



Lane Community College Pre-Final Planning Report

13 April 2011

The
Urban Design Lab

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Executive Summary

This Executive Summary (ES) highlights this Planning Report. This report is a compendium of a series of three extensive interview/meetings held between December 2010 and April 2011. The ES is divided into three parts: 1) Regulator Interviews; 2) The Mega Meeting; and 3) Department Resource Group Meetings. Additionally, there is an appendix that catalogues all of the participants.

Part I:

Regulator Interviews highlights the opportunities and challenges discussed at meetings held with transportation and land use officials on the local, county and state levels. The summary 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 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.

Important findings from Part I include, but are not limited to the following:

- Clear continues communications with land use and transportation planning representatives will help the process;
- Any design proposal would be stronger if backed by a traffic impact study;
- LCC should establish a policy committee on campus development that includes a city council member or county commissioner involved for policy issues;
- LCC should contact the Land County Commissioners, State Senator Lee Beyer, who has been a champion of land use reform to stimulate economic development, Representative Terry Beyer whom is the Chair of the House Transportation Committee, and reach out to the Portland Sustainability Institute located in Portland; and
- Additionally, there is the potential to become a key partner in a monumental connection to Eugene Parks, linking Mt. Pisgah to Fern Ridge.

Part II:

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. The goal of the Mega Meeting was to come to consensus on project prioritization through a collaborative process. The 16 February 2011 meeting of Lane Community College's Facilities Council, Bond Leadership Team, and Master Planning Task Force concluded with two key findings:

1. Consensus on project priority - in order of high to low – is as follows:
 - Center Building
 - Forum Building
 - Building 18
 - Building 6
2. A feasibility study needs to be performed on these projects, focusing on the top two, looking at multiple scenarios for reuse, renovation, demolition and addition of new facilities.

Part III:

The Resource Group Meetings highlight six (6) 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.

There are many important findings from these meetings. Although sections 1) The Natural Environment, and 2) The Center Building have their own findings of significance, the most heated dealt with section 3) Communication and Transparency. The information below outlines the most heated topics:

- There is a perceived lack of transparency of the current bond's realignment process,
- Participants are unaware how, why and what data was collected and how and who were making decisions; and
- There is a strong feeling that the Media Arts cohort was not being engaged in the process.

Additionally, most of the participants in the 4 April meeting that brought to this groups attention the communication and transparency concerns 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.



Part I:

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 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.

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 30th 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 30th 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 30th 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 30th 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 30th 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 30th
 - Design of multi-way boulevard key to determining number of approaches onto 30th that would be safe. (Lydia).
 - There would be in and outs on campus side but not on 30th 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 30th 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
 - Governments 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
 - Governors 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, 30th 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 30th Interchange
 - If the city decides to expand the UGB would they be responsible for the 30th 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 30th 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 30th 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 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 30th – 25,000 (Lane County counts 2007) cars a day closer to 30th Interchange. 15,500 west of Eldon Schafer (also 2007) ~~20,000~~ further away.
- Possible Road Blocks
 - 30th
 - Unlikely to get agency approvals for additional access to 30th
 - Currently built to high-speed standards – very difficult to get drivers to slow down.
 - An option is to channelize 30th but should not add additional through lanes- Would be very difficult to widen 30th; 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

Rena Schlachter

Barry Gordon

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



Part II: 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 axiality 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 2nd 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 determines 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
 - CONCENSUS 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



Part III: 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 Overlay¹) 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.

¹ 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 2nd floor, and Building 6
- There are three major projects to consider for this discussion:
 - 2nd/3rd 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 are 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 Cornado	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 2nd 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 3rd 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 advertised 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



Appendix

List of 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 McKiney	Lane Cnty, Trans. Planning and Traffic	Lydia.mckiney@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
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JG Bird		birdJ@lanecc.edu
Jody Anderson	Faculty	AndersonJL@lanecc.edu
Joe Russin		russinj@lanecc.edu
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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
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Steve McQuiddy		mcquiddy@lanecc.edu
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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