The Ethical Responsibility for Development of Public Lands in This Era of Sustainability

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Lane Community College
City of Damascus
University of Oregon
Transparency   Collaboration   Education
LCC Perimeter
Master Plan

Barry Gordon
MLA/MCRP Student, University of Oregon

Transparency    Collaboration    Education
A crumbling economy, budget cuts and spiking enrollment have conspired to create the perfect storm.

Issue
Prepare a perimeter master plan for LCC that uses the land as a resource to support the educational mission of the institution.

Scope
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Study Area

LCC Property

30th

34 ac

20 ac

152 ac

127 ac
Sent to 14,075 emails; 1,454 completed surveys
Sample Question: Would you consider living on or near campus?

Community Survey
Design Process

COMPLETED

• Students prepared 2 conceptual alternatives
• Reviewed in December with key staff
• Students prepared a 3rd alternative in January
• Reviewed in January with key staff
• Developed Analysis Criteria based on Campus Design Guidelines

UPCOMING

• Weight Analysis Criteria (using survey to key stakeholders)
• Analyze each alternative against criteria (Feb 12)
• Prepare Preferred Alternative and Planning Report
Collaborative Workshops
Key Ideas from the Workshops

• Connect to other LCC parcels
• Develop along 30th Avenue
• Provide more campus green spaces
• Allow for housing of various types
• Improve wayfinding throughout campus
• Connect new facilities to educational program
• Look for alternative parking solutions
• Consider revisions to campus core that improve civic structure
• Consider selective demolition of facilities as needed
Planning Vision and Goals

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

Goal 1: Equitable Accessibility. Provide easily identifiable hierarchy of gateways, roadways and pathways that is safe, convenient, comfortable.

Goal 2: Sustainable Building and Landscape Practices. Produce a plan that maximizes environmental stewardship and green technologies through attractive, well-designed, safe, convenient, and comfortable buildings and outdoor spaces.

Goal 3: Appropriate Infrastructure. Layout a strategy that incorporates camouflaged support services into the campus core that are efficient and logical.

Goal 4: Complete Community. Provides places to learn, live, shop and play that help create a well balanced environment for all Lane County residents.
Alternative 1

Parking:
1,356 on street spaces
2,775 off street spaces
4131 total spaces
892 gained spaces

Square Feet of New Buildings:
Min: 2,001,532 ft²
Max: 3,581,865 ft²

Square Yards of New Streets:
81,203 yd²

Buildable Parcel Area:
28 acres
Alternative 2

Parking:
2,971 on street spaces
1,025 off street spaces
3,996 total spaces
757 gained spaces

Square Feet of New Buildings:
Min: 2,228,095 ft²
Max: 3,757,531 ft²

Square Yards of New Streets:
80,346 yd²

Buildable Parcel Area:
42 acres
Alternative 3

Parking:
2,462 on street spaces
2,004 off street spaces
4,466 total spaces
1,227 gained spaces

Square Feet of New Buildings:
Min: 3,042,914 ft²
Max: 5,507,117 ft²

Square Yards of New Streets:
137,801 yd²

Buildable Parcel Area:
51 acres
Preferred Alternative

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600 students
Drive 10 a day
5 days a week
x 32 weeks a year
960,000 vehicle miles saved

960,000 vehicle miles saved
x 1.1 lbs CO2 emission
1,056,000 lbs CO2 savings

1,600 vehicle miles saved
x 0.127 cost/mile
$203.20 Ave cost savings pp

Forecasting Environmental Benefits
Foster Meadows
Town Center
Damascus, Oregon

Amanda Rea
BArch, University of Oregon

Transparency   Collaboration   Education
Foster Meadows Town Center

Urban Design Lab :: Fall 2009
Damascus, OR

- Incorporated into the Portland UGB in 2002
- Became a formal city in 2004
The Urban Design Lab hosts a visioning charrette to determine the community’s aesthetic preferences and expectations for development.
Foster Meadows :: Greenfield Site
Site Containment :: Riparian corridors surround developable land
Prototype Town Center Development Plan
Form Based Code
Regulating the Public Realm
Form Based Code :: Creating Lively Streets
How can we grow and use land sustainably in the future?
Thoughtfully Locating Density to Preserve Natural Habitats
The Urban Design Lab uses density to focus development on areas where it will be accepted by the community. This master plan proposes to develop significantly less land than the city’s master plan.

Urban Design Lab Master Plan

City of Damascus Master Plan
Damascus continues to update its master plan. Newer versions show the incorporation of ideas suggested by the Urban Design Lab and the community.
195 Acres
5,000 people
26 people per acre
830,000 sq. ft. employment space
2,500 jobs

Preserves 84.5% of Damascus' acreage if applied on a city-wide scale.
UO Riverfront Research Park

Rena Schlacter
MLA Student, University of Oregon

Christo Brehm
MLA/MCRP Student, University of Oregon
Studio Conceptual Master Plan
Context
Site Significance
RRP Plan - proposed parcels
RRP Plan - proposed buildings
RRP Plan
Greenwashing

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ORI on Conceptual Master Plan
ORI site = 4 football fields

Size of Regulation NCAA Football Playing Field: 300 ft by 160 ft

ORI Development: 4 Football fields; 2 Football fields of parking and related automobile access
ORI site = 4 football fields

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Ecological Issues
Identified Wetlands
Willamette River Greenway
Proposed Alternatives
Alternative 1:  
RRP Gateway Parcel  
(8.7 acres owned by UO)
Alternative 2: 
former Coca-Cola bottling site 
(1.66 acres owned by City of Eugene)
Alternative 3:
keystone parcel
(1.72 acres owned by City & private)
Alternatives 4 & 5: RRP Riverview Parcels (approx 10 acres owned by UO)
Alternatives 6:
RRP Millrace parcel
(15.18 acres owned by UO)
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