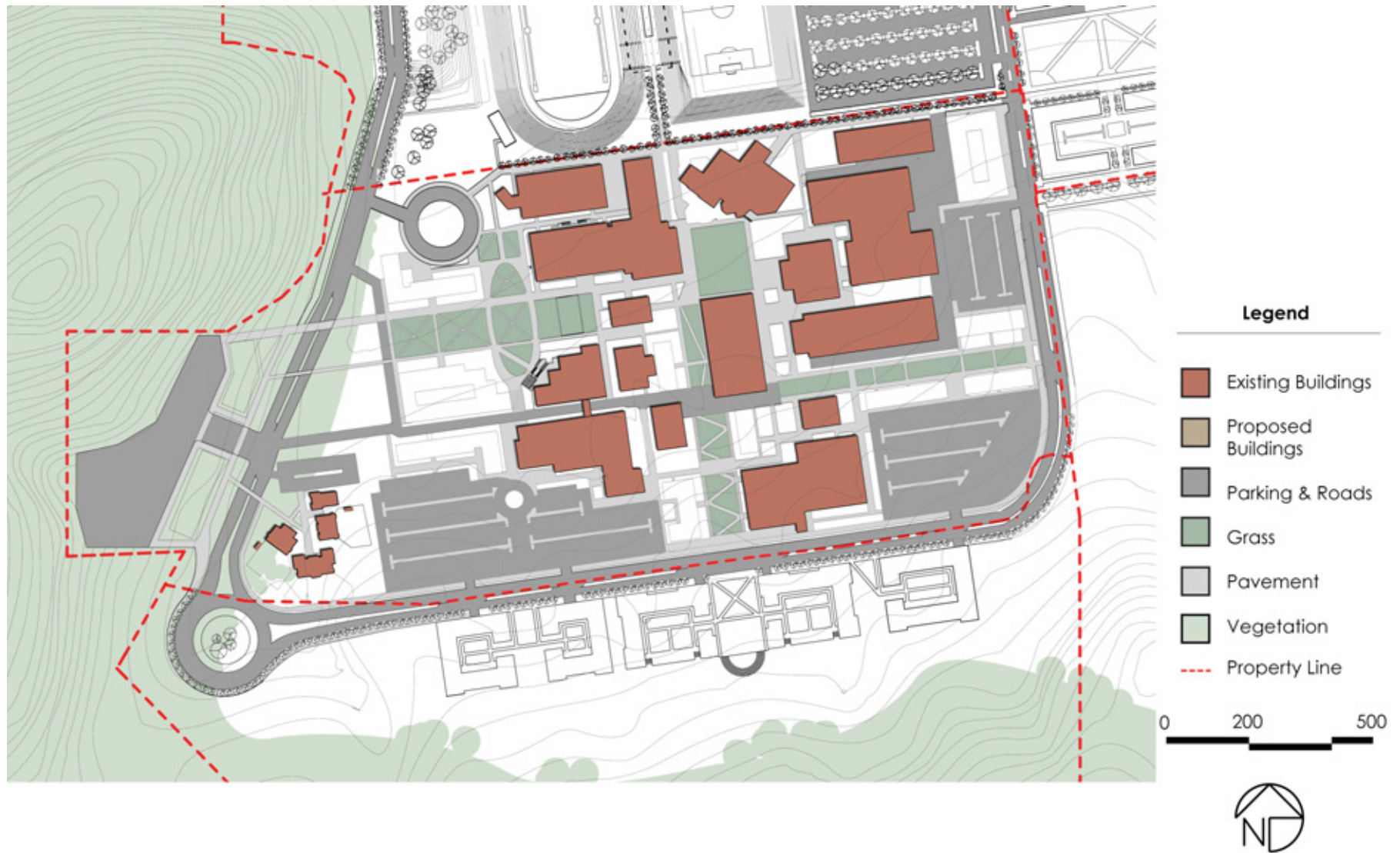


# Circulation Networks





# Quads & Pedestrian Network





# Natural Open Space Network



# Street Trees Network





# New Facilities





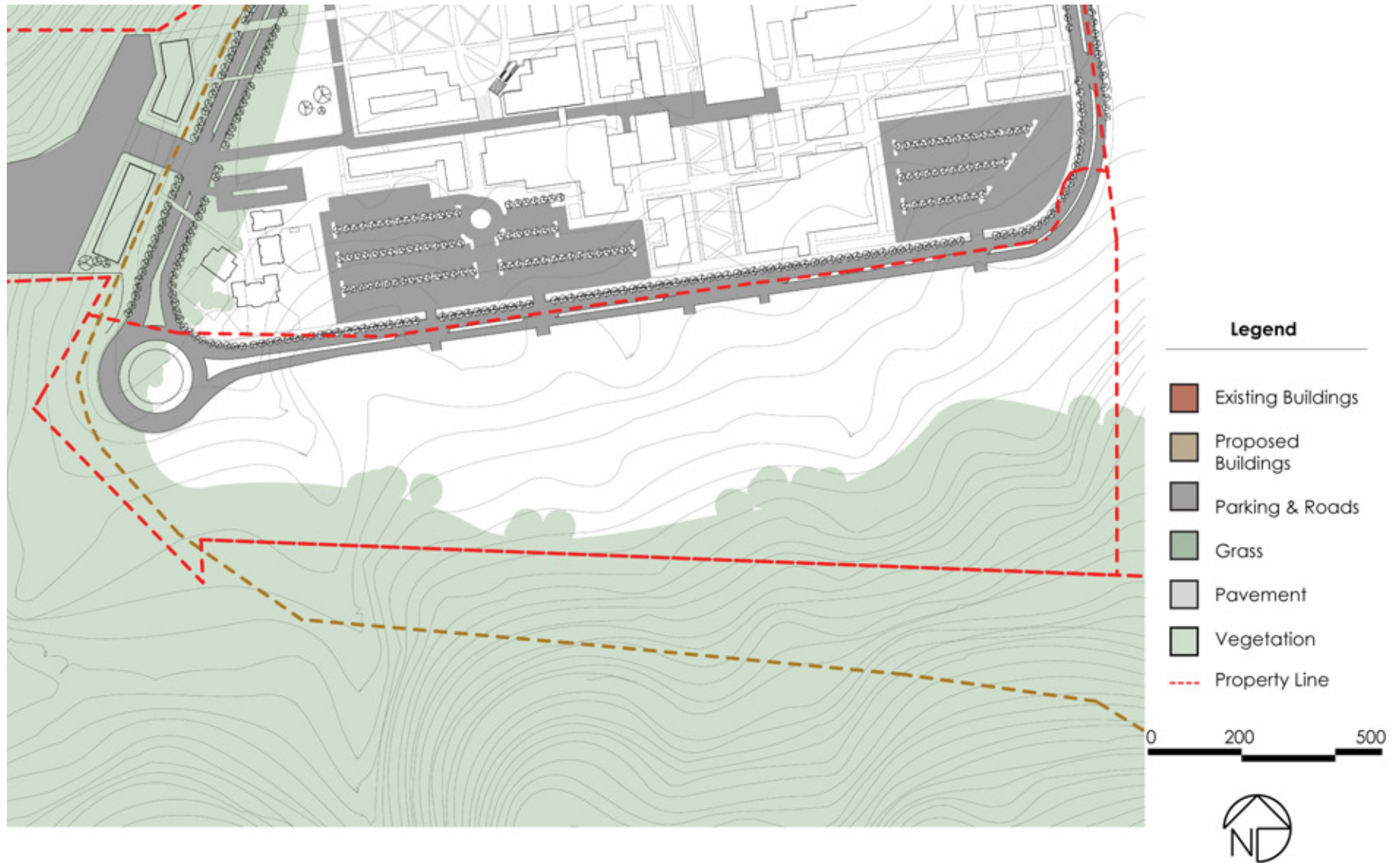
# Building the Framework: Southside ADP



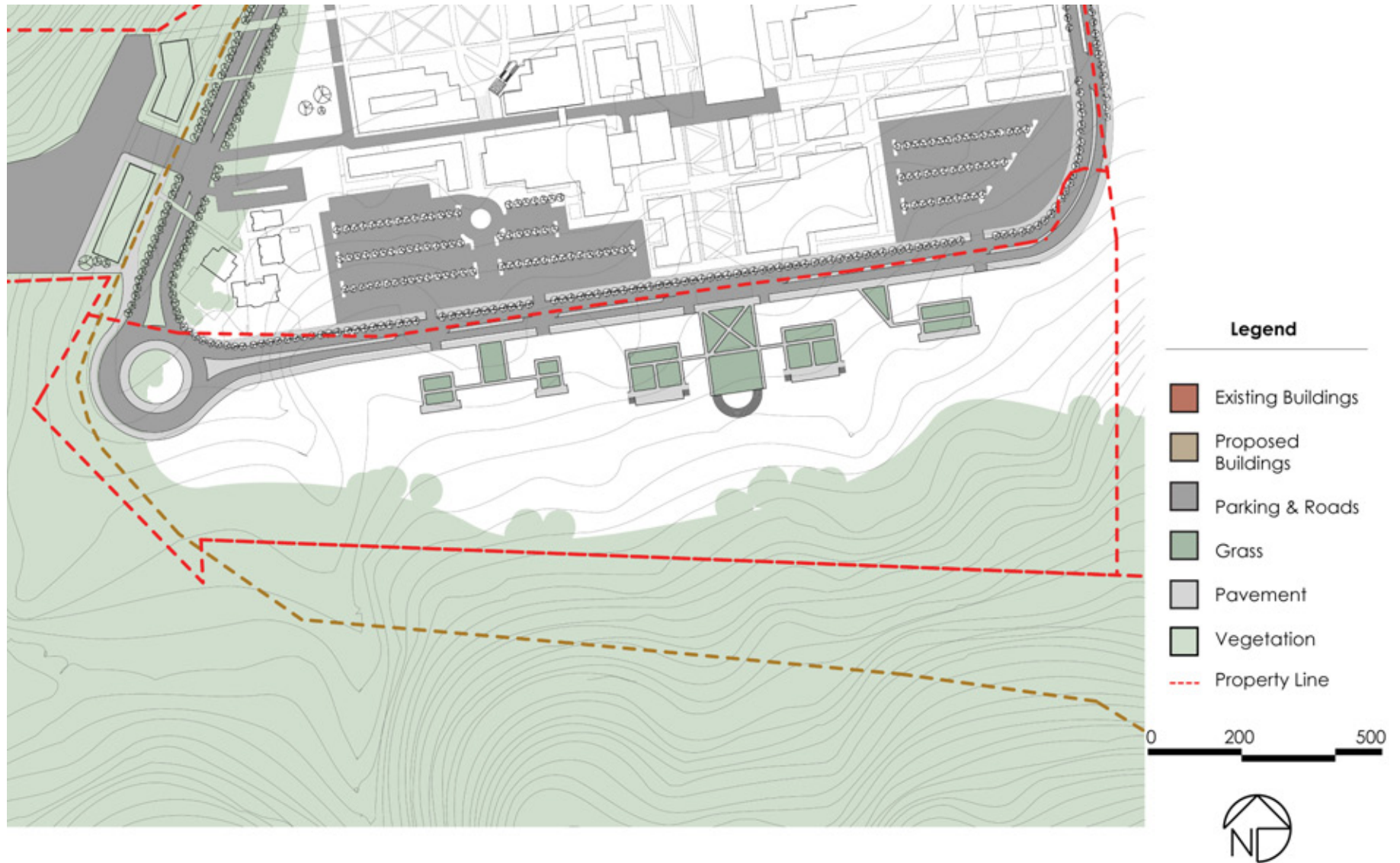
# Existing Conditions



# Circulation Networks



# Quads & Pedestrian Network





# Natural Open Space Network

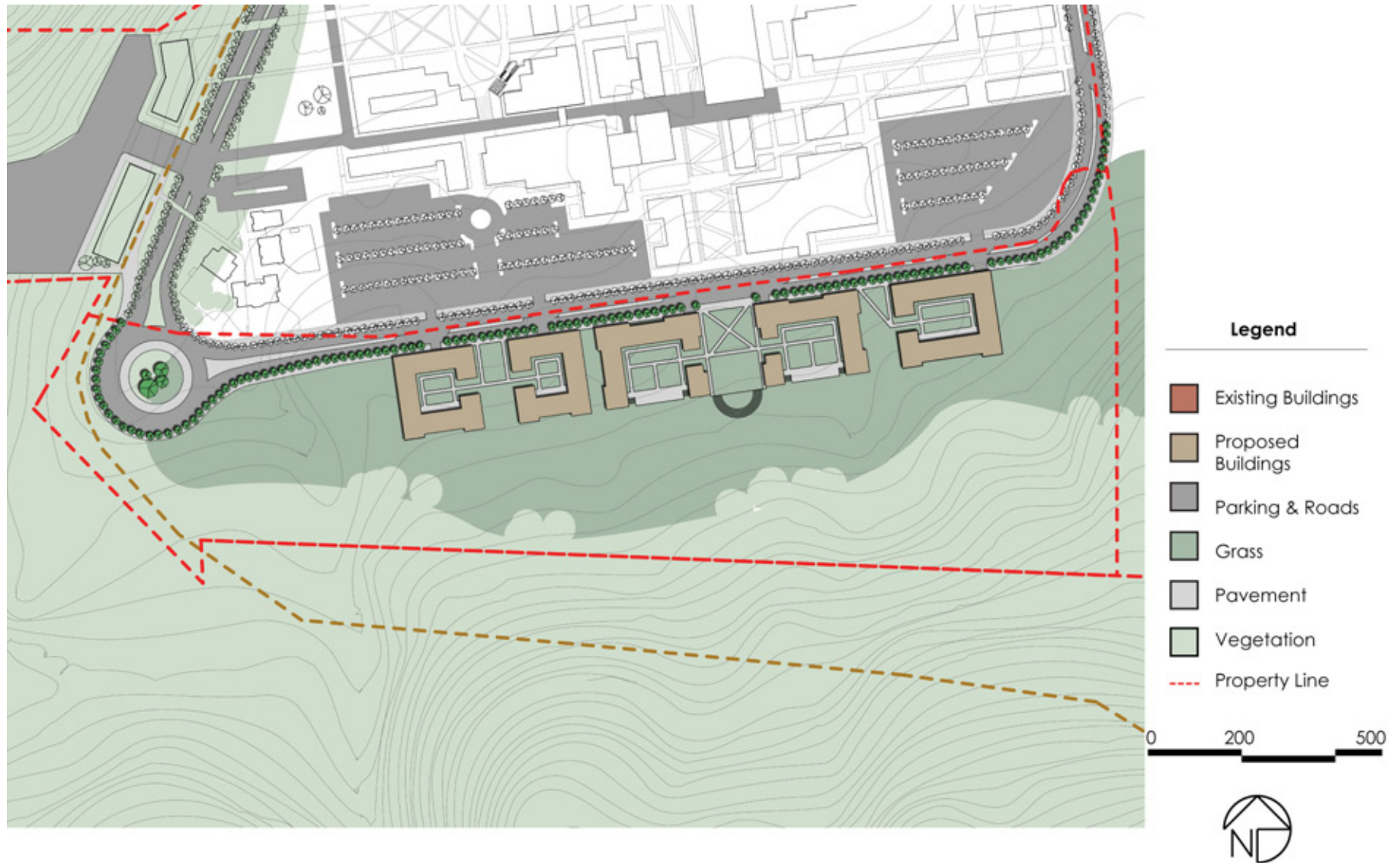


# Street Trees Network





# New Facilities

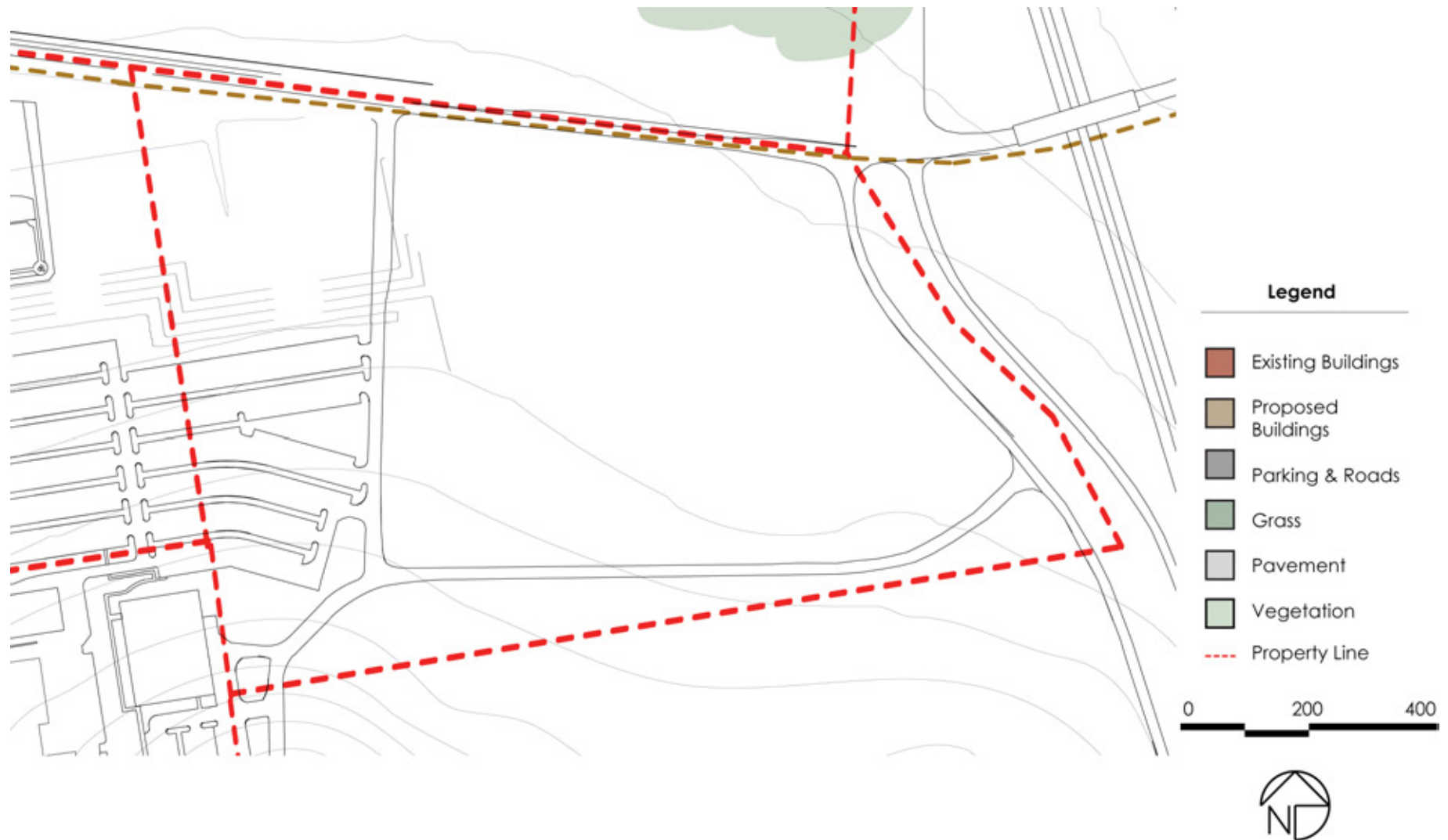






# Building the Framework: Eastside ADP

# Existing Conditions



# Circulation Networks

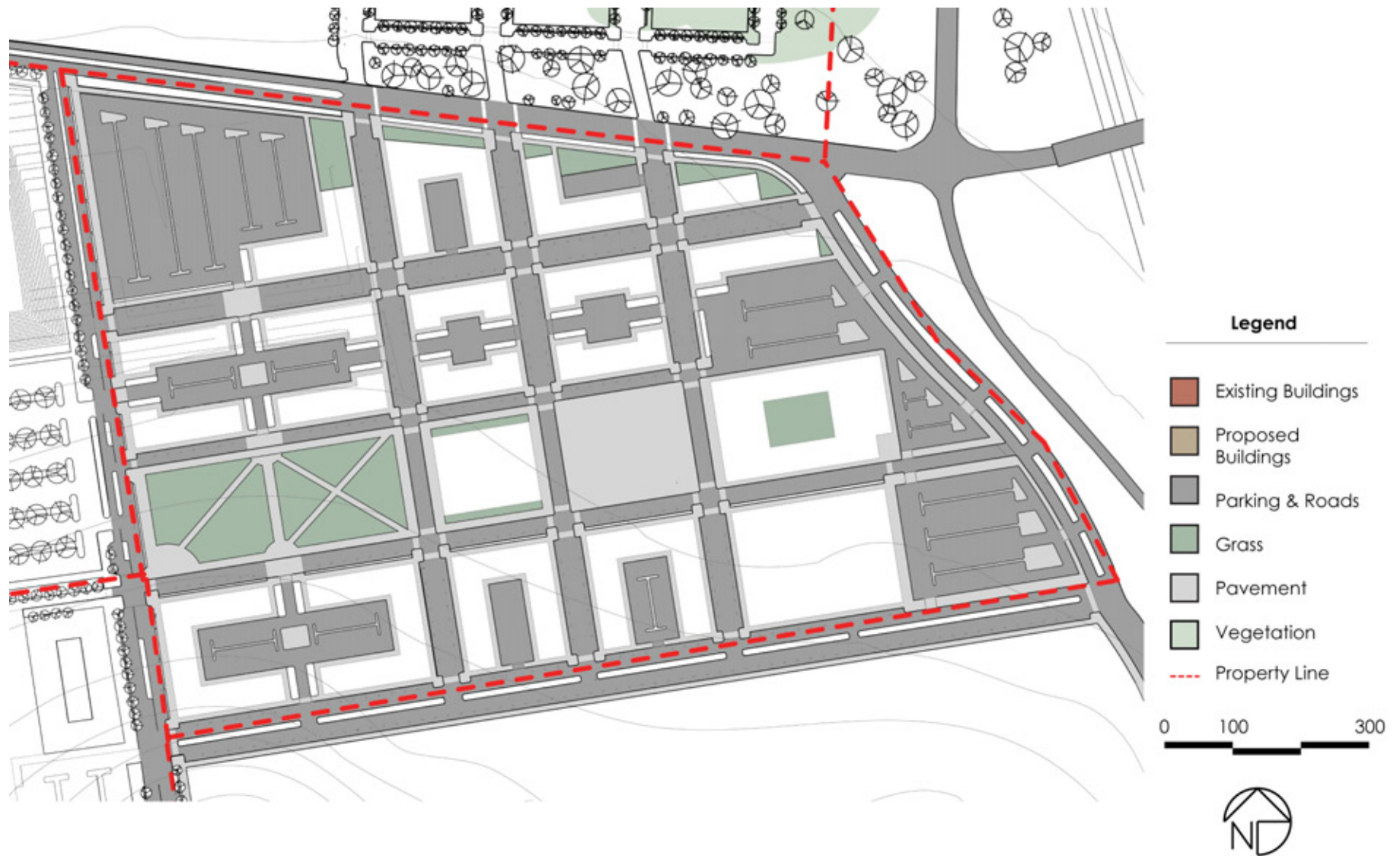




# Quads & Pedestrian Network



# Natural Open Space Network



# Street Trees Network





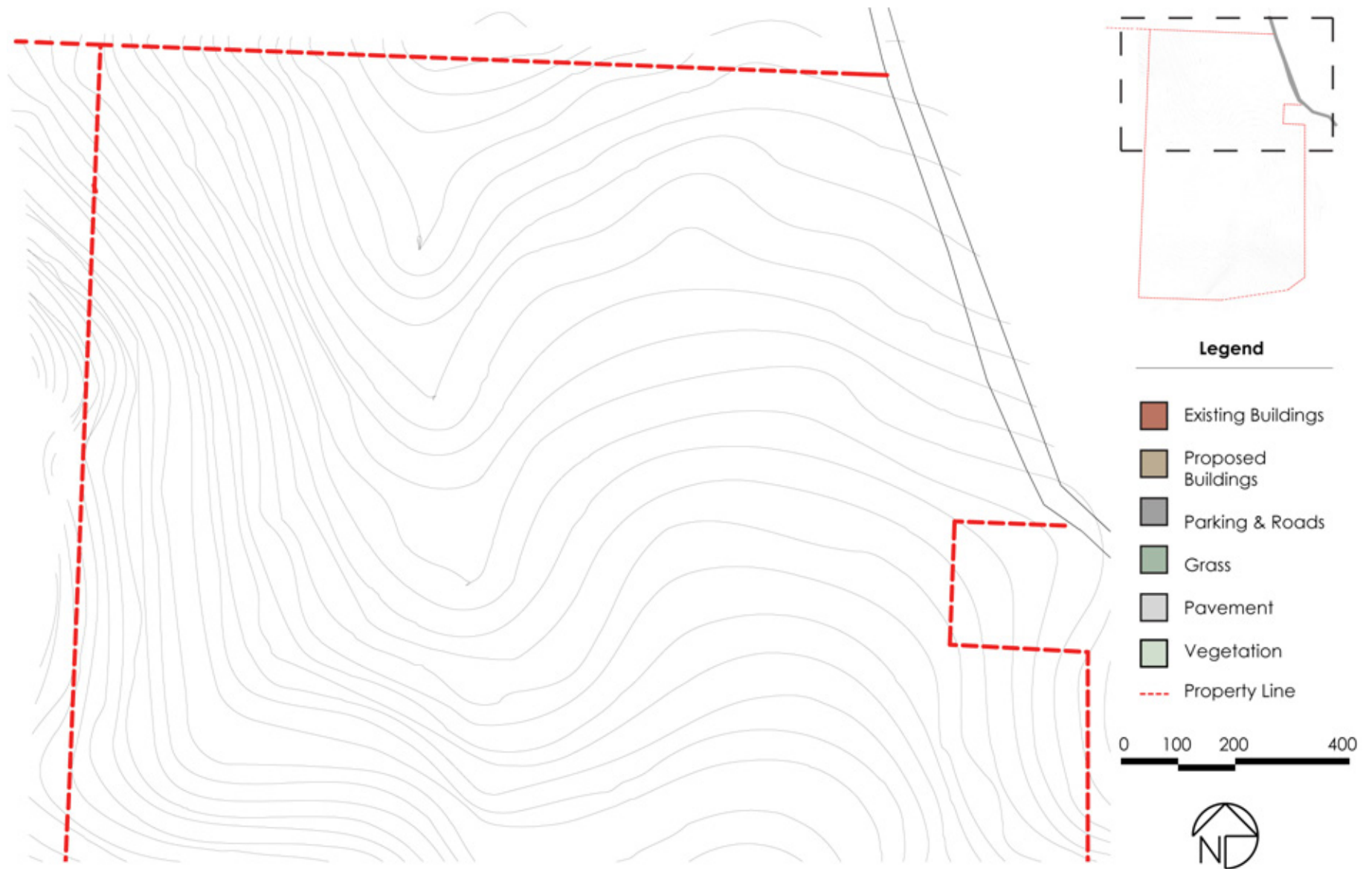
# New Facilities





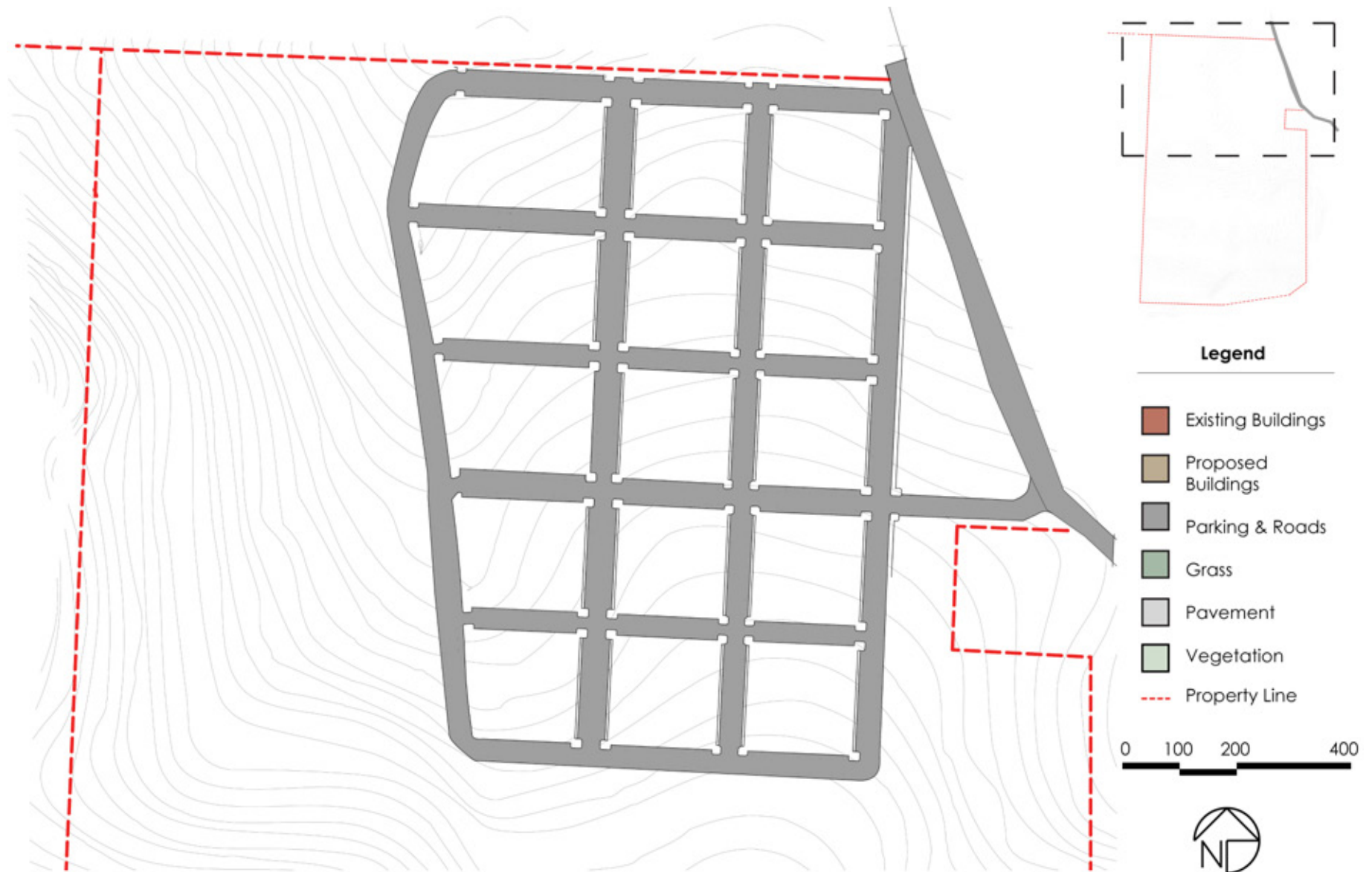
# Building the Framework: South-Eastside ADP

# Existing Conditions

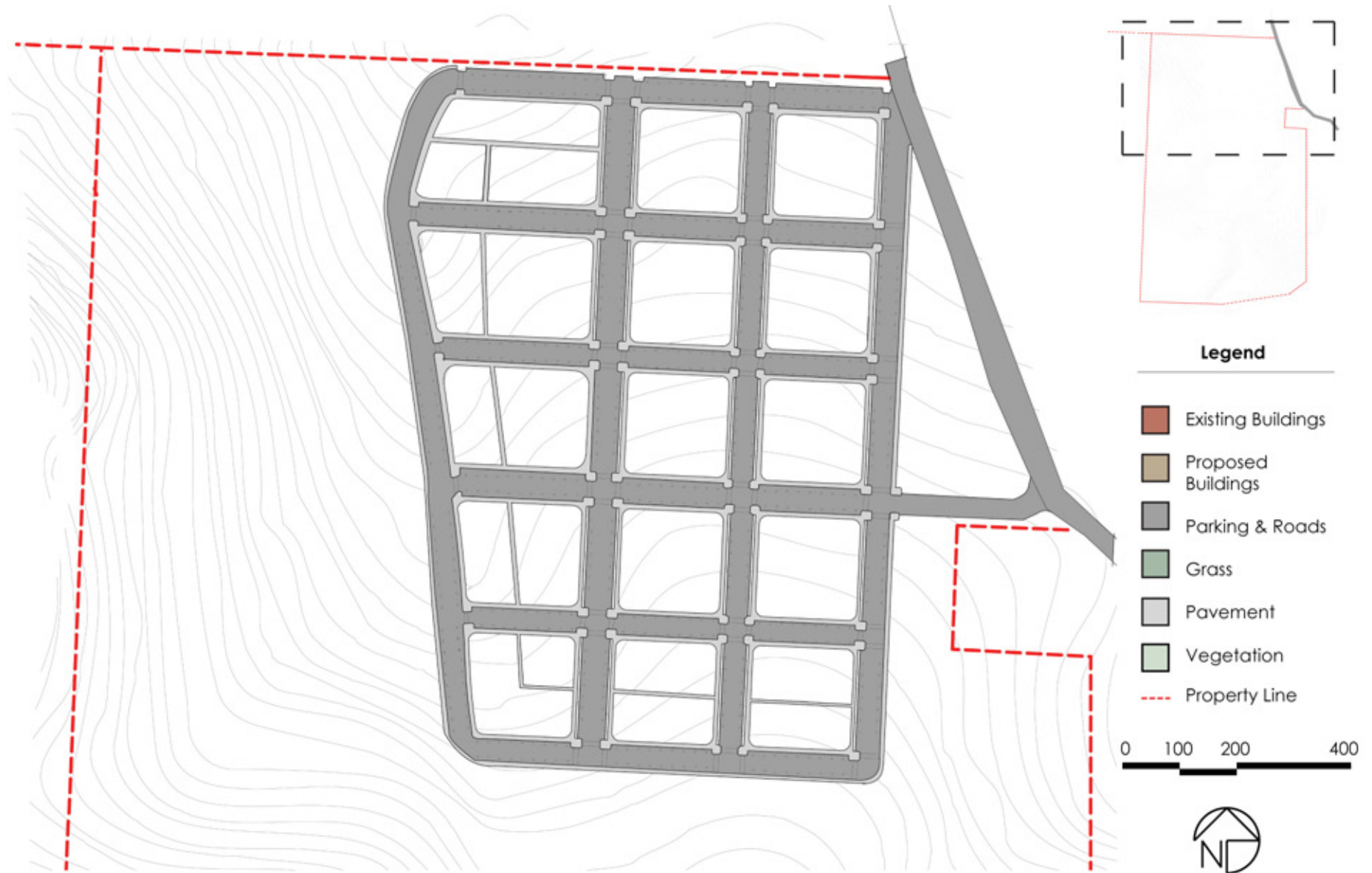




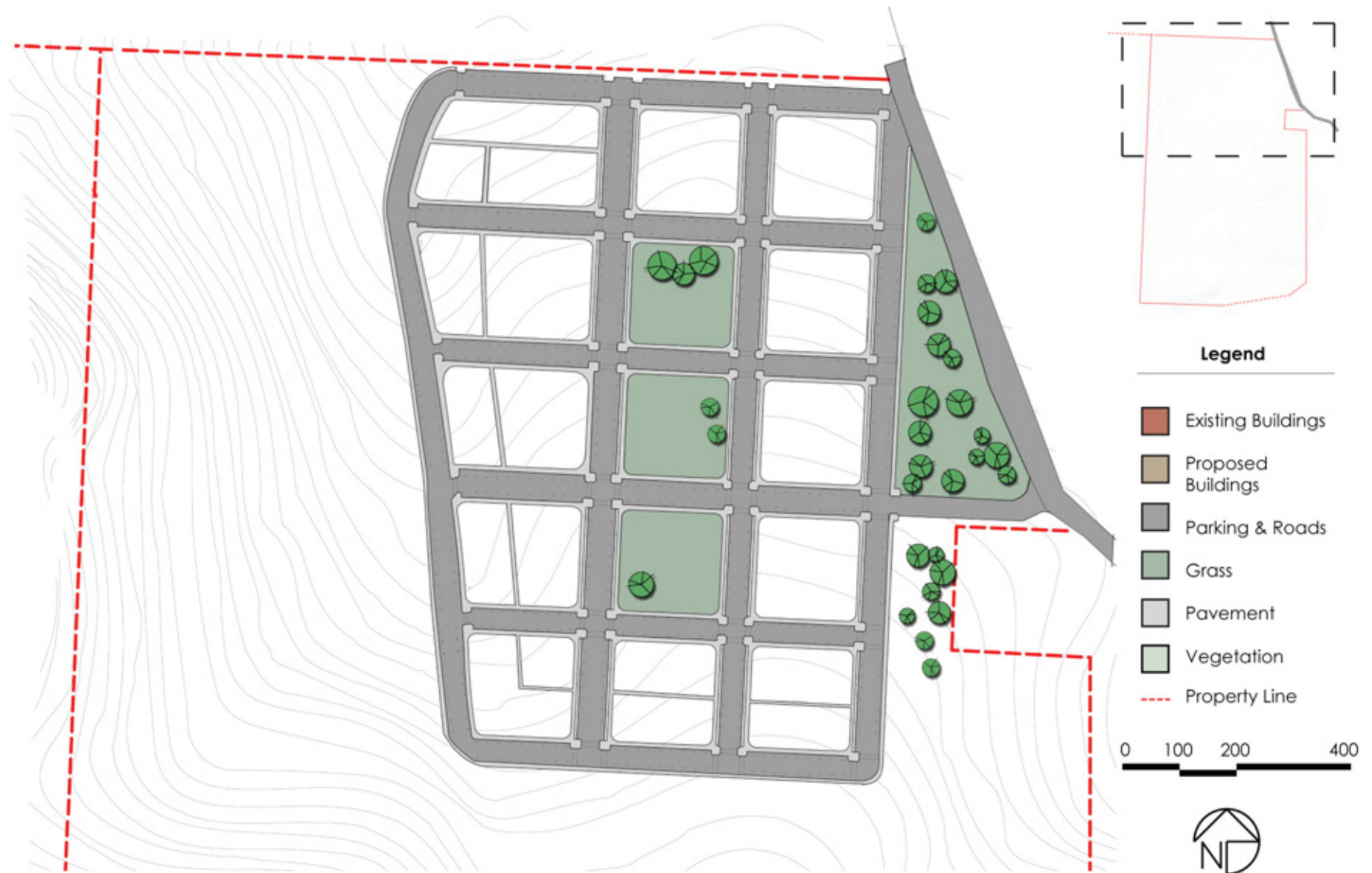
# Circulation Networks



# Quads & Pedestrian Network

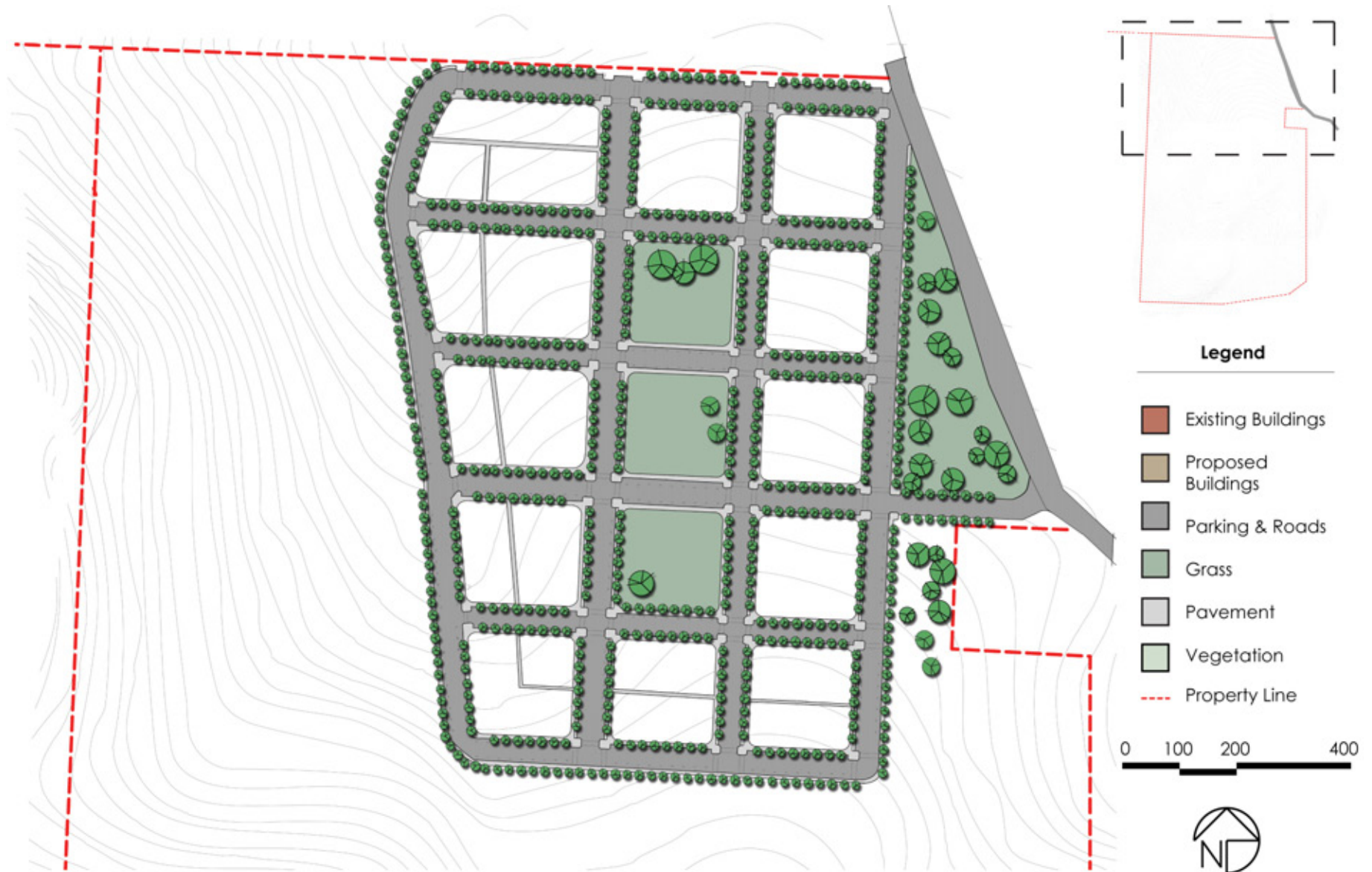


# Natural Open Space Network





# Street Trees Network



# New Facilities





# Overall Campus Framework







# Part V

## Conclusion

# Recommendations

- **EXPLORE**

- Land Use Allowance and Implications
- Legal Strategies (TDR, Legislation)

- **IDENTIFY**

- Future Projects Based on Current and Future Needs
- Appropriate Connection to Surrounding Parkland

- **INVESTIGATE**

- Entrepreneurial Opportunities that link to Academic Programs
- Potential Land Acquisitions

- **ESTABLISH**

- Local Government Resource Group
- Business Development Position
- Environmental Evaluation Criteria

- **CONDUCT**

- Environmental Impact Study
- Transportation/Parking Study

- **ADVOCATE**

- Improvement of Alternative Transportation (bike, car-share, brt-Eugene, Glenwood-Springfield)

# Next Steps

<b>20 May 2011</b>	2011 Draft Report Comments Due from LCC
<b>31 May 2011</b>	2011 Final Report Submitted
<b>14 June 2011</b>	Board of Education Meeting
<b>2011-2012</b>	<ol style="list-style-type: none"><li>1. Technical Framework for the Northside ADP<ul style="list-style-type: none"><li>- Ecological Assessment</li><li>- Illustrative Plan</li><li>- Phasing Plan</li><li>- Regulating Plan</li></ul></li><li>2. Sustainability Analysis for the South and Southeast ADP<ul style="list-style-type: none"><li>- Ecological Assessment</li></ul></li><li>3. Continued Campus Core Bond Alignment</li><li>4. Connect with other resource groups<ul style="list-style-type: none"><li>- Portland Sustainability Institute (PoSI)</li><li>- Dovetail framework with surrounding municipalities</li></ul></li></ol>





# Appendix



# **Appendix A: Regulator Interviews**

## Summary

---

### Transportation and Land Use Planning

This summary highlights opportunities and challenges discussed at meetings held with transportation and land use officials from the Oregon Department of Transportation (ODOT), Department of Land Conservation and Development (DLCD), Lane County, City of Eugene, the City of Springfield, 1000 Friends of Oregon, Eugene Water and Electric Board (EWEB), and Lane Transit District (LTD). This summary is divided into four sections: 1) Land Use; 2) Transportation; 3) Utilities & Infrastructure; and 4) Recommendations.

## SECTION 1: LAND USE

### Opportunities

Eugene and Springfield are currently investigating the current and future land inventory needs in the Envision Eugene and Springfield 2030 processes. In separate meetings city officials have confirmed that Eugene is roughly 1000-1500 acres short of developable land for housing. Both cities believe that the Russell Creek/LCC Basin may be a good place to look at for future expansion and development and economic growth opportunities. Envision Eugene has a working Community Resource Group (CRG) consisting of roughly 60 people that has been convened by the city manager to inform recommendations of how to accommodate growth throughout the UGB investigation process.

Surrounding cities and towns including the county are looking into the following development opportunities:

- The City of Springfield is looking in Glenwood;
- Lane County is looking at Goshen as an industrial/commercial land base - (this is an excellent opportunity to link Industrial-job-housing production); and
- The City of Eugene has acquired nearly 350 acres of Arley & Co. property with easements along the western edge of the Marston Forest - the park will be the biggest natural open space in the urban area. This would serve as a massive amenity to LCC and the community.

LCC needs a legal strategy to see what can be built on public facilities land with and without a UGB expansion. This may require legislative or code amendments that could lead to a broad based change for community college, university and high school owned public land to allow for non-educational use development. Legislative change could be limited exclusively to public lands as a way to ameliorate the financial positions schools are currently in and help with equitable accessibility. The better LCC is connected to this amenity the higher the value of any housing and development that would be situated near the park.

### Challenges

LCC falls within the Metro Growth Boundary and therefore falls under its land use codes. If LCC wants to expand there will be parameters in the county's land development code regarding intensity of development and allowed uses. If proposed development or alteration to an existing use or building is not consistent with LCC's current zoning designation, LCC must apply to the county for an alteration of use. (Criteria to help leverage a legislative change - Goal 2 exception to expand on resource lands to accommodate section 8 housing).

The following designations is the zoning for Lane Community College parcels:

- Core campus is public facility (Government and Education);
- Other core zoning is Forest and Agricultural land;
- The two parcels to the west are designated Forest and Wetland;
- The parcel to the north of 30<sup>th</sup> Avenue is designated Agriculture; and
- The Marston Forest is zoned Forest

In the core campus, dorms, for example could be built now if they are for college use. LCC was designated public facility land, as an exception parcel. There were certain uses and building/improvements already on the property. Even if footwork to amend county code was followed there is the possibility that LCC would be included into Eugene or Springfield. LCC zoning would then have to follow that cities zoning code.

## **SECTION 2: TRANSPORTATION**

### **Opportunities**

The Emerald Express (EmX) Bus Rapid Transit (BRT) expansion to LCC has been noted to be of universal interest to all parties interviewed. Because there is significant interest for jobs in the area, multi-family housing makes sense. Promoting more transit use would be helpful. The City of Springfield has had informal conversations with Lane Transit District (LTD) representatives regarding a Glenwood-LCC connection. Additionally, ODOT has a long-term goal to study the I-5 interchanges at 30th Avenue and McVay highway. This study has stalled due to a lack of funding. ODOT Interchange Area Management Plan would be required with development plans.

The study for this area potentially could find that adding service of a BRT could:

- Save any further road expansion;
- Lower vehicle miles traveled (VMT) for staff, students and faculty;
- Reduce the amount of pollution
- Reduce the amount of farmland lost due to unnecessary road expansion and low density sprawl; and
- Lead to \$1500/year savings per family, per car in auto related maintenance by using transit or living on campus.

### **Challenges**

Traffic is one of the byproducts of land use development and on the rise due to the auto dependency of our society. By increasing development in the Russell Creek Basin, additional traffic issues could be created. LCC will need a more detailed plan for development to initiate a traffic impacts study. Access and level of service to and from the I-5 Interchange, on Eldon Schafer Road, McVay Highway and 30<sup>th</sup> are continuing issues.

## **SECTION 3: UTILITIES & INFRASTRUCTURE**

### **Opportunities**

There has been discussion of extension of water and sewer services by upgrading and linking a 3-mile run from Creswell to Goshen. Any future development in the Russell Creek Basin could lead to the necessity of upgrading and expanding the water and sewer lines. EWEB is already slated to replace the Bloomberg Neighborhoods water main at the same capacity. EWEB representatives already said that it would be simpler to add 2 inches of diameter to raise capacity now if they could. Thinking big now would provide a draw and a lot of opportunity for the area. The GE/ Portland/PSU partnership in downtown Portland Eco-District could be a good precedent for bringing together outside money, research and opportunity.

### **Challenges**

In the past there has been a lot of opposition of utility expansion due to land speculation and any wholesale growth such as traditional sprawl. Geography of the basin is an issue for running services up and over, under, around or from another areas. Creating a run from an area such as Goshen/Creswell or farther down Highway 58 where there already is existing development could be an opportunity, but could lead to further sprawl. Reservoir capacity may be an issue

## **SECTION 4: RECOMMENDATIONS**

The meetings conducted have been met with unanimous agreement on the excellent timing of LCC's master planning process and the potential Creswell facilities expansion and Goshen Industrial/technology development opportunities. Politics are aligning and there has been discussion from the Governor's office, the economic development office, Lane County, and local agencies

The cities of Eugene and Springfield are currently engaged in a major update to their comprehensive plans called Envision Eugene and Springfield 2030. Now is an excellent time for LCC to engage both cities and Lane County in further discussion surrounding planning for the future of the LCC Basin. Both planning efforts could result in a recommendation to expand their respective Urban Growth Boundary (UGB). In which direction growth would occur is unclear.



Many individuals have postulated that moving into an already disturbed, lower-value land designation to the south has potential over other areas being reviewed. Whether under county or city regulations the land use piece of this puzzle needs to be addressed first with a coordinated look at transportation, utilities and infrastructure pieces.

- LCC should continue master planning efforts with clear communication with land use and transportation planning representatives from ODOT, Lane County, the cities of Eugene and Springfield, LTD, and EWEB. LCC's development design proposal would be stronger if it were backed by a traffic impact study;
- LCC should reach out to Eugene's Envision Eugene Community Resource Group (CRG), whom will be holding a meeting in January. The City Manager will be going to council with recommendations at the end of February when there will be extensive study of proposed areas;
- LCC should establish a policy committee on campus development that includes a city council member or county commissioner involved for policy issues;
- LCC should immediately contact the Lane County Commissioners;
- LCC should contact former State Senator Lee Beyer who has been a champion of land use reform to stimulate economic development;
- LCC should contact Representative Terry Beyer (Lee Beyer's wife) whom is the Chair of the House Transportation Committee; and
- LCC has the potential to be a key partner in a monumental connection to Eugene Parks, linking Mt. Pisgah to Fern Ridge.

## LANE Master Plan Regulator Interviews, ODOT

### Attendees:

Savannah Crawford  
Craig Black  
Jeff Lange

Barry Gordon  
Rena Schlachter

10:00, 15 Dec 2010

- Current Role
  - Savannah Crawford, Transportation Planner – Representative of long range planning efforts. Main point of contact.
  - Jeff Lange – Traffic unit in Salem, though works from Springfield office. Access management and development as well as maintenance. Not a primary contact.
  - Craig Black, Signal Operations Engineer – Engineering side of things. Works in Region Traffic office in Salem. Coordinates efforts around traffic signal issues and looks at projects from an operations perspective.
- How ODOT links with LANE
  - LANE needs to identify how planning at higher-level will impact transportation networks.
    - Last master plan proposed a belt line loop and distributed parking lots. Multi-way Boulevard proposed with multiple entrances into Lane in addition to other business. (Jeff)
    - Did you do traffic counts? (Savannah)
      - No, very conceptual at this point. Will be looking into in the future. (Barry)
  - Traffic Study and Zoning
    - Traffic study should be a joint effort to look at impacts.
    - Zone issues and expansions and changes of use need to be identified.
    - Need to work with the LCOG transportation model (Jeff).
      - You run zone changes through the model to develop different scenarios for traffic configuration.
    - LANE needs a more detailed plan to develop a traffic impacts study.
    - If LANE will lead this traffic study, ODOT would be interested in assisting.
      - However, if the city expands their UGB into that direction they would need to do the master planning for that region. (Savannah)
- Current-Future Developments
  - Immediate (0-1 year)
    - Bond alignment with Lane (internal)
    - In late January, LANE will be working with Mark Gillem's studio class to develop a master plan. LANE will also lead charrettes. Charrette process and UO studio developing the plan will go through the end of March.
    - Studio efforts through the end of June.
  - Short Range (1-5)
    - Capacity planning rather than vacant lot planning.
- Opportunities
  - Key players in future traffic analysis efforts
    - ODOT - The more ODOT is included in process the better (Savannah).
      - Savannah
      - Jeff has personal interest. Lives on the ridge. Was not aware that there were charettes advertised in Oct 2009? Would have been interested.
      - Traffic Analysis unit, Transportation Planning Analysis
      - Craig may or may not be involved. If so, he would look at from an operations standpoint.
    - City of Eugene
    - Lane County– Needs to be big player (Craig)
    - Springfield – important, they are close enough.
    - Property owners.
      - Have had a hard time getting surrounding property owners involved. (Barry)
- Challenges to Address

- I-5 Interchange
  - The more accesses there is at the I-5 interchange the more problems that are created at that interchange area.
- Eldon Schafer and 30th
  - Current problem is access coming from Elden Schaffer onto 30th
  - ODOT has rewired the signal at 30th and McVay to accommodate traffic issues many times
  - Traffic there is backing up to the interchange. Issues all the way to the north interchange
  - Once cars leave the interchange want them to leave area and not create congestion.
- Continued LANE Master Planning efforts and Traffic Analysis (Jeff)
  - LANE should continue master planning efforts with clear communication with ODOT.
  - Need a good traffic study soon as a preventative. Traffic is an essential component. The two needs go together.
    - Improving and expanding Lane would likely create additional traffic issues.
    - Not only is getting on and off 30<sup>th</sup> an issue but on site circulation is also key.
  - Citing multiple access and exit points
    - Having one outlet at signal will cause major problems
    - Need to look at interchange area and develop an interchange plan
    - That signal may or may not stay when we look at in greater detail
    - Need to have an open mind about what happens on 30<sup>th</sup> Ave and what happens on the campus
    - All efforts need to go hand in hand
  - Goal is not to get to service "A" but to get to a reasonable service in a reasonable time frame. (Craig)
- ODOTs Involvement
  - The current plan is at too high of a level for ODOT to get heavily involved at this point.
  - If LANE and Lane County can bring ODOT along with planning process that will be great. (Jeff)
- Zone Changes
  - If Lane wants to start implementing master plan there is zone changes that must take place
  - Currently no zone changes in the foreseeable future so there is not a lot ODOT will do at this point. However, traffic analysis will be a component of any zone change or plan amendment, so early coordination with ODOT is key.
  - Great that there is collaboration being initiated at this point.
- Other Recommended Contacts:
  - City of Eugene
    - Chris Henry
    - Gary McNeel – does a lot of development review. Has a slough of ideas and not afraid to share. Former ODOT. A lot information on zoning concepts.
  - City of Springfield
    - Tom Boyett -Transportation
    - Brian Barnett – Transportation
    - David Reesor – Senior Transportation Planner.
  - Lane County
    - Ed Chastain – Traffic Engineer
    - Lydia McKinney
  - Lane County Transit District
    - Mary Archer – Senior Planner
- Due outs:
  - Barry – send link to them regarding link on website to plan

## LANE Master Plan Regulator Interviews, City of Eugene: Planning Department

### Attendees:

Terri Harding  
Carolyn Weiss  
Alissa Hansen

Barry Gordon  
Rena Schlachter

2:00, 16 Dec 2010

- Current Role
  - Terri- Metro Community Senior Planner Envision Eugene
  - Carolyn- Metro Community Principal Planner
  - Alissa- Land Use Senior Planner
- Current-Future Developments
  - Immediate (0-1 year)
    - Community Resource Group (CRG), Envision Eugene will be continuing to meet in January – consists of about 60 people convened by city manager to inform recommendations of how to accommodate growth (could include UGB expansion).
      - The City Manager will be going to council with recommendations at the end of February.
      - They will not be drawing a line on a map. Rather, they will focus on intent for core and proposed areas for expansion.
      - State law requires them to look inside the UGB first.
      - After looking inside the UGB, they follow a process looking at land near the UGB.
        - First they look at exception lands
        - Next category, marginal lands.
        - Finally, can look at forest and farmlands. (The land that LCC owns and is proposing development on is currently zoned forest and agriculture land).
        - In addition to looking at exception lands, UGB expansion must take into account slopes, wetlands, and other environmental conditions. In addition to service support availability.
      - Currently, expanding for jobs and industrial uses is being discussed for outside the UGB at the northwest edge of Eugene near the Airport;  
AND
      - Also looking at LCC area for campus/industrial. Support services and multi-family housing have also been looked at for this area.
  - Short Range (1-5)
    - Following City Manager recommendations at the end of February, there will be extensive study of proposed areas and the results of that will draw a line on the map.
  - Opportunities
    - Share LANE Master Plan with City staff and CRG
      - After the LANE charrette process, have a presentation and invite city staff and CRG participants.
    - EmX expansion to LANE – universal interest.
      - Because there is a lot of interest for jobs in the area, multi-family housing makes sense.
      - Transit would be very attractive in this scenario.
      - Another reason to support EmX would be a commercial industrial job center in Goshen.
    - Idea of eco-district at LANE.
      - Thinking big would provide a draw and a lot of opportunity for the area
      - GE/ Portland/PSU partnership in downtown Portland could be a good precedent.
    - ODOT Interchange Area Management Plan could be required. (Terri used to work for ODOT)
  - Challenges to Address
    - No guarantee the UGB will expand



- Potential UGB expansion issues/opportunities
  - LANE should inform community of proposed expansion.
    - If public land uses = we can think about an expansion
    - If private = not as much potential need
  - Zoning changes
    - If there is multi-family housing built at LANE what zoning category would it fit in and how do we adjust for an expansion?
    - Idea of multi-family is exciting. Would be in a special category for college related uses – this would make it more doable. (Terri)
    - For the proposed LANE housing will there be possibilities for ownership or will it all be rental? If all LANE related it will be subject to specific land-use law (look up case law for public college/university uses outside UGBs). (Terri)
    - The proposed amenities could be linked to academic mission of LANE and add to the opportunity for staffing by students, others. (Barry)
- Exception Lands: Issues
  - In the last CRG meeting there was a discussion about exception lands that are in active farm use - yellow on map) and a concern that they might become at risk because they would be adjacent to a job center.
  - The state does not view it as farmland they view yellow as rural residential (exception lands means that an exception has been taken from statewide planning goals 3 and/or 4 for other uses like rural residential). Cannot protect rural residential land.
- Recommended Contacts:
  - Jeannine Parisi, EWEB – Reason to contact: They are addressing water expansion right now and looking at area. Would likely be interested in this. Might affect their interest in expanding water and electrical out there.
  - Mia Nelson, 1000 Friends of Oregon – Reason to contact: Outside the UGB there should not be “urban” uses. Community colleges are an exception. The proposed commercial uses will likely fire up a lot of people (even if run by students). 1000 Friends might be such an entity. Important to include them early on via Mia.
  - CRG board members – Reason to contact: Terri will look at and see whom they know to recommend for contact.
  - Councilor Mike Clark – Reason to contact: He is interested in Goshen and industrial opportunities in the core. He would likely be interested in LANE expansion.
  - The Southeast and Laurel Hill neighborhoods – Reason to contact: They are adjacent to LANE and very active - will be interested.
- City of Eugene Next Steps
  - Look at how college uses would be addressed in any potential UGB expansion.
  - Will communicate with CRG committee and identify members that have ties to LANE and would like to act as a liaison.
  - May help organize a public meeting downtown after the LANE charrette (maybe library or the current downtown LANE building).

## LANE Master Plan Regulator Interviews, Department of Land Conservation and Development

### Attendees:

Ed Moore  
Barry Gordon

Rena Schlachter

15:30, 16 Dec 2010

- Current Role
  - Ed represents the DLCD department in various parts of the state in 6 counties as a regional representative
  - Monitors local activities related to the statewide land use program.
  - Involved in land use plans and related activities. Many amendments to adopted local plans and adoption of new plans require DLCD review and approval.
  - If Lane Community College plans are not adopted by either the City or the County, then not a DLCD issue.
    - Statute 195.110 (for school district)
      - Law designed for primary and secondary education districts. If they reach a certain size then they must develop a long-range plan. LCC does not fall into that but.
    - Currently LCC campus is located in unincorporated Lane County and subject to the Lane County Development (Zoning) Code. If LCC were to apply to the county for a zone change to accommodate new development within their campus, Lane County would initiate a post acknowledgement plan amendment (PAPA) and DLCD could weigh in on it.
- Opportunities
  - LCC campus is within the Metro Plan Boundary
    - This might make the process easier going from a rural designation to an urban designation.
    - Region 2050 plan had the Russell Creek Basin and the area north of the airport marked for possible growth. (Barry)
  - City of Eugene is currently engaged in a major update to its comprehensive plan called Envision Eugene. Now would be an excellent time for LCC to engage the city in discussions surrounding planning for the LCC campus. The Envision Eugene planning effort will most likely result in a recommendation to expand Eugene's Urban Growth Boundary (UGB). The needs of LCC need to be part of that conversation.
  - LCC could form a Technical Advisory Committee as a means to engage local planners and obtain their advice on LCC land use matters; or look to using existing forum, such as the Metro Planning Directors meeting coordinated by LCOG.
    - Based on areas of jurisdictional responsibilities as defined in the Metro Plan, involve someone from the county and the City of Eugene.
    - Springfield is not likely going to expand UGB West of I-5.
    - Should LCC establish a policy committee on campus development, encourage getting a city council member or county commissioner involved for policy issues.
    - ED stated he would be willing to participate in the process. (Ed)
    - Does not see why Eugene would not be looking at LCC Basin for expansion. Looking at all the wetlands around Eugene south seems like a likely direction. (Ed)
- Challenges to Address
  - LCC is outside UGB
    - LCC should check with the county or city to see what the current zoning is and what land uses/development would be allowed.
    - The county would have to approve a PAPA to change current zoning.
      - Currently zoned public facilities (PF), forestland (F-2) and agriculture (E-25)
    - The way the state planning rules work, when UGB was established the city established a boundary that contained an area sufficient enough to accommodate 20 years of growth, urban development.

- There will be existing development (Like LCC) outside the UGB that are not farm or forest and are classified as exception lands. This development will likely be public, commercial, industrial or residential.
- LCC campus was designated as a public facility, as an exception parcel. There were certain uses and building/improvements already on the property.
  - If LCC wants to expand there will be parameters in the county's land development code regarding intensity of development allowed.
  - If proposed development or alteration to an existing use or building is not consistent with LCC's current zoning designation, LCC must apply to the county for an alteration of use.
  - UGBs were established to keep activities that are urban in nature inside the UGB.
  - To facilitate future development/improvement to the LCC campus, LCC should request Eugene to take LCC in as part of the UGB expansion.
- ODOT is limited on what they can do outside of the UGB. Springfield will likely expand their UGB on east side of I-5. (Ed)
- Lane County Development Code
  - Whatever planning happens will have to be set into context of whatever is allowed in the Lane County Development Code regarding public facility zoned parcels.
  - EFU-25 (Agriculture Resource Zone, 25-acre minimum parcel size)
  - Whatever land they own that is not public facilities must be changed to public facilities before development on these parcels can occur. Also, in rezoning the property from either E-25 or F-2 to PF would most likely require the county taking a new exception to Goals 3 and 4 regarding agriculture and forest land.
- If LCC extends development beyond their footprint
  - Will have to deal with county zoning. Both amendments to county plan and metro could be required.
  - Conceptual guidance for internal LCC document:
    - You are free to do what you want
    - Not able to implement until properly zoned
- DLCD Next Steps:
  - Ed is happy to provide answers to any questions concerning process.
  - If you get the city and county involved in the process they will help keep you out of left field.
  - If the LCC master plan is an internal document the state will not be getting involved unless a change in zoning is required. (Ed)

## LANE Master Plan Regulator Interviews, Lane County Public Works: Transportation Planning and Traffic

### Attendees:

Lydia McKinney  
Celia Barry  
Barry Gordon

Rena Schlachter  
Bob Mention

10:30, 17 Dec 2010

- Current Role
  - LCC main goal is to utilize land in an ethical way that helps meet the educational mission and bring in revenue
  - Russell Creek Basin – Thinking about the whole basin and how that can develop to help us all. Concerned about the urban growth boundary in that context. Opportunities on LCC property is first objective and properties beyond are of interest too. (Bob)
- Opportunities
  - Create better circulation route around the perimeter. (Celia) We have looked at that and have a conceptual design for (Bob).
  - Offer different types of housing – conceptual plan. Housing for students, faculty, community members, etc. Live/work. (Barry)
- Possible Road Blocks
  - UGB
    - LANE definitely needs to be inside the UGB for the proposed scale of housing.
    - Talk to Kent Howe, he will know more. Kent will tell you that if you are going to connect to the urban system you need to be in the UGB unless the state land use laws change.
  - Transportation Issues
    - Transportation Study
      - A traffic study will be required for the conceptual development proposed. It would be required as part of the land use application process. Also, while we are not experts on this topic, Celia wondered if it would be necessary to evaluate the on site septic system capacity. Essential to talk to Kent Howe about land use issues. (Celia)
      - According to LCC personnel, ODOT indicated they would ask for a traffic impact analysis by a transportation engineer.
        - Do you have any specific transportation plans at this point? (Lydia) No. We are looking at general transportation plans. Very conceptual. (Barry)
        - How much does transportation study costs? (Bob) We don't really know.
      - Applicant initiates. Whomever is doing the development (Celia)
      - The County would sit down with you and scope it with regard to County Roads. Lane code chapter 15 spells out the scoping requirements. This would be done after LCC submitted a land use application. Lane County Transportation Planning would get a referral, and would likely join ODOT in requiring a traffic impact analysis. Before the analysis was done by LCC's engineer, ODOT and Lane County would approve its scope. There are available handouts and info on the web. The scoping has to do with looking primarily at traffic impacts and congestion management, but also safety, pedestrian, bicycle travel issues and access spacing. You'll need to consult Lane Code Chapter 15.696-697 for specific details with regard to County requirements. (Celia)
      - A privately hired transportation engineer
        - Models transportation impacts based upon the proposed development and traffic that will be generated from it. Uses a variety of nationally accepted transportation standards found in manuals, including looking at the *Trip Generation* manual to determine the number of trips the development is likely to generate during peak hours. The engineer will also look at



where traffic is coming from and going to, impacts on intersections, left and right turns, the need for turn lanes, and other transportation impacts.

- They use software programs to model. Would all sit at the table to scope it out? Lane County's engineer would evaluate the development proposal and approve a traffic impact scope, after which LCC's engineer would develop a traffic impact analysis. Please see Lane Code Chapter 15.696-697 for specific information.
- The scoping meeting would occur after LCC submits a development proposal to Lane County Land Management Division or if the development occurs after a change in jurisdiction, to the applicable city. The County or City planning office would send Transportation Planning a referral notice. Whether the proposed uses reviewed at this meeting would be permitted under statewide land use law is questionable.
- Addressing current traffic issues
  - Celia indicated that the traffic congestion on 30<sup>th</sup> Avenue, McVay Highway, and I-5 resulting from LCC enrollments, especially during economic downturns such as now, is an issue that the County would like to work with LCC and ODOT to address. There are short term solutions that could occur, such as redesigning the Gonyea Interchange to improve circulation there, and possibly closing Eldon Shafer as a left turn lane into LCC. Of course, additional analysis must occur before anything is done in this regard.
  - Elden
    - Close left hand turn onto Elden with would push the problem down. Causes problem for LTD buses and parking problems for the college.
    - At one time there was a notion of a connection at Eldon Schaffer drive. (Bob) would be going over wetlands there. Did not go through. A lot of neighborhood uproar. Celia noted that the neighborhood uproar was related to placement of an Armory at 30<sup>th</sup> across from LCC, but yes, there are extensive wetland areas in this location and the local Eugene area community has historically shown strong support for protecting wetlands.
  - Spacing standards along 30<sup>th</sup>
    - Design of multi-way boulevard key to determining number of approaches onto 30<sup>th</sup> that would be safe. (Lydia).
    - There would be in and outs on campus side but not on 30<sup>th</sup> side (Barry).
    - How do we address in terms of the spacing standards? McVay is a state facility. Need to talk to the state (ODOT) about. (Celia)
    - Also, note that 30<sup>th</sup> was designed as a non-access highway by Board Order in 1961.
  - Left turn into Schafer
    - There is federal money that comes into the region that could be sought for a project in this area. There is competition with other area projects for the money.. The first step is to get a project into the TSP (Transportation System Plan). Will look at getting into (Lydia). Serious issue would be the wetlands. Wetlands would be impacted with construction. Big issue. Def look in to
    - The appropriate thing to do would be to look at transportation issues as part of a bigger picture effort, such as the I-5 @ Glenwood Transportation Study, referenced below.
  - Traffic backup on McVay

- Seems like biggest issue (Bob). If improvements were made and linked with other improvements could eliminate traffic issues. (Lydia).
  - Note that there is currently an I-5 @ Glenwood Transportation Study that ODOT initiated but put aside while the Eugene and Springfield TSPs are updated. It will be resurrected in an estimated 1-2 years, and will include looking at the LCC @ 30th Avenue area. These kinds of studies are complex and usually take at least 2 years to complete. After that, a NEPA analysis would occur. Depending on public support this would take another estimated 2 or more years. Finally, projects that are determined to go forward enter the design phase, which takes approximately a year, before construction finally begins if funding has been awarded for each of these steps. Planning is the biggest time consumer in transportation projects. All of these time estimates are very rough. A lot depends on public support, funding, and staffing resources.
- Public Transportation
  - Promote more transit use would be helpful. Our staff has heard from LCC staff at a recent meeting that many LCC students are parents who have multiple family related trips, so transit doesn't work well for them, according to what we heard from LCC representatives at this meeting. (Celia). LTD has been helpful they do well serving the college. (Bob) We will be meeting with LTD too.
- Current investments
  - Celia indicated that her Traffic engineer, (Ed Chastain) thinks the Gonyea Interchange can be modified to partially deal with congestion issues on 30th. There would likely be wetland and perhaps other issues to deal with in such a scenario.
- Zoning and Utilities Issues
  - Land use in place for different zoning – wastewater system. Will we need to bring in EWEB. (Bob) Yes, there may be utility issues on the road. If there are preexisting telephone poles and other utilities that will be impacted by the development you need to talk to them and ask.
    - Springfield might have a sewer line near LANE. Check with them.
  - Capacity for electricity. Is this something we need to talk to them now? (Bob) Great to think about. You need to hire someone to get a handle on this and coordinate all this. You need to contact EWEB and ask these questions
  - Talk to Kent about zoning– how do we look 50 years in the future? State land-use law tells us what to do. If you are outside the UGB there is not a lot you can do. You are not supposed to really plan for development outside the UGB.
    - Level of what LANE is planning for sounds great but must be a part of an urban system. It is questionable that the development shown on the LCC master plan would be permitted outside of a UGB. Need to talk to Kent Howe. Preliminary thing to work out. Should not rely on expansion of UGB. Is this feasible with out expansion? Understanding that the city of Eugene is looking at an industrial expansion for the UGB. (Lydia)
  - A few years ago LANE looked at connecting with metro. Was a big deal. A lot of opposition at the time to develop the Russell Creek Basin. Was 5 to 6 years ago. Heard that Springfield would be interested in the basin. (Bob)
  - There is a spur that services industrial area near LANE. Opportunity to connect to Eugene.
  - If I were a planner thinking about Russell Creek would like to think about what is happening east of I5. (Bob) Will talk to director of planning in Springfield about (Barry). Suspect that there is not much plans beyond farmland (Lydia). There are many bicycle connections that are being regionally established. One thought is a bike ped path over the middlefork. Would promote a flatter

- bicycle route, a nice bike route on McVay that connects to Franklin and up to Mount Pisgah has been discussed. Nothing on paper.
  - UGB expansion is a lot of number crunching. Timing could not be better. Springfield is currently doing long term planning and both Eugene and Springfield are doing long term transportation planning.
  - Not likely that they are going to zone entire area next to LANE industrial. Eugene is about public process.
  - Goshen has good potential for industrial development. (Celia). LANE does not want to come north (Bob).
  - Housing at LANE would make nice for transportation to Goshen.
  - Transportation Planning staff are not experts on any of these issues. You need to talk with the responsible agencies and entities. All of these opinions are offered informally only because we were asked.
- Next Steps
  - Overarching
    - Need to start with land use piece first can we do this
    - Second, look at transportation piece and sewage issues. Do we have capacity to do this?
    - Finally, look at contacting EWEB about this.
  - Stakeholder groups
    - ODOT had a process that they use for transportation planning projects that could be a good model for LCC to follow. They have a citizen-business Stakeholder group, a staff level project management committee, and a steering committee that is usually composed with ODOT and elected officials. It seems to work well. Should have regular meetings that involve the community. Works really well from process standpoint
    - Again, Transportation Planning staff offer these thoughts as considerations. the responsible agencies and entities must be consulted. Transportation Planning staff can help with County Road issues only.
- Recommended Contacts:
  - Land Management Division
  - Bloomberg Neighborhood (Ken Bussell was point of contact for Barry for neighborhood).
  - ODOT
  - LTD
  - Applicable agencies responsible for the issues and considerations discussed.

## LANE Master Plan Regulator Interviews, Lane County Land Management

### Attendees:

Kent Howe  
Barry Gordon

Bob Mention

9:30, 04 Jan 11

- Current Role
  - House Bill 3337 separated the Eugene-Springfield Metropolitan UGB
  - There are ongoing UGB expansion investigations right now:
    - Envision Eugene
    - Springfield 2030
  - County commissioner does not want expansion in to prime farmland
  - For Springfield:
    - One way to expand would be to move south or across I-5
  - For Eugene:
    - Does not want to move north towards airport
    - Limited mobility west or east
    - Can go south
      - There are technical issues with going up and over or through the south hills with water or sewer
  - Goshen and LCC Basin are prime for development from Eugene or Springfield
  - Government's role is to make good use of transportation and industrial use
  - LCC Basin is considered rural, falls between Eugene UGB and Metro Growth Boundary.
  - County codes apply:
    - F2-forest, residential, exclusive farmland
    - Not good farmland and not great forest land (which is why it has an impacted, f-2 designation)
- Current-Future Developments
  - Eugene: Envision Eugene
  - Springfield: 2030 Plan
  - Expansion is not guaranteed
- Opportunities
  - Timing is perfect
  - Politics are aligning
    - Governor's office, economic development office, Lane County, Creswell facilities expansion, Goshen Industrial/technology development
- Make case for Russell Creek Basin
  - Could be done with Lane County if no UGB growth
    - Development at LANE will trigger plan amendment zone change, Kent says it is the "mother of all applications"
    - Sub-area plan development for LCC basin- would remove it from the resource protection county (residential – jobs – transportation mix)
    - New sewage treatment facility could be placed to the south on hwy 58 in conjunction with additional growth south along residential designations
  - Could Plug into Envision Eugene
  - Could Plug into Springfield 2030
    - If Eugene does not expand Springfield might try to make case and take advantage of the land regardless of I-5 separator
- Lane County Land Management is going to Lane County Planning Commission with an agenda in mid-January for mid-February meeting
  - February Lane County Commissioners Meeting (Sid Leiken, Jay Bozievich, Faye Stewart, Pete Sorenson, Rob Handy).
- Are there constraints to public facilities land developments?
  - Uses under public facility designation in COUNTY or CITY CODE would need to be amended
  - If land county plan is amended this would send a signal for service providers to upgrade facilities



- If only metro plan amendment all would have to be onsite
  - If UGB moves: city including would serve
- Even if footwork to amend county code was followed there is the possibility that LANE would be included into Eugene or Springfield
- Goshen is being looking at by Lane County
  - Industrial land base with I-5, cnt-126, cnty-58, railroad and Bonneville Power Authority
  - May be able to change code to have industrial through waiver/exception process
  - Take advantage of urban technological island that at Lane/Goshen
  - Industrial-job-housing production
  - Water and waste could be linked through Creswell (extension of services)
    - 3 mile run from Creswell to Goshen
  - Creswell upgrade could cover (Sub, Willamette, EWEB)
  - Sewer is the big issue (unless exception process)
- What would be effect on LCC Basin if Goshen/Creswell option
  - Jobs an employment increase opportunity
  - Not smoke stacks and waste
  - Possible Distribution centers
- Challenges to Address
  - Metro Plan amendment process is big (res, comm., retail, industrial)
  - Exceptions to review: Goal 14 (urbanization), 11 (public facilities)
  - Some people will be resistant
  - Geographic component
    - I-5 infrastructure jump
    - Metro wastewater facility to the south
- Other Recommended Contacts:
  - Contact the Land County Commissioners to plant the seed for Lane Expansion and master plan:
    - They will be having a 18 January planning commission meeting to set the agenda for the 15 February meeting.
    - ASK to ADD Lane's Long range planning as a work plan item
    - Also may want to contact Land County Planning Commission:
    - Lane County Planning Commission Members: Robert Noble, Chair; Tony McCown, Vice-Chair, Lisa Arkin; George Goldstein; Nancy Nichols; Dennis Sandow; Ryan Sisson; John Sullivan; Jozef Siekiel-Zdzienicki.
- Due outs:
  - Send CVD link to Kent
  - SONYA or MARY: Contact Lane County Board of Commissioners
    - Sid Leiken – Commissioner Springfield – 541-682-4203, sid.leiken@co.lane.or.us
    - Jay Bozievich – Commissioner West Lane – 541-682-3719, jay.bozievich@co.lane.or.us
    - Faye Stewart – Commissioner East Lane – 541-682-4203, faye.stewart@co.lane.or.us
    - Pete Sorenson – Commissioner South Eugene – 541-682- 4203, pete.sorenson@co.lane.or.us
    - Rob Handy – Commissioner North Eugene - 541-682-4203, rob.handy@co.lane.or.us
    - Lane County Planning Commission Members: Robert Noble, Chair; Tony McCown, Vice-Chair, Lisa Arkin; George Goldstein; Nancy Nichols; Dennis Sandow; Ryan Sisson; John Sullivan; Jozef Siekiel-Zdzienicki.

## LANE Master Plan Regulator Interviews, City of Springfield

### Attendees:

Bill Grile  
Greg Mott

Tom Boyatt  
Barry Gordon

9:00, 05 Jan 11

- Current Role
  - Springfield 2030 UGB investigation
- Opportunities
  - Look into a legislative for code amendments
    - This could lead to a broad based change for community college, university and high school owned public land to allow for non-educational use development
    - Legislative change could be limited exclusively to public lands as a way to ameliorate the financial positions schools are currently in and help with equitable accessibility
  - Housing, commercial and retail on campus could become an attracter to live on or near LCC
  - Criteria to help leverage a legislative change:
    - Goal 2 exception to expand on resource lands to accommodate section 8 housing
  - Contact former State Senator Lee Beyer
    - Has been a champion of land use reform to stimulate economic development
  - Contact Representative Terry Beyer (Lee Beyer's wife)
    - Ms. Beyer is the Chair of the House Transportation Committee
  - Mention of 1000-1500 acre shortage for housing in Eugene
    - Russell Creek/LCC Basin may be a good place to look
    - Will there be a revision to the population projections since 2010 census??
  - Arley is in bankruptcy
    - Land may be easier to accumulate
  - Figure out Legal Strategy
  - Springfield is looking at development opportunities in Glenwood
    - Connection to LCC
    - Informal conversation with LTD
- Challenges to Address
  - There is currently a lack of policing in the area
    - What models can be found at community colleges or community colleges as anchor?
  - Legislative angle: if there is a change then an action must be taken within x number of years before reverting back
  - 1000 Friends of Oregon
    - Traditionally have been against residential sprawl, but may not be against commercial/industrial creating jobs
  - Don't hit the regulatory wall
    - Talk to everyone possible; gain support
  - I-5, 30<sup>th</sup> and McVay interchanges are major transportation issues
    - With upgrades to roadway less idling = less pollution
    - With development more people will be attracted to the area
    - If people (students/faculty) live at LCC there may be a reduction in trip volume
- Sacred cows
  - CRITICAL ELEMENT
    - Is this the best alternative?
    - Is this an ethical and sustainable model of land use
- Other Recommended Contacts:
  - Former State Senator Lee Beyer:
  - Representative Terry Beyer: (541) 726-2533, rep.terrybeyer@state.or.us
    - Legislative Assistant, Megan Beyer
  - Gino Grimaldi, Springfield City Manager: ggrimaldi@springfield-or.gov, 541.726.3700

- Jeff Towry is Currently Gino's assistant and will become interim Director of Development Services (replacing Bill Grile after retirement)
- Kevin Matthews, President, Friends of Eugene
- Designated spokesperson 541-345-7421, matthews@artifice.com

## LCC Master Plan Regulator Interviews, Eugene Transportation Planning Interview

### Attendees:

Gary McNeel  
Chris Henry

Rena Schlachter  
Barry Gordon

3:30, 05 Jan 11

- Current-Future Developments
  - Ask LCC to do a traffic impact analysis before Eugene Transportation and Planning will be involved. A Traffic Impact Analysis (TIA) is generally required for development proposals that generate new trips over a certain threshold to show that the trip impacts are mitigated and can be accommodated safely. Depending on the scope of the development and impact of the trips, the analysis may need to include nearby highway interchanges in addition to the local and arterial street system. Eugene Public Works can assist in scoping the TIA with the applicant.
    - LCC must analyze the interchange – this is separate from ODOTs overall study of all the interchanges. (See note above about identifying and mitigating the impact of development on the transportation system).
- Opportunities
  - UGB and the 30<sup>th</sup> Interchange
    - If the city decides to expand the UGB would they be responsible for the 30<sup>th</sup> interchange? (The local jurisdictions must plan for growth and demand on the transportation system with a 20-year horizon. Part of that planning is identifying transportation system deficiencies and a plan to fund their implementation. If development desires to occur in advance of the public improvement it must pay for its share of the mitigation for the trips it generates).
      - Developer always pays for TIA as it's their responsibility to demonstrate how the transportation demand will be accommodated (Chris)
    - The 30<sup>th</sup> interchange will have to become a regional priority for the city to update (in other words, the interchange must compete with other regional transportation priorities already planned and under development).
      - Good timing. Eugene Transportation Planning is currently working on developing the City of Eugene Transportation System Plan (TSP).
        - Do not know where the population and employment growth is going. Will see where it goes and will identify needs. Look at a variety of solutions – at the end of the year (2011) will develop alternatives.
        - Priority project list will be agreed upon. Identify which projects are long term or short-term goals.
        - Board is interested in moving as quickly as possible (Bob).
      - Russell Creek area UGB expansion – all has to go through the council. Sites they have to look at first. Not first priority site. 1500 acres of residential that Eugene will be short. Multi-family housing on property makes a lot of sense.
    - Adding housing is consistent with Eugene's growth priorities (Chris). Also there is great support for higher education. An EmX route to LCC in the future is very plausible (Gary).
  - Interchange Priorities
    - ODOT and Lane County have interest in doing something with interchanges at 30<sup>th</sup> Avenue.
      - It is part of a future corridor ODOT study. ODOT has a long term goal to study the interchanges from Glenwood to Hwy. 58. Stalled due to funding priorities.
      - Will focus on high priority areas first. The Interchanges from Glenwood to Hwy 58 were assumed to be temporary when initially constructed but ~~de~~ due to funding were never completed. (Gary)
      - This study is likely 10 years out (Chris). Highest priority for Eugene is addressing transportation problems in north and west Eugene (Randy Papé Beltline from River Road to Coburg Road, W11th Avenue, and Randy Papé Beltline from Roosevelt Boulevard to W11th Avenue.



Highest priorities get attention first. The improvements to Randy Papé Beltline over the Willamette River could potentially reach the scope of the recent and ongoing improvements at Interstate 5. Advancing goals and plans for LCC development at this stage is advantageous to inform regional priority setting. Getting TSP updates helps to identify system deficiencies and plan for improvement.

- Eugene's Transportation Planning concept input
  - I-5 Split Diamond may work the best. (Gary)
  - Gasoline alley- turn into two one-way roads. (Gary)
    - Would take 5 or more years for just the planning phase. (Chris)
  - Have two right hand turn lanes to LCC instead of one - would help with traffic back up issues (Gary).
  - Complete some north side connectivity. Create a link over to Bloomberg. Redistribute some of the traffic. A lot of traffic can be routed to the west end of campus.
    - Bloomberg is a county road. Others are local access.
    - Access to campus from existing connections at Gonyea and Eldon Shafer would be optimal to maintain greatest separation from freeway interchange and not add new access points. Would like to see more commercial development in this area to support housing, balance demand for services and reduce trip making. (Chris)
  - Current Interchange is similar to Sunset Highway and 217 interchange. That interchange handles heavy traffic and works.
  - Helpful to address all circulation on site. Provide dual turning opportunities. If you are going provide a deceleration must have a ½ mile away from upstream merge.
    - Currently on 30<sup>th</sup> – 25,000 (Lane County counts 2007) cars a day closer to 30<sup>th</sup> Interchange. 15,500 west of Eldon Schafer (also 2007) ~~20,000~~ further away.
- Possible Road Blocks
  - 30<sup>th</sup>
    - Unlikely to get agency approvals for additional access to 30<sup>th</sup>
      - Currently built to high-speed standards – very difficult to get drivers to slow down.
    - An option is to channelize 30<sup>th</sup> but should not add additional through lanes- Would be very difficult to widen 30<sup>th</sup>; Not saying it should be a multi-way boulevard. Just need to change the structure of it – visual cues to suggest it is not a wide-open freeway.
      - Medians
      - Ped Crossings
  - National Guard Armory site. There was uproar years ago. In the last year the community and National Guard seem to be open to development on this site.
  - McVay extension
    - It is not possible because of the separation from interchange. Any connection between signal and interchange is not possible.
  - Eldon Schafer extension
    - Would enhance the connectivity out there (Chris)
    - Would improve safety (Gary)
    - Connection might have to go around Oakway School or deal could be made. There is a lot of land there.
  - Goshen area
    - Need pump stations for UGB expansion to become feasible.
    - Could serve a expansion if implemented
    - Lagoon system used – all communities that have secondary lagoon treatment systems will eventually have to upgrade.
  - Protect public investment on interchanges.
    - Negotiation cannot always meet mobility standards for planning and design. ODOT would do interchanges. Who funds? (Barry). The

developer would be required to produce a traffic impact analysis.  
State does not have money unless there is tremendous need. (Gary)

- Transit, bike ped
- Timeline

- Other Recommended Contacts:
  - LCOG – can we get contact info from Gary and Chris?
    - Andrea Riner (Transportation Program Manager) phone: 541.682.6512 email: ariner@lcog.org
    - Byron Vanderpool (above Andrea) – they help start federal priorities. They will be involved in a traffic model. They are very influential in future federal investments. There might be an opportunity to share the vision with MPC. That way it is on wider audiences radar.
  - Parks and Openspace – probably plans to keep a low profile
    - Neil Bjorklund?
    - Need to talk to acknowledge how a trail will get extended. Great connection to have with trails and such. (Bob)

## LANE Master Plan Regulator Interviews, Eugene Parks and Open Space

### Attendees:

Neil Bjorkland  
Barry Gordon

Rena Schlachter

4:00, 6 Jan 11

- Current Role
  - City of Eugene is finalizing the acquisition of 350 acres of Arley & Co. property near LCC
- Current-Future Developments within your organization
  - Immediate (next year) – a visioning exercise will likely take place on how to make connection to trail system to newly acquired park land (515 acres).
  - Long term - Eugene Parks will make connection from park (515 acres) to trail system. This connection would likely either connect over highway. There is also an underpass further up near the McVay interchange. This would be a possible connection point. This underpass is surrounded by privately held property
- Opportunities
  - Large stake in area. Finalizing acquisition of 350 acres near LCC site.
  - Next to Arley & Co.'s land.
    - There will be an easement that connects to LCC land. Expect that Arley & Co. will eventually build housing and the easement will go away.
      - When this happens how does Eugene Parks and Open Space make the connection.
      - LANE and the Oak Hill School lie right in that path. Very interested in making a connection through.
  - The southern end of the LCC owned Marston Forest could be a key acquisition
    - The ridge is super steep (some call Razorback Ridge).
      - Steeper on north side
    - Park will be 515 acres as of tomorrow. Biggest natural open space in the urban area. Would serve as a massive amenity to LANE.
    - The better LANE is connected to this amenity the higher the value of any housing that would be situated near.
  - Own a lot of land outside the UGB. System goes from Mt. Pisgah to Fern Ridge. Long-term vision is that trails will connect.
  - Eugene POS thinks LANE should pursue a permanent connection to the park.
  - Opportunity for LANE to direct their educational interests toward an ecologically focused curriculum.
    - Question is how does LANE maximize opportunities to make this connection to the park.
  - Do not have funding to do anything with the park over the next 10-15 years. Long-term restoration goals would be very advantageous to LANE. There would be major restoration of the habitat that would take place. Would be huge asset to LANE. (Neil)
  - The question is how do we assure that connection from the park to LANE? This should be a priority. (Neil)
  - Lane has the potential to be a key partner in a monumental connection to Eugene Parks. Would be a great outdoor classroom. (Neil)
- Challenges to Address
  - Challenge would be that if there were decisions made now that closed a potential linkage. Eugene Parks is willing and eager to talk to LANE about this. (Neil)
  - Would be very surprised if anyone were able to get a permit to fill the wetlands. In regards to a bridge over that would also be very difficult. Citizens of Eugene would likely fight because it is such a visible space. There would be a lot of political interest if there were a fill permit issued. (Neil)
    - Not really a part of land that Eugene Parks had a real investment in. Do not have a dog in that fight.
- Other Recommended Contacts:
  - Ryan Ruggiero - McKenzie River Trust
- ODDS and ENDS:

- Eugene Parks would love to participate in any charettes LANE has. Very interested in ensuring a connection. Interested in partnerships. Other partnerships' have been very successful – formal and informal. These relationships allow Eugene Parks to do great things. Key to Eugene's great park system.



## **LANE Master Plan Regulator Interviews, Lane Transit District (LTD)**

### **Attendees:**

Tom Schwetz

Barry Gordon

**10:00, 24 January 2011**

- Current Role
  - Mr. Schwetz is the Director of Planning and Development at LTD
- Opportunities
  - LTD and the City of Springfield have discussed McVay Highway as a logical connector between LCC and Glenwood
    - N-S connector
  - LCC basin seems like a logical place to grow
    - There is already development
    - There is a mass of people collecting there daily
    - Coburg, Veneta, Creswell, Junction City do not have the mass of people traveling there on a daily basis
  - Potential growth of region for 2035 projections
    - 34,000 additional people in Eugene
    - 20,000 additional people in Springfield
    - Potential to double these numbers in 50 years
  - The CVD Survey could make a compelling case to expand the UGB
- Possible Road Blocks
  - Region 2050 Plan outlined potential for how services (electric, water, sewer, transportation) could be laid
    - Environmental/cost issues
  - Tom believes that there is an opinion (not his) that it is too expensive to go over the south hills.
    - People should look at some of the trade-offs to developing an already developed area
- Other Recommended Contacts:
  - City Manager of Eugene: John Reese
  - DLCD Rep: John Vanlandingham from the states point of view on policy
- Due outs:
  - Forward CVD and Workshop information to Tom

## LANE Master Plan Regulator Interviews, EWEB

### Attendees:

Jeannine Parisi  
Bob DenOuden

Bob Mention  
Barry Gordon

2:30pm, 24 January 2011

- Current Role
  - Bob: Senior Business Analyst with water division
  - Jeannine: Community and Local Government Liaison
- Current-Future Developments
  - Waiting and watching Eugene and Springfield UGB studies
  - EWEB has always planned to extend out to LCC
    - Timing is the issue
    - Electrical is no big deal
    - Water is more difficult
- Opportunities
  - There is a need for large lot industrial
    - Currently too much small lot industrial
    - City may want to swap out small site lot industrial for housing and multi-family and create large lot elsewhere
  - Envision Eugene
    - Present plan, try to influence process
    - CRG meetings are not open to the public
      - Jeannine (EWEB) Mia (1000friends), Sue Prichard (friend of LCC) are all CRG members
  - EWEB will soon be replacing the Bloomberg Neighborhoods water main
    - Bob (EWEB) will look into whether this is an upgrade or replacement
    - It would be simple to add 2 inches to raise capacity
  - Eugene- Springfield have interconnected services
    - Emergency response, fire
    - EWEB already services some of Springfield with electric
  - Territorial boundaries are not terribly difficult to cross
    - Political boundaries are more difficult, but not impossible
  - Look at Rivers to Ridges
    - How does this plan and others meet up with LCC MP?
      - The more the LCC MP takes into consideration the better
    - Reservoir capacity may be an issue
    - EWEB tries to anticipate land purchases fir reservoir siting
- Possible Road Blocks
  - More urban services to the area, roads in particular, could help fire flow services
    - Currently poor fire flow to the area
    - The area is protect life only designation
    - No property will be saved
    - Could not do any development without better water service
- Other Recommended Contacts:
  - What is the zoning for Marquess Trust land
  - Mention will reach out to:
    - Oak Hill School
    - Sue Prichard
  - Contact: Jeff Kruger at LCOG (Rivers to Ridges project manager)
- Documents and references
  - Rivers to Ridges, 2003 LCOG

## **LANE Master Plan Regulator Interviews, 1000 Friends of Oregon**

### **Attendees:**

Mia Nelson  
Barry Gordon

Bob Mention

**4:00pm, 25 Jan 2011**

- Current Role
  - Involved in Eugene's Community Resource Group
- Opportunities
  - Highlight net environmental benefits of compact development
  - Self contained eco-village
  - Pilot project with Lane County on Transfer of Development Rights
- Possible Road Blocks
  - Urbanization outside of UGB has political and legal challenges
- Other Recommended Contacts:
  - Kent Howe – Lane County
    - Transfer of Development Rights Pilot Projects



# **Appendix B: Mega Meeting**



## Summary

---

The goal of the “Mega Meeting” was to align the current bond project and budget with the long-range plan. The Master Planning Task Force chairperson, Bob Baldwin, facilitated the Mega Meeting with support from Bond Leadership chairperson, Todd Smith. The goal of this meeting was to come to some consensus on project prioritization through a collaborative process. The 16 February 2011 meeting concluded with two key findings:

### Project Priority

Consensus on project priority was as follows (in order of high to low):

- Center Building
- Forum Building
- Building 18
- Building 6

### Feasibility Study

Feasibility studies need to be performed on the top two projects looking at multiple scenarios. A feasibility study process similar to the one used for the Downtown Campus building project could be used. This process would be best to use because people may be familiar with the process due to the closeness in time to the current Downtown Campus Building Study.

This process involves the following:

- Establish a Leadership Team to guide the study
  - The Team would be comprised of representatives from the MPTF, FMP, UDL and Executive Deans
- The Leadership Team would prepare a list of targets and parameters for the study to address
  - Among other things, the targets would include project scope, location, budget and time schedule
  - The Team would also work with the User Committees (see below) and architects to ensure that the feasibility study addresses the targets and stays within the parameters;
- Select two architectural firms to perform the feasibility studies – one for the Center Building and the other for the Forum Building;
- Establish two “User committees” – one for each project
  - These committees would be comprised of the “Leads” of the Units directly involved with each project
  - These committees would advise the architects about their respective space needs, support services and relationships thereby creating a current academic assessment for their departments and building;
  - The User Committees would be facilitated by FMP managers
- The User Committee for the Center Building would include representatives from:
  - The Bookstore;
  - The Library;
  - Academic Learning Services;
  - The Tutoring Center;
  - Food Services;
  - IT;
  - Social Sciences; and
  - Student Affairs
- It's likely that the Study would come up with more than one option that addresses the targets
- Periodic status reports to the college could be made as required
- After completion of the Study the Leadership Team would be responsible for evaluating and prioritizing the options and presenting their opinions to the college for further action
- The college would decide which option to accept and would move forward to implement their decision

## LCC MEGA MEETING, 16 February 2011

### Attendance:

**Table 1:** Andrea Newton, Greg Morgan, Barbara Dumbleton, Todd Smith  
Scribe: Barry Gordon, Daniel Frey and Drew Stricker

**Table 2:** Alen Bahret, Dennis Carr, Bob Mention, Tracy Simms, Craig Taylor  
Scribe: Mandi Murray

**Table 3:** Barb Delansky, Toby Kubler, Tamara Pinkas, Dave Willis

Scribe: Jason Fajardo, Melissa Harrison, Ryan McDaniel

**Table 4:** Bob Baldwin, ?, ?

Scribe: Corey Templeton, King

### Presentation

This meeting offers an opportunity to hear the opinions of the different departments/facets of LCC to find the common problems and identify priority projects for LCC as a whole. The MPTF was hoping to capture consensus on existing Bond projects focusing on the priorities of redistributing short-term investment of the remaining bond budget amongst remaining bond projects. Some projects are required (central plant upgrade) while others (e.g., Center Building; Building 17; Learning Commons) could be scaled up, down or sidelined entirely as we allocate funds. That is a primary task for the "mega meeting" of the three facilities groups (MPTF, BLT and FC). Also note that the Board appropriated the Bookstore's \$2.5M reserve fund for the Downtown Center (DTC) project, and best current estimates are, that there are no additional state capital construction funds for this biennium. Another issue from Bond planning has to do with the Central Plant Upgrade. This is going to involve some siting decisions, regarding the placement of related equipment, and those decisions could affect other planning options around buildable space.

The following pages capture the meeting conversation.

- The Downtown Campus is rumored to be \$5M over budget
  - Where will this money come from?
  - Bob Mention updates that it is currently \$2M over budget
  - Sonya expresses that there is a gap in the DTC funding anywhere from \$0-\$5M
    - Thinks that no money should be touched from bond for DTC
      - But has changed her thoughts and asks for people to keep an open mind; DTC is a priority
  - Sense of meeting appeared to be NOT to fund more bond money to the DTC
- Todd Smith: handout reflects current bond funds available:
  - \$29.5M in bond money
  - BLT revisited projects
  - Referring to Core Design Option presented by The Urban Design Lab
    - Keep minds open to what could be and not focused on the dollars and that we cannot afford the whole plan right now;
    - E-W/N-S corridor is strong helping with wayfinding, opening up center level of center building, remove terrace;
    - How much money do you spend on Forum Building knowing it is restrictive,
    - Could use money to build new mixed class/admin building;
    - New dance studio space could help create new front door;
    - 7000sf of swing space in Building 11;
      - Will be available when people move from Building 10 (art department could have need for it);
    - Would like to come out of this with priorities to fine tune cost, opportunities of different options; and
    - All decisions are open
- Dave Willis: Current bond money is available to use with in 15 years from 2008
  - Priorities of today, priorities on future investment;
  - Hopes to prioritize projects, not word smith the budgeting
  - Tamara: third option, could be to just wait on project a, consolidate funds for something else and wait of next round of funding
  - Feasibility studies should be framing prioritization with alternatives in mind
- Mention: \$1.5M for Building 6 dance studio

- Don: what is the cost of moving existing buildings to allow for new/future development?;
- Revenue generation should be key to all new projects;
- BOB: ALL DECISIONS ARE OPEN except, DTC and Central Plant
- Future Bond Projects (that must move forward-not up for discussion)
  - Downtown Campus (\$9M)
  - Central Plant mechanical upgrades (\$3.6M)
  - Building 11 reroofing (\$300,000),
- Future Bond Projects (Set priority at this meeting)
  - Center building renovation (\$11M)
  - Forum Building 17 (\$6.7M)
  - Dance Studio addition to Building 6 (\$1.5M)
  - Building 18, 2nd floor renovation (\$1M)
- A third option
  - We wait and set aside money (as in Forum Building for example), until we know more clearly our goals with the bond money

### Individual Table Discussion

#### Table 1

- Downtown Project
  - No discussion
- Center Building
  - Has lots of problems, may take more than \$11M to upgrade;
  - Get food and study spaces designed well and together would be a priority;
  - If the terraces were to be removed, would there have to be seismic upgrades?;
  - The library and bookstore need to be re-made to fit a more contemporary model with less emphasis on print and cater to contemporary students' needs; and
  - The renovation could create immediate returns on the investment for the college (food, bookstore)- questionable
- Forum Building (17)
  - Doing very little to the Forum Building
    - Make it nice with less than \$6.7M while still achieving the axality goals;
  - Needs feasibility study options before it could possibly undergo major changes;
    - The first floor could be turned into storage;
    - The second classrooms;
    - Demolish or top off the 3rd floor;
      - Make sure the displaced rooms are created somewhere else on campus, possibly in building 11 swing space
- Building 6 Dance
  - Old dance studio is shared with PE and Dance
    - Who is the new one is for?;
  - Proposed studio may not serve as many students as some other projects;
  - Create a place that can incorporate more uses/programs and night classes;
  - Dance studio should be at the bottom of the priority list
    - They just got a new one
  - Dance classes fill up and are very popular
    - They bring in revenue
  - Got to have roofs over our heads
    - Allocate more money to various reroofing projects;
      - Reroofing and general maintenance was to be of a higher priority for one of our group members (Greg)
  - Housing might not be economically feasible without other infrastructure at the moment
    - It's hard to envision right now, we would need to perform a feasibility study
- Building 18
  - No discussion
- Summary
  - Highest Priority: Center building (weighted 16)

- Reasons Center Building is #1
  - It will have the biggest overall impact for students;
  - Can advertise it as a big project happening on campus;
  - Fits well into the proposed intentions/projects for the bond money;
  - It could spur more reinvestment
- High Priority: Forum building – (weighted 10)
- Low Priority: Building 18 (weighted 9)
- Lowest Priority: Dance Studio (weighted 5)

**Table 2**

- Downtown Project
  - (Craig) Don't add money to the downtown project
  - (Dennis) Be open;
    - DTC is one of our most important projects in years;
    - Passive lighting is needed there and is being lost to cut costs
  - (Tracy) No more money to downtown project
    - The scope has already doubled and it has affected other projects;
    - There are plenty of advocates so we are more aware of it than other projects but, for example, there are more people going through the Center Building than will ever go through downtown
  - (Mention) We need raw space to accommodate enrollment so we can't be demolishing without adding back
  - (Dennis) Earlier bond (1992/1995 – 2008) was end-loaded and caused no increase to taxpayers as the new bond started;
    - The current bond is front-loaded and when the money runs out, we may not get any more;
    - All decisions must be thoughtfully done
  - (Mention) We're getting more for our money now than we would if spread out projects over lifetime of bond
  - (Tracy) With last bond the interest on the money was an investment advantage and reason to use the money towards the end of the bond
  - (Alen) The bond team thought the dance studio was a low priority
    - We should look and see which projects help the most students;
    - Core credit classes have always been on the main campus, but we could move some of that downtown
  - (Craig) If there is room we could have more core credit downtown;
    - General education would be a collection of offerings from different departments
- Center Building
  - (Dennis) We just renovated the 4th floor and roof of the Center
    - Can we assume that the Center Building will always be there?;
    - Many institutions are investing in their student centers now
  - (Mention) There is some merit to the idea of axiality
    - Axial doesn't have to mean line of sight;
    - Dealing with the terrace would help with the axial issue;
    - The dance studio is lowest on the priority list
    - I support the development of the north-side wall of buildings
      - Don't like tearing down buildings, it is not sustainable;
      - It would take a large earthquake to demolish the Center Building because it is on solid bedrock, unlike downtown Eugene.
    - [Bob then draws a diagram of how to get light down to lower levels of the forum building by removing the top floor, on flip sheets] We could move some assembly spaces and move to them to the floors below
  - (Craig) There is a relationship between Buildings 17 and 18.
- Forum Building (17)
  - (Mention) Hopes there is money left for a general use classroom building;
    - Should we remove a floor of the forum building?
  - (Craig) That would solve a couple of problems, but we lose space for special events with the loss of large-capacity rooms 308 and 309



- They aren't used a lot but we don't have similar spaces on campus
- (Craig) Bldg 17 is a mess!
- (Alen) Forum is the "elephant in the room";
  - It was designed to be a TV studio and is clearly not doing that anymore;
  - Likes Mention's idea of chopping off the top floor
- (Mention) We'd lose 10,000 square feet if we remove the top floor;
  - Hopes that \$6.7 million is too much for the renovations so they can use the extra for another classroom building
- (Craig) A building dedicated to classrooms doesn't work well
  - It is good to have faculty offices in there for more interaction between students and faculty
- (Dennis) We are hoping to grow the energy management program here on campus
  - Maybe the new building could be a sustainability center?
- (Mention) Could we expand Building 16 if we take out the modular?
- (Craig) Maybe the Center Building basement uses (OSPIRG) could be moved to a new building too
- (Alen) What about multi-department classes? We could have students come to campus less and telecommute more.
  - Do we need to build more space? There's a balance of the need for human interaction and using all the technology available to us
- (Craig) We can't just have a collection of boxes (classrooms) in a building. It needs to have a theme;
  - If we tie a building to a department then we welcome faculty with a curriculum and that may mean specialized spaces
- Building 18
  - No Discussion
- Summary
  - Highest Priority: Center Building
    - Affects the most students
  - High Priority: Forum building
    - Remove the top floor and renovate the other floors;
    - Add new building to cover lost large-capacity spaces
  - Low Priority: Bldg 18
    - Renovation of dance studio addition

**Table 3**

- Overall discussion
  - (Dave) Make a better place to learn and work to improve the overall aesthetic of the campus;
    - Use the long term visions to influence short term decisions
  - Dave referenced an East Coast conference he attended where he witnessed a dean allocating money merely for the visual appearance of the failing college, but by doing this he was able to increase FT students and save the college by doing nothing but investing in the visual aspect of the campus.
    - "We can influence decision making with the visual aspect of the campus. The visual appearance of the campus can grab the attention of first time visitors, supporting the financial aspect. Additionally, people can get a sense that this campus cares about its students."
  - (Tamara) Invest in outdoor visuals, and improve the spaces for students;
    - Wants to retain lessons from previous bond mistake;
    - Interested in improving aesthetics, study spaces and way finding
  - (Barb) Nothing on the list includes student spaces
    - Will not accept the fact that this list is not exhaustive;
      - She wants to see what the project entails before she make a decision
      - "Ever since I have been here, OSPIRG has always been in the basement of the Center Building, we must get them out of the basement."
      - "Building 18 is just the worst; it needs more than just a re-roofing."
- Center Building

- Projects
  - Kitchen needs to be brought up to code (\$16,000);
  - Elevator remodel (\$25,000);
  - Landscaping of exterior needs to be included in Center remodel;
  - Improved spaces for all students (outdoor and indoor);
  - Eliminate the excess concrete (terraces);
  - Move theater classrooms to the basement?
- (Dave) Multi use and heavily used---"Hub and Spoke"
- The center impacts the entire campus and all the students
- Must create a new revived center, a center for sharing and learning
- (Tamara) This center concept is very old fashioned
  - The cafeteria, the basement, the classrooms
- (Barb) It has many ties to the campus as a whole and to the students
- (Toby) Integral part to infrastructure of campus, but needs major upgrades to the infrastructure of the building itself
- Forum Building (17)
  - Projects
    - Remodel the theater style classrooms;
    - Rebuild/repurpose bottom floors;
    - The entire \$6.7M may not be necessary – use \$3M on center and \$2M for contingency
  - (Dave) Building 18 has not done anything yet, so give the \$ to the Forum Building and improve the classroom spaces
  - (Tamara) Do minimal renovations, spend as little as possible, or even put it on hold entirely
  - (Barb) Needs major work, it is just a poor space for classrooms;
    - "Knock it down and build a new building (or student union)"
  - (Toby) Needs renovation badly;
    - I drop classes that are in those classrooms because I just can't fit into the seats and they are just generally poor classrooms
- Building 6 Dance
  - (Dave) It is the newest addition and money does not need to be spent on another
  - (Tamara) This building is program specific and can be done without impacting the rest of campus.
  - (Barb) Does not need to be on the bond;
    - They just had an addition and if they want another they can fundraise on their own
- Building 18
  - (Dave) If we leave the building alone, it will have maintenance costs and issues
  - (Tamara) Another building that is program specific and being a teacher in that space, it needs to be done
  - (Barb) Do only the quick and necessary stuff, because it needs it badly;
    - What to do with the money: "icky" spaces, renovations are needed but spend less money if possible
- Summary
  - Highest Priority: Center Building (weighted average 16 points)
  - High Priority: Building 18 renovation of 2<sup>nd</sup> floor (11 points)
  - Low Priority: Dance Studio (10 points)
  - Lowest Priority: Forum Building (5 points)

**Table 4**

- Center Building
  - (Phil) Center Building is number 1 priority
    - It serves most students;
    - Is the physical center/core;
    - Provides food and library needs;
    - Kitchen in disrepair and is tied to culinary program
  - (Bob) Unmatched funds will not cover everything;
    - Central Building is the center part of the core

- Center serves the most students: dining, library, tutoring;
  - Kitchen is in "very, very bad", and is used for the culinary program
  - Kitchen "function" is integrated into the whole building; Infrastructure of kitchen has to be upgraded
- Learning commons (library, bookstore, etc) will be a "budget hog" on 2nd and 3rd floor
- (Phil) seismic upgrade around \$20 million
- (Don) Once starts changing the footprint, the seismic upgrade might need extra amount of money
- Forum Building (17)
  - Forum Building will determine some major moves around its footprint
  - "Is there a single faculty member who wants to teach here?"
  - Advantage to size and theater/film rooms
  - Structural concerns and settling
  - (Jennifer) It may take as much money to demolish it as to maintain the building as is
  - (Jennifer) Programs in the Forum that cannot be replaced/hard to be replaced
  - (Bob B.) Remove third floor, add skylights to improve energy efficiency, find swing space, transfer budget or balance to center building
  - How much will it cost? Demo the top of forum building & rebuild the 2 theaters.
  - Forum is the only space that has only (2) theater seating rooms that are for "daylong events"?
    - Rooms 307 & 310: there has been 2' of settling on the building as a whole (NOT uniform)?
  - Find necessary space to move 3rd floor functions;
    - What is the true savings of doing that? 2/3 of the top floor ISN'T USED;
    - Would taking the top floor off require seismic upgrade?
      - Supposedly not, if not ADDING square footage up or out
- Building 18
  - (Don) not conducive to 21st century instruction
- Building 6 Dance
  - Dance – Low FTE (makes lots of \$ for the space – lots of people with not much requirements)
  - People really want those low-cost active/dance spaces
  - Groups RENT those spaces on the weekends!
  - People asked why the dance studio really needs to go in, with the new one already built
  - (Don) Dance studio is relatively high priority
  - Another shed needs to be torn down and is not included in this budget
  - Activities, courses, and classroom space inside
  - State money more primarily used for non-specific, higher impact building functions
  - (Phil) PE department is limited in their growth if 2nd dance studio is not built
  - (Bob. B) Wondering if Building 17 has a lot of spaces not being used
  - (Jennifer) Mechanical systems upgrades costing more than anticipated
  - Buildings 4 & 5 are examples of unsuccessful budgeting for upgrade
  - (Bob) learning commons will absorb lots of money;
    - Defer until next legislative session;
    - Postpone the Learning Common and use the budget for other projects
- Summary
  - Highest Priority: Center Building (no weighted average)
    - Phase 1-mechanical and food
    - Phase 2- learning commons- wait for more funding when state economy picks up
  - High Priority: Forum Building (no weighted average)
    - Down size to 2 floors
    - Recapture larger class spaces somewhere
  - Low and Lowest Priority: Building 6 and 18(no weighted average)

## Prioritization

### Table 1

- 1-Center Building (weighted 16)
  - Affects the most number of students
  - Does it have the highest return on investment though?
- 2- Building 17 (weighted 10)
- 3- Building 18 (weighted 9)
- 4- Building 6 Dance (weighted 5)

### Table 2

- 1-Center
  - Affects most students
- 2-Forum
  - Remove top floor
  - Replace lost spaces, large capacity rooms)
- 3- Building 6 Dance
- 4-Building 18 renovation

### Table 3

- 1-Center Building (\$11M+\$3M)
  - Add funds to eliminate terracing and add outdoor student spaces
- 2&3 – Bldg 18 (\$1.7M) and 6 (\$1M)
  - Lots of questions: new dance studio, why another?
- 4- Forum (\$1.7M)
  - Fix roof, remodel
  - Greatly decrease funding, put aside \$2M for contingency (maybe DT Center)

### Table 4

- 1- Center Building
  - Phase 1-mechanical and food
  - Phase 2- learning commons- wait for more funding when state economy picks up
- 2- Forum Building
  - Down size to 2 floors
  - Recapture larger class spaces somewhere
- 3&4- (Building 6&18) Other projects remain unchanged
- Money from bond should not go to DT center unless ALL fundraising or funding sources were exhausted

## Synthesis

- 1- Center building Priority (all)
- No one is advocating tearing down or eliminating any
- Anything that changes the footprint necessitates seismic upgrade
- BLT discussed at last meeting
  - Phase 1, safety and academic programs
  - Phase 2, infrastructure runs within columns
- Phase development because it affects many students
  - Bookstore warehouse and kitchen are connected
  - Renaissance room
- Three out of four table stated that commit all the money; 1 table says wait for future capital investment
  - CONSENSUS AFTER DISCUSSION
  - Goal would be lets try to meet the vision with \$11M, what can be done with \$ on all three projects
- 2 -Forum (3/4 groups discussed removal of top floor)
  - Remodel not demolish, reduce scope and budget
    - 3 stories to 2, where can programming for theaters be recreated?
    - Tiered seating is important, there are modern options to the older model of theater style seating
  - Small and large class space needs to be recreated
  - Several feasibility options need to be developed on the forum building
  - Cost of ownership, lifetime of building



- Relocation, recreation options (stay in 17 or move elsewhere)
- Maybe a new building to incorporate lost space and needed capacity or tie to an addition/renovation of existing space
  - Have to accommodate lost classroom space from the forum building somewhere, possibly in combination with another improvement
- 3- Building 18
- 4- Building 6: Dance Studio is the lowest priority

**Next Steps and wrap-up** (as it relates to the three committees)

- Feasibility and programming needs and costs may change this cost
  - Disagreement that we should hold each project to its assigned purse;
  - Highest priorities could use lowest priority projects money including dance studio first
- Feasibility studies need to be worked out for top priorities
- Do not need to know where the money is coming from at this point
- Bob Baldwin to consolidate notes and will report to Sonya and Mary
- Internal work on programming and feasibility studies will take time
- This meeting was productive and could have been accomplished in less time without lunch
- Future agenda option:
  - Do we want to delay any projects to try and get state funds
- Possible for money from lower priority projects be re-allocated to higher priority projects, the specifics to be determined
- All around consensus to NOT fund more bond money to the downtown center
- Building 18, building 6, and the forum building projects were all originally spelled out in the original bond



# **Appendix C: Department Resource Group Meetings**

## Summary

---

### Resource Groups

This summary highlights the six (6) meetings the Master Planning Task Force (MPTF) held with Lane Community College's academic departments. These groups will be referred to as Resource Groups (RG) throughout this document. The MPTF met with Resource Groups from the Sciences, Social Sciences, Center Building Inhabitants (two meetings) and Media Arts. Additionally, representatives from the International Program, Library and Disability Services, and the Culinary Arts and Food Services participated during these meetings. The summary is divided into three sections: 1) Natural Environment, 2) Center Building, and 3) Communication and Transparency

### SECTION 1: The Natural Environment

The Ecological Resource Group has a strong desire to keep all natural spaces for special habitat. The idea that the areas surrounding Lane Community College (LCC) are wild and unspoiled is strong among the participants in this RG, albeit the definition of what wild and unspoiled means was not made clear. This RG has a strong connection to the surround land and has spent much time tending (native habitat and garden) and teaching (garden and outdoor classrooms) in the area. The Marston Forest is said to be a richly diverse area with Oak Savannah - which is slowly being encroached upon - blackberries, rock outcrops, and other native habitat. Development in this area would lead to fragmentation of flora and fauna habitat. Additionally, there was some uncertainty of the finding Native American artifacts/sites in the Marston Forest.

The Ecological Resource Group was not totally opposed to development and expressed their hopes that the MPTF could find an alternative, less harmful to the natural environment, way of development. Several ideas were posed: 1) The idea of growing up and not out using previously developed core campus, Oak Hill School or Marquess Trust parcels; 2) development of an evaluative criterion (McHargian Overlay<sup>1</sup>) that could find the least harmful areas (to flora and fauna) for building; and 3) a multi-use parking structure (above or below ground) with academic functions above developed on existing parking areas. In addition, the idea of purchasing Arlie & Co. land with the intent to develop was discussed and came upon the same standards of currently owned LCC land, develop an evaluative criterion to assess the diversity and then, possibly, choose the least desirable land for habitat to develop.

### SECTION 2: The Center Building

Three of the four resource group meetings held discussed the Center Building. Several subtopics were derived from these meetings talked about classrooms, food services, the library, and the heating ventilation air conditioning (HVAC) system. The idea of demolishing the center building was brought up during two of the three RG meetings. (Much of these meetings read as a laundry list of needs and desires in a renovated or new space.)

The need for additional classroom space was clearly stated by most of the participants. It was unclear whether this was an actual or perceived lack of classroom. It was made clear that the current scheduling procedure was inadequate and warranted amelioration in a different forum. The seismic integrity of the Center Building was discussed in all meetings and supported by a 2005 survey showing that both the Forum and Center Buildings were a high risk for collapse in the event of an earthquake.

Food services representatives believe that they should be given greater attention because they are a revenue producing service and they also added that their operation could reduce long term operating expenses and increase customer purchases through renovated/new facilities. Again, much of these conversations read as a list of future desires including ideas for layout and design, operational modifications from morning cooking to cook to order setup with prepping as a back of house function. In order to accommodate any new design plumbing, gas and electric infrastructure would need updating. Additional wish list items include a separate break room, convenience store style operation, permanent natural gas line to the hot dog cart, an expanded bakery for the Culinary Arts (CA) program, and to have more CA students be incorporated into production areas of food services.

---

<sup>1</sup> McHarg, Ian L. Design with Nature. Garden City, N.Y.: Published for the American Museum of Natural History [by] the Natural History Press, 1969.

Several comments were made that a segment of the Library population was being left out of the planning process. It was discussed that this is part of the process and that further input was to be told directly to department managers. The notion of the learning commons was explored as a 20-year old idea and maybe not the most innovative for current/future plans. The library representatives expressed a need for more space including: group study areas, consolidated functions, and spaces that are flexible to accommodate different uses as need, use and preference arise.

It is commonly known that the HVAC system is in need of an upgrade. Such upgrades should include mechanical and electrical improvements on each floor and the separation of kitchen from climate ductwork. In addition to these upgrades intake and outtake valves should be separated. The

### **SECTION 3: Communication and Transparency**

A large group from the Media Arts Department gathered at the 4 April meeting. It was apparent that there was an organized effort to have high attendance at this meeting. Initially it was unclear what motivated this group to attend, but it became apparent that the following issues electrified the group:

- A lack of transparency of the current bond's realignment;
- How, why and what data was collected;
- How and who was making decisions; and
- A strong feeling that the Media Arts cohort were not being engaged in the process, i.e. not being heard)

Additionally, most of the participants in the 4 April meeting believe that the master planning process is putting pressure on decisions that have been made on existing bond projects that have been on going for many years. Many of these people had participated in the work-up of the bond and have been involved in the PUG and ongoing design process. These sentiments were heard throughout a many of the Department Resource Group meetings, but most passionately on the 4 April meeting.

Further discussion focused on:

- Explanation of how state matching funds are no longer available to LCC due to the federal, state and local government's exhausted financial means;
- Bond realignments next steps; and
- Explanation of the input process, two years of charrettes, input, and evaluation Iterative input, design, evaluate, redesign process.



## Master Planning Task Force Department Meeting: Science/Ecological Resource Group

### Attendees:

Bob Baldwin (Chairperson)  
Todd Smith  
Bob Mention  
Gail Baker  
Joe Russin  
Bert Pooth

Marie Sagaberd  
Rodger Gamblin  
Dave Willis  
Liz Coleman  
Barry Gordon

**4:00pm, 10 Mar 11**

- Goal: To hear from everybody regarding South and South East Side considerations and concerns
- Tamara is no longer the chairperson of the MPTF
- What are the most important features, places that need to be protected
- Burt read a quote about the destruction of natural habitat and ecosystem
- Wild land is unspoiled; Oak savannah: rarest and quickly losing habitat
  - If LCC builds it should look to build up, not out on land that is already disturbed
  - Hoping to find an alternative that would not destroy natural lands on currently or future owned lands
  - There is some concern about Native American artifacts in Marston Forest
- There is a desire to keep natural spaces for species habitat
- LCC Science Department is a unique department that has worked hard at spreading natural/native plantings throughout the area and campus; learning garden; unique connection (south side and Marston Forest)
  - The Marston Forest has phenomenal diversity; Mosaic of uses, blackberries, oak woodland, rock outcrops, tour of area
  - There is a document focusing on local species that was published from class in 1996
- We need to be thinking about sustainability
  - If we are going to build somewhere we have the land to do it, but looking at the UDL plans I see that the most developable area along the east side where Oak Hill School and the Marquess Trust land is located
- There is also ample land to the south.
  - Arlie & Co. land could be purchased at a premium right now
  - Would there still be issues/concerns if this land was bought for the sole purpose of sustainable development?
  - What is diversity like on the Arlie property?
- Can we develop/create a criteria that would try to evaluate 'value': past use, connectivity, critical community structure, grazing, felling of timber? (Gayle)
  - Trade offs, ecological idea, fragmentation
- We are challenged to grow to continue to be universally accessible
  - The more people we have living here the lower the VMT
  - There are issues of accessibility and carbon footprint
    - What about building more downtown? Having more satellite campus? There needs to be a broader discussion of who we want to be.
  - In 30 years carbon footprint may be moot
  - Parking structure or parking with other functions above

### Additional Comments and Questions:

- Has LCC thought about selling the Marston forest with easement rights for education?
- Are there any landscape architects involved in the process?
  - Besides Barry Gordon, Deni Ruggeri is conducting a spring studio
- Is an EIS necessary?
- Is there any talk of purchasing the Marquess Trust
- How long has on Campus Housing been in Oregon? Is it profitable?

## Master Planning Task Force Department Meeting: Science and Center Building Resource Group

### Attendees:

Bob Baldwin (Chairperson)  
Todd Smith  
Sandy Wilhelm  
Linda  
Bob Mention  
Ken Murdoff  
Greg Morgan

Phil Martinez  
Jody Anderson  
Tom Johnson  
Ram Rattan  
Barry Gordon  
Mandi Murray

**2:00 pm, 11 Mar 11**

- The current bond projects are: the Center Building, the Forum, Building 18 2<sup>nd</sup> floor, and Building 6
- There are three major projects to consider for this discussion:
  - 2<sup>nd</sup>/3<sup>rd</sup> floor learning commons, ALS, bookstore, library
  - Café renovations
  - Basement renovations including student activities and bookstore storage
- The time to re-scope bond projects and funds, create feasibility studies, options is during the current explanation of capacity planning in the short and long term planning process
  - Is there a timeline
    - RFP for Feasibility in April
    - Summer time is difficult due to faculty leave
    - All work will have to be phased starting in summer 2012
- CENTER BUILDING
  - Center Building does not permit any additional space to be added due to having to add sprinklers. Area was once open and was then sealed due to noise, paper airplanes.
  - Can the Center Building be demolished?
    - One idea is to remove terracing around center building, verification of seismic stability
  - LCC ran out of money last time and classrooms were not renovated; scheduling classes in open classrooms is a problem;
  - Classroom space for this building is in the basement and is difficult to schedule
    - Todd briefly describes that building 10 will furnish 8 new classrooms and additional rooms for RTech
    - LCC is trying to create all classrooms as general classrooms with no ownership
    - Currently there is a problem securing open classroom space
      - One example...Culinary arts schedules classes M/T and not any other time and will not allow other people to use the space when it available
      - A building used solely for classrooms would be great
      - Linda likes the core plan; concerned about classroom space
      - We need a net GAIN not a net LOSS in classrooms
      - Jody: focus should be classroom; is it necessary to continue to add an internet hearth area included in with a food court and ALS
- CAFETERIA
  - Some kitchen upgrades, change food serving area to food court style; improve furnishings; increase seating; expansion of rand room, recycling would move to bldg10; HVAC system upgrade;
  - Additional hang out space has been shown to help with student retention, sense of place, and will be needed to help meet the balance
  - Jody- 4-201 equipment is cheap and keeps breaking
- BUILDING 9 and 10
  - Todd explains what is going into building 9/10.
    - Recycling center between 9/10
    - Bldg 9 Paper sorting area, storage of surplus property
    - Bldg10 Adding a floor; 3-d art, (lower floor) drawing/fiber (upper floors), Eight classrooms and project work are for RTEC (smart classrooms)
    - Renovation of lower south portion of building 11

Additional Comments and Questions:

- Delivery and large service vehicles are an issue now, what would it be like in the future with added development?
- There are new programs including RTech and International that we did not see coming
- What is the sustainable FTE, what is the buildable capacity?

**Master Planning Task Force Department Meeting: Library, International Program, Disability Services Resource Group**

**Attendees:**

Phil Martinez (Facilitator)  
Todd Smith (Facilitator)  
Toby Kubler  
Jennifer Hare  
Jen Ferro  
Marika Pineda

Dave Willis  
Michael Oneil  
Raymond Bailey  
Disability Services Representative  
Mandi Morgan

**3:00pm, 15 March 2011**

- CENTER BUILDING
  - The 2005 seismic integrity survey showed all but 2 buildings on campus, 1 being the Center, at high risk for collapse in the event of an earthquake. What plans are there for seismic upgrades?
    - The other building at high risk is the Forum Building. Additionally, it is very problematic to fix
    - Seismic upgrades may be part of the Center renovation.
  - Would it just be cheaper to tear the Center down?
    - At the bond mega meeting it was decided that money to renovate the Center building is the most important of the remaining bond funds.
    - It would cost about \$60 million to replace and the bigger issue is where to put everything while it's being constructed. There's value to the master planning process. Since there are no new buildings in the current bond budget, there wouldn't be new buildings until the next bond in another 12 years. It will still be possible to get foundation money like was done for the new Wellness building. An upgrade to the South elevator at the Center will be summer 2012 and should take care of the security issue within the library.
  - What is the process? Will previous project leads be engaged?
    - Fall term we will evaluate options
    - Construction will be phased over multiple summers and by January 2012 plans hopefully will be started
  - Talk to your managers now about your desires for the spaces since the firm to be hired will be meeting with managers, not users.
    - Feasibility studies will be done at a higher look but once done, PUG and student groups will be used to collect info.
    - The idea of a "learning commons" came from an external source so we don't know if it's right for us, but it might be assumed by the hired firm as what we want
  - After 9 months I (Jennifer Hare) still get lost here. Buildings 1, 11, and Center all have the programs that my students need. How was it decided that whom would get lumped together?
    - Putting everything together, for a learning commons, may be efficient but might not be the best for learning
    - Think of the functions the students need – library, tutoring, registration. How does that get organized so best for the student? What needs do the students have? Locate those intentionally.
    - Moved people who were scattered across campus to a central location. More are working together now than before. An example of this can be found in Building 2; the IT folks are now together
    - We still need flexible spaces for programs that only are needed some of the time (like registration).
- LIBRARY
  - There's been lots of user input already. There's a group that feels entirely cut out from the [participatory] process.
    - These meetings are to remind people that their suggestions are still wanted
    - How do we put in our input?
    - Tell your manager: Marika

- The learning commons idea is 20 years old so there's examples we can visit and decide how to consolidate multiple functions. We need more space for the library and for additional functions. Is there space for more within the library? There are only 2 group study rooms and we need some more rooms. They take up space, but what the students want.
  - Made a wiki of info collected about learning commons. Will the firm selected have experience in learning commons?
  - Keep our minds open to different options, like moving to a different building entirely for learning commons.
- Next steps are:
  - We'll solicit for firms that have experience in learning commons, bookstores, food service but they may have to hire outside consultants too. Hope to work with the same firm for the feasibility study and design but don't want to be locked in if we don't like their work. Next step is an RFP.
- HVAC
  - The library fills up with smoke every morning. Will there be HVAC upgrades?
    - There will be upgrades to HVAC, mechanical, and electrical at each floor. It will be done at the biggest phase of construction to be most efficient. The [current] new HVAC system isn't integrated with the other building systems. Trying to fix controls, especially in the Center, where one system isn't responding to the other. The upgrade will separate out ductwork from the kitchen. Intake and exhaust valves will be separated too.



## Master Planning Task Force Department Meeting: Food Services Resource Group

### Attendees:

Bob Baldwin  
Bob Mention  
Todd Schneider  
3 reps from Food Services

3 reps from Culinary Arts  
Tim McAdams  
Jason Fajardo

1:00pm, 16 March 11

- FOOD SERVICES
  - Feels that the current proposed core plan doesn't accommodate large truck drive through deliveries for the main food court
  - Would like to see the food court move towards a cook to order setup with prepping in back.
    - This would allow more of a niche food selection; serve customers better, reduce waste, and could incorporate culinary arts into the food services. "People don't want bulk cooking, they want their food cooked in front of them"
    - If each food area had its own accounting it would be a better way of keeping track of what is working and what isn't. Currently the setup is 25% management, 75% production. Would like to see this opposite through more efficient practices. Thinks this set up could double profit margin.
  - Ideas for layout included a clear walkway through the middle of the food court flanked on either side by different selections of food. This would allow easier deliveries to every station. Also putting a cashier at every station. More registers= more sales
  - Plumbing, gas and electric infrastructure need to be updated to accommodate a new design.
  - Would like some sort of convenience store set up for 7am-8pm availability which would have minimal employee impact
  - Would like a break room separate from the student areas because it is too noisy. The hoods in the kitchen are too noisy too.
  - Excited to see center as top priority because the food services have the ability to bring back money to the college.
  - The hot dog cart could use a natural gas line directed to it which would increase profit by about \$50/day
  - Food Service said they were willing to close during summer (including the last 2 weeks of spring) and move into other spaces to allow for the re-model. They could move into the kitchen in the L.H., the Juice Bar in the CML, and even take over some space at the hot dog cart. They said they are willing to give the most time possible to be closed for the remodel, even if it means losing sales in the short run.
- CULINARY ARTS
  - Bakery needs to be expanded
  - Would like to see more culinary students incorporated into production areas. Open the kitchen up to allow people to watch their food being cooked. Increases the fun in watching your food made. "I didn't pay 25 grand for college to be hidden in a box" – Dan
  - The omelet bar makes a horrible smell in the commons.
  - Believes in reducing waste through the food services idea because they cook in the morning not knowing how much they sell and then give day old unsold leftovers to the mission "It's a business, we don't run the mission. We're the largest single kitchen in Lane county" –Dan
  - The first stage should be the large moves (Infrastructure, then accessibility, etc, etc) Second stage should be moving into the details (The break rooms, etc, etc)
- Overall the food services should be given great attention because they are a direct revenue producer. There is great opportunity to reduce long-term operating expenses and increase customers.

## Master Planning Task Force Department Meeting: Media Arts Resource Group

### Attendees:

Bob Baldwin (Chairperson)	Dorothy Wearney	Meredith Keene-Wilson
Jeff Golsbe	Dan Welton	Teresa Hughes
Jan Halverson	Tricia Hughs	Barbara Myride
Kate Sullivan	Ian Comado	Hisao Watanabe
Kathleen Murney	Meredith W	Jeff Goolsby
Kate Sullivan	Steve McQuiddy	Susan Carkin
Rick Williams	Anne Godfrey	Barry Gordon
Jan Halvorson	Marika Pineda	
Lee Imonen	Elizabeth Uhlig	

**4:00pm, 4 April 11**

Red text needs to be addressed by the MPTF, BLT, and Administration

- Goal: To hear from everybody regarding Center Building (and projects listed in 15 & 16 March Meetings), South and South East Side considerations and concerns
- A large group from the Media Arts Department
  - What brought everybody here from Media Art?
  - This meeting was quite heated with discussion focusing on:
    - Transparency
    - Data collection
    - Decision making
    - Bond projects are affecting projects they have a stake in
    - Feeling that they are not being asked to engage in the process, not being heard
  - How has information been collected and what has the process been?
  - Specifically, how has decision-making worked; projects changed?
- The master planning (MP) process is putting pressure on decisions that have been made on existing bond projects that have been on going for many years
  - Concerns on how the MP project is affecting existing projects
    - We can talk about how the campus looks, but the plan has nothing to do with how the school operates
  - Explanation of the input process, two years of charrettes, input, and evaluation
    - Iterative input, design, evaluate, redesign process
  - Prioritization of how bond project may change
    - Explanation of how state matching funds are no longer an option and a re-scoping of the bond projects due to available of funds
    - Feasibility studies (FS) are a next step
      - Whatever company produces the FS will hopefully incorporate user input and academic needs in the form of building or departmental assessment
- Rick Williams said that someone from facilities told him/PUG on 2<sup>nd</sup> dance studio, that their project was no longer on the list and will not get built
  - Discussion of this rumor and what does not being built mean
- There is lots of confusion over the contents of the website
  - The conceptual vision document (CVD) and multiple options
  - The website
- Campus Character and Typology
  - This is a very good explanation of how history, pedagogy and progress has shaped the campus
- The group is concerned that they have not had the opportunity to add their input; needs and desires...Who do we talk to? Where do we voice out thoughts?
  - This group is feeling that they are not being heard
  - Voices were raised and exasperated
- Forum Building
  - Discussion of how the feasibility process would collect data and develop an assessment
  - Confusion on bond realignment: is it or is it not influencing existing buildings

- Discussion on the demolition of the 3<sup>rd</sup> floor
  - Would be a bad idea and are essential for learning
- Maintaining unified department presence and studio space in a singular building
- Would love a new building,
- Center Building/Academic Learning Services (ALS)
  - What is happening with the learning commons?
    - No transparency; ...not concerned about what actually happens, but being engaged in the process is important to us
  - People are willing to engage, if they are being heard
  - PROACTIVE action
  - Direct question: **Is ALS and the bookstore being moved?**
- Anne Godfrey – a UO Landscape Architecture Assistant Professor
  - Was tipped off that people were not being engaged in a way they want to be
  - Would like to recommend that this group engage in a different way
  - Suggests what is called listening sessions were specific stakeholders (10 at most) are invited and asking a series of predetermined questions to collect need, ideas, ideals, not a discussion
- (Lee) now that we are here we are getting input
  - The facilitator cannot always dictate what gets discussed at your own meetings
  - We are here now and we want to discuss another topic, so let us voice what we want to talk about
- \*Note- a large group from Media Arts Department attended the meeting upset that:
  - The following are opinions and reactions from this process
    - There was no discussion of these comments
- Marie (building 4/5 custodian)
  - Center building is being pushed aside, should be custodians show place
  - PE entry area was never cleaned up until complaints came through from the custodial staff
- Marika
  - Concerned about center and learning commons
  - Participated in meetings about the learning commons
    - People are concerned for their own needs,
    - Library is a bit part of the learning commons
    - Concerned about rumors of the relocation of the learning commons and library
    - Communication is an issue.
- Meredith
  - Communication and lack of transparency
  - She did not fully understand what was happening until it was brought up in a staff meeting
  - How has the process happened? How is it going to go in the future?
- Ian
  - **The CVD shows the Forum Building being is being demo, is this actually going to happen?**
- Elizabeth
  - Works with the Art Dept and the archives housed in the (library)
  - There was a renovation slated for the basement and it never happened, approach basement of center building, and needs,
- Teresa
  - Has been with media arts program for over 10 years and wants people to be working for and with the MPTF and UDL.
  - CVD option for demolition of the Forum Building causes concern
  - Lack of communication seems to be the “Lane way”, wears a person down
  - Must show attention to faculty, staff and students
- Dorothy
  - A ‘needs assessment’ is missing; the idea of an educational master plan seems like a great way to see our credits and debits in terms of classrooms office, department needs, etc

- Kathleen
  - What is actually happening and what is the MPTF and BLT committee doing?
  - How will any work these committees are doing affect the people who are her now?
- Kate
  - Wants to know what is going on in the basement of the Center Building?
    - It is seismically unstable and worried about the collapse of the building in case of an earthquake both for students and LCC employees
    - Worried about 'green space' - (referring to indoor air quality issues)
    - Access to light and air
- Rick
  - People who have received B. Baldwin's emails realize that something is going on and people are being alarmed
  - Someone from Media Arts put up posters in accurately advertized for a charrette
- Jan
  - Not everybody knows what a charrette is
  - We are all busy people,
  - Designs on paper will quickly affect existing planning
- Jeff
  - Where do I plug in to give input and gain access to other information, understanding and structure?
  - An academic needs assessment is really important
  - Media Arts is spread around campus
  - There are many people who have put time and input into the current bond and the perception is that those projects are 'slipping away' without explanation
- Anne
  - Deeply concerned about the process and suggests that stakeholders should be engaged in a different way than they have previously
- Lee
  - There is interconnectedness between the master plan's development framework and how it works in the here and now
    - "It is impossible to create an implementable master plan that does not take into account the needs assessment"
  - What is the lifecycle of renovations?
  - Just because someone did not come to a workshop, does not mean that they do not get to add input to the process
- Barbara
  - Barbara is here to support everybody's confusion
    - It is difficult of marrying the now and the uncertain future
    - There is a lot of excitement generated by working on a project and having it become real
    - She is intimately involved with the Building 6 process
  - Hates email, as do other people in this process and needs an alternative mode of communication (CONTACT FOR PROCESS)
- Susan
  - Center Building concerns
    - Nothing ever happens in isolation and there is always spill over on other campus spaces
    - She feels that the administration did a good job communicating bond/construction projects until state money disappeared
    - A shift in funding has motivated much discussion
    - Interested in 'green space'
- Tsao
  - He is confused how we have wound up at this point today
    - There bond projects seem to be getting cutting and unsure why
    - What scares him most is the conceptual difference of the plan and the bond
    - The bond stems from the need of the people in programmatic form
    - The land-use and building-use process is difficult, transportation is also an issue
    - Bottom line is assessment for programming need of student, staff and faculty
      - Layout must maximize the needs

- Steve
  - Paraphrases author Ben Shahan (sp)
    - Shape and content: form is the shape of content.



## Master Planning Task Force Department Meeting: Center Building and South Resource Group

### Attendees:

Bob Baldwin (Chairperson)  
Todd Smith  
Bob Mention  
Becky Thill  
Phil Thill  
Cathy Lindsley  
Claudia Owen

JG Bird  
Joe Russin  
Satoko Motoujis  
Lynn Nakamura  
Lide Herburger  
S. Bunker  
Barry Gordon

**4:00pm, 5 April 11**

- Goal: To hear from everybody regarding Center Building; projects listed in 15 & 16 March Meetings; South and South East Side considerations and concerns including:
  - First floor cafeteria is separate from the Library, Learning Commons and Bookstore
  - Whether or not to do anything with 127 acre Marston Forest parcel
  - People continuously dropped by from media arts wanting to talk about their departments needs
  - Seems like people are not aware of the input process over the last two years
- CENTER BUILDING
  - How much money exists from the bond and what can we do now?
    - Todd Smith and Bob Baldwin discuss the loss of state matching funds and how it affects the current projects
    - What information do we need now that we do not already have
  - Not enough classroom space
  - Smell (HVAC)
  - Seismic instability
  - No cell service or technology
  - Not enough office space
  - Access between spaces is difficult
  - Cafeteria is not aesthetically pleasing, sans the windows
  - Evening options
  - Food court, restaurants
  - Hope that any updated cafeteria sell healthier whole foods
- What is master planning and why is Building 17 not on the campus core design presented
  - Explanation of option and phasing of demolition with new building prior to demolition
  - In plan presented where is the parking?
    - Do any plans propose or suggest a parking structure? Theoretically, yes.
    - No real plans to develop one
- MARSTON FOREST PARCEL
  - Science uses the forest, ecology and environmental classes
  - Use the fringe of the south side of the campus for education, habitat
  - Would like to preserve enough that it remains a forest and not a patch of trees
    - Working on a new watershed program
    - Setting and interaction is incorporated into the ethos if the campus
    - Science faculty and friends maintain area to remain a usable teachable place
    - Meeting place for groups in and outside of LCC programming
  - Arlie & Company is currently in bankruptcy
    - How could the addition of some or all of the land could add to LCC property
- Makes sense to have nature resources available on and around campus
  - Native landscaping
  - Learning garden
  - Design revenue generators around any development
    - Could help students and faculty
  - Student housing is something that we would want to be careful with
    - Family housing
    - Appropriate form with mixed living (students, faculty, staff, community)
    - Retirement housing
- Closest and best use is to make money that is integrated with student uses
  - Student perspective (Phil): feels like any money making venture makes him feel like he is a second thought
  - Need more office and classroom spaces, more faculty to help student need

- NEXT STEPS
  - MPTF to Facilities Council to College Council and then Board of Education



# List of Meeting Attendees

## List of Attendees: Regulatory Interviews

Name	Position	E-mail Address
Savannah Crawford	ODOT, Sr. Regional Planner	Savannah.crawford.odot.state.or.us
Craig Black	ODOT, Signal Operations Engineer	craig.b.black@odot.state.or.us
Jeff Lange	ODOT, Access Management Coordinator	Jeffery.r.lange@odot.state.or.us
Terri Harding	Eugene, Long Range Planner	terri.l.harding@ci.eugene.or.us
Carolyn Weiss	Eugene, Metro Community Planner	carolyn.j.weiss@ci.eugene.or.us
Alissa Hansen	Eugene, Senior Planner	alissa.h.hansen@ci.eugene.or.us
Ed Moore	DLCD, Regional Rep	ed.w.moore@state.or.us
Lydia McKinney	Lane Cnty, Trans. Planning and Traffic	Lydia.mckinney@co.lane.or.us
Celia Barry	Lane Cnty, Trans. And Traffic Manager	celia.barry@co.lane.or.us
Kent Howe	Lane Cnty, Land Management, Planning Director	Kent.howe@co.lane.or.us
Bill Grile	Springfield, Development Service Director	bgrile@ci.springfield.or.us
Tom Boyatt	Springfield, Trans. Manager	tboyatt@ci.springfield.or.us
Greg Mott	Springfield, Planning Manager	gmott@ci.springfield.or.us
Gary McNeel	Eugene, Transportation Planning	Gary.a.mcneel@ci.eugene.or.us
Chris Henry	Eugene, Transportation Planning	Chris.c.henry@ci.eugene.or.us
Neil Bjorkland	Eugene, Parks and Open Space	Neil.H.Bjorklund@ci.eugene.or.us
Tom Schwetz	LTD	Tom.schwetz@ltd.org
Jeannine Parisi	EWEB	Jeannine.Parisi@eweb.org
Bob DenOuden	EWEB	Bob.denouden@eweb.org
Mia Nelson	1000 Friends of Oregon	mia@friends.org

### List of Attendees: Mega Meeting

Name	Position	E-mail Address
Alen Bahret	Programmer Analyst	bahreta@lanecc.edu
Andrea Newton	Executive Dean for Academic and Student Affairs	newtona@lanecc.edu
Barb Delansky	Associate Dean for Student Affairs	delanskyb@lanecc.edu
Barbara Dumbleton		dumbletonb@lanecc.edu
Bob Baldwin	Purchasing Coordinator	baldwinb@lanecc.edu
Bob Mention		mentionr@lanecc.edu
Craig Taylor		taylorc@lanecc.edu
Dave Willis	Facilities Director	WillisD@lanecc.edu
Dennis Carr	Exec Director for Human Resources	CarrD@lanecc.edu
Greg Morgan	Associate Vice President for Finance	MorganG@lanecc.edu
Tamara Pinkas		pinkast@lanecc.edu
Toby Kubler	Student	KublerT@lanecc.edu
Todd Smith	BLT Manager	smitht@lanecc.edu
Tracy Simms	Executive Assistant to the President	simmst@lanecc.edu



## List of Attendees: Department Resource Group Meetings

Name	Position	E-mail Address
3 Culinary Art Representatives		
3 Food Service Representatives		
Anne Godfrey		godfreya@lanecc.edu
Barbara Myrick		myrickb@lanecc.edu
Becky Thill		e.thill@live.com
Bert Pooth	Instructor	PoothA@lanecc.edu
Bob Baldwin	MPTF Chairperson	baldwinb@lanecc.edu
Bob Mention	MPTF	mentionr@lanecc.edu
Cathy Lindsley		lindsleyc@lanecc.edu
Claudia Owen		Owenc@lanecc.edu
Dan Welton		Dan_w@efn.org
Dave Willis	Facilities Director	WillisD@lanecc.edu
Disability Services Representative		
Dorothy Wearne		Wearned@lanecc.edu
Elizabeth Uhlig		ihlige@lanecc.edu
Gail Baker	Biology	bakerg@lanecc.edu
Greg Morgan	COO	MorganG@lanecc.edu
Hisao Watanabe		watanabeH@lanecc.edu
Ian Coromondo		coromondoi@lanecc.edu
Jan Halverson		Halversonj@lanecc.edu
Jeff Goolsby		goolsbyj@lanecc.edu
Jennifer Hare	Staff-Library	HareJ@lanecc.edu
JG Bird		birdJ@lanecc.edu
Jody Anderson	Faculty	AndersonJL@lanecc.edu
Joe Russin		russinj@lanecc.edu
Kate Sullivan		sullivank@lanecc.edu
Kathleen Murney		kmurney@gmail.com
Ken Murdoff	Social Science	murdoffk@lanecc.edu
Lee Imanen		Imanenl@lanecc.edu
Lide Herburger		herbergerl@lanecc.edu
Linda		
Liz Coleman		ColemanL@lanecc.edu
Lynn Nakamura		nakamural@lanecc.edu
Marie Sagaberd	Custodial Services	SagaberdM@lanecc.edu
Marika Pineda	Library Interim Director	PinedaM@lanecc.edu
Meredith Keene-Wilson		Keene-wilsonm@lanecc.edu
Michael Oneil		
Phil Martinez	MPTF	martinezp@lanecc.edu
Phil Thill		P_j_thill@hotmail.com
Ram Rattan		rattanr@lanecc.edu
Raymond Bailey	Lead Library Assistant	baileyr@lanecc.edu
Rick Williams		williamsr@lanecc.edu

Rodger Gamblin	Electronic Maintenance Technician	GamblinR@lanecc.edu
S Bunker		bunkers@lanecc.edu
Sandy Wilhelm	College Courier	WilhelmS@lanecc.edu
Satoko Motouji		motoujis@lanecc.edu
Steve McQuiddy		mcquiddy@lanecc.edu
Susan Carkin		carkins@lanecc.edu
Teresa Hughes		hughest@lanecc.edu
Toby Kubler	Student-MPTF	KublerT@lanecc.edu
Todd Schneider		
Todd Smith	MPTF	smitht@lanecc.edu
Tom Johnson	Administrative Specialist	johnsont@lanecc.edu

The  
Urban Design Lab