STATE BOARD OF HIGHER EDUCATION
MINUTES OF SPECIAL MEETING HELD IN
CONFERENCE ROOM, JOHNSON HALL, UNIVERSITY OF OREGON, EUGENE, OREGON

November 22, 1960

MEETING #290-1 In compliance with the November 2, 1960, written request of a majority of the members of the Board for a special meeting, and at the call of the President of the Board, the Oregon State Board of Higher Education convened in special session in the Conference Room of Johnson Hall, University of Oregon, Eugene, Oregon, on November 22, 1960.

ROLL CALL The meeting was called to order at 10:00 A.M. by the President, Mr. Henry F. Cabell, and on roll call the following answered present:

Mr. J. W. Forrester, Jr. Mr. Douglas McKean
Mr. A. S. Grant Dr. Ralph E. Purvine
Mr. Charles Holloway, Jr. Mr. Wm. E. Walsh
Mrs. Cheryl S. MacNaughton Mr. Henry F. Cabell

Absent: Mr. Allan Hart.

Others Present: Chancellor J. R. Richards; Secretary E. M. Pallett; Acting President W. C. Jones of the University of Oregon; Mr. J. O. Lindstrom, Business Manager, University of Oregon; Comptroller H. A. Bork; Budget Director R. L. Collins; Mr. J. I. Hunderup, Assistant to the Comptroller; Mr. John L. Watson, Assistant Comptroller; Mrs. Wickes Shaw, Director of Information; Mr. J. M. Shea, Director of Public Services, University of Oregon; Mr. H. P. Barnhart, Director of Dormitories, University of Oregon; Mr. Nile Paul, Research Associate, University Planning, University of Oregon; Dean Walter Gordon, School of Architecture and Allied Arts, University of Oregon; and Dr. C. W. Macy, Head of the Department of Economics and Chairman of the Presidential Search Committee, University of Oregon.

RE ABSENCES Mr. Hart was absent due to illness in the family.

EXECUTIVE SESSION President Cabell announced that it was necessary for the Board to recess for an executive session at which a personnel matter would be considered.

CAMPUS TOUR Following the executive session, Board members attended a luncheon arranged by University officials. At the conclusion of the luncheon, Board members, institutional representatives, and members of the press toured the campus. The main items of interest were Westmoreland Village, the new Science Building, and the eastern area of the campus in which future dormitories are to be located.

BOARD RECONVENES At the conclusion of the tour, the Board reconvened in official session at 2:30 P.M. in the Conference Room in Johnson Hall. Following are reports of the items considered:
At the July 28, 1959, Board meeting, a master scheme prepared by Architects Lutes and Amundson was adopted for the development of 392 apartments in the Westmoreland tract, Eugene, for the University of Oregon. Subsequently, Phase 1 of the scheme, for the construction of 48 apartments, was adopted and completed in September 1960 at a cost of $356,071.

Acting President Jones advised that applications for 132 married housing units could not be honored this fall because of lack of facilities. Accordingly, he recommended that authorization be given to Board officials to direct the architects to prepare plans and specifications for 52 apartments, identified as Phase 3 of the approved master scheme. The new construction would be in the area immediately west of the 48 apartments recently completed. Pursuant to the existing contract with the architects, the fee for plans and specifications would be 3.1875 per cent of the direct construction cost estimate of $335,700, or $10,700.

The Chancellor advised that a report will be made at the December Board meeting covering the married housing situation at all of the institutions. Subject to concurrence by the Board at that time in the need for and justification of the construction of 52 married housing units at the University, the Chancellor recommended that Dr. Jones' proposal be approved but that authorization to receive bids and award construction contracts within the total budget of approximately $415,000 be deferred until after that time. Funds for the project are to be provided from the proceeds of the $9,055,000 bond issue sold in 1959.

The Board, acting as a committee of the whole, approved the program as outlined, with the understanding that to the extent practical the new facilities would be made available in priority order to graduate assistants and teaching fellows, graduate students, undergraduate students in descending class order, and to newly-employed personnel for a limited time of occupancy.

At the time of the October 1960 Board meeting, the dormitory program and recommendations of the University of Oregon were presented as noted hereafter.

A. Presentation of Dormitory Program by University of Oregon Officials and Architects (including Supplemental Information Relating Thereto)

1. General scheme for development of dormitories and dining facilities for 720 students included Dormitory No. 6 for 360 students, Dormitory No. 7 for 360 students, and central kitchen serving 720 students.

Each dormitory building would be quadrangular in shape with an inner court. A connecting kitchen would be located between the two dormitory buildings and would serve residents of both units.

Each dormitory would be three stories in height, without a basement; the kitchen would be two stories in height, consisting of a basement and one floor at ground level.
Each dormitory would have four organizational units for undergraduate students, each to house 80 students, and in addition would have a fifth special unit to house 40 students. Each undergraduate unit of 80 students would have a separate dining room and lounge. A counselor would be provided for each group of 40 undergraduate students.

2. The ground site for the entire construction scheme for the 720 students, exclusive of adjoining recreational land, would be about 160,200 square feet, equal to about 3 1/2 acres.

The general scheme calls for the closing of Columbia Street between Fourteenth and Fifteenth Avenues.

The general scheme requires the purchase of six properties estimated to be worth about $83,300.

3. Construction of Dormitory No. 7, including central kitchen, would begin in the Spring of 1961 and be completed by Fall term 1962. Dormitory No. 6 would be started in the Spring of 1962 with occupancy expected by the Fall of 1963.

4. Projections of institutional enrolments and dormitory capacities would be as follows:

<table>
<thead>
<tr>
<th></th>
<th>Enrolment Increase</th>
<th>Total</th>
<th>Dormitory Capacity Increase</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fall Term 1959 (Actual)</td>
<td></td>
<td>6,766</td>
<td>-</td>
<td>2,114</td>
</tr>
<tr>
<td>Fall Term 1960 (Actual)</td>
<td>888</td>
<td>7,654</td>
<td>-</td>
<td>2,114</td>
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<tr>
<td>Dormitory No. 4</td>
<td></td>
<td></td>
<td>412</td>
<td></td>
</tr>
<tr>
<td>Fall Term 1961 (Estimated)</td>
<td>446</td>
<td>8,100</td>
<td>412</td>
<td>2,526</td>
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<tr>
<td>Dormitory No. 5</td>
<td></td>
<td></td>
<td>412</td>
<td></td>
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<tr>
<td>Dormitory No. 7</td>
<td></td>
<td></td>
<td>360</td>
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<tr>
<td>Veteran's Dormitory</td>
<td>(293)</td>
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<td></td>
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<tr>
<td>Fall Term 1962 (Estimated)</td>
<td>400</td>
<td>8,500</td>
<td>479</td>
<td>3,005</td>
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<tr>
<td>Dormitory No. 6</td>
<td></td>
<td></td>
<td>360</td>
<td></td>
</tr>
<tr>
<td>Fall Term 1963 (Estimated)</td>
<td>495</td>
<td>8,995</td>
<td>360</td>
<td>3,365</td>
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</table>

The enrolment estimates were compiled on July 1, 1960, and it is expected that they will be revised within the near future to give effect to the larger student body (7,654) than had been estimated for the Fall Term 1960 (7,450).

5. The estimated total cost of construction, fees, equipment, etc., for Dormitory No. 7 and central kitchen is $1,590,000. A similar cost estimate for Dormitory No. 6 is $1,440,000, including a probable price increase of 5%. The total cost of both dormitories and kitchen is estimated to be $3,030,000.

6. Presentation was also made of the contemplated location of new dormitories expected to be constructed within about ten years, of the same general plan as proposed for Dormitories Nos. 6 and 7.
7. Advice was given of an intent to recommend at a future date the expanding of the campus boundaries one block east to Villard Street, and one block south to Eighteenth Avenue, anticipating that Eighteenth Avenue is to be extended from Agate Street to Villard Street. The estimated value of the added property, exclusive of Condon School, was stated to be about $984,800. (Although there was no indication as to the estimated value of the school, it is believed that it may approximate $400,000.)

8. There was general discussion with regard to the implications and advantages of closing streets which now cross the University campus, including but not restricted to Thirteenth Avenue.

B. University Recommendations

1. That the developmental scheme for Dormitories Nos. 6 and 7 be approved and that the preliminary plans for Dormitory No. 7, including the central kitchen, also be approved.

2. That the City of Eugene be advised of the intent of the University to request the closing of Columbia Street between East Fourteenth Avenue, extended, and East Fifteenth Avenue when the Board owns all of the adjoining property and the vacating of the street is necessary for the construction of Dormitory No. 6.

3. That contingent upon approval of the above proposal by the City Council of Eugene, the Board's Office be authorized to direct the architects to proceed with the preparation of final plans and specifications for Dormitory No. 7 and the central kitchen. Funds in the amount of $46,575 required for such planning would come from dormitory balances, and would be in addition to $14,000 already provided for the preliminary plans now being considered.

The Board, acting as a committee of the whole, approved the recommendations indicated above.

Proposed East Campus Urban Renewal Project, UO

Acting President Jones advised that under the provision of the Federal Urban Renewal Program of the Housing and Home Finance Agency, universities and colleges might benefit financially in the acquisition and clearing of properties needed for institutional development. It was stated that in the northeast part of the prescribed campus area of the University of Oregon there are approximately 11 acres of state-owned property and 4.1 acres of privately-owned property which can be designated as an urban renewal area. Of the 55 dwelling units in this area, 28 are considered to be substandard. The proposed urban renewal area constitutes a part of the area included in the East Campus Development plan which encompasses a gross area of about 28 acres.
Under an urban renewal project, there would be an agreement between the Board and the City of Eugene, or a Eugene Urban Renewal Agency, whereby the latter would purchase, clear the site, and then sell to the Board the bare land not now owned by the state. Property already owned by the state would also be cleared. All of the cleared land would then be used for redevelopment purposes. In effect, the Board would pay 100 per cent of the fair market value of cleared land, while the cost of the fair value of improvements and removal thereof would be borne on the basis of 2/3 being charged to the Federal government and 1/3 to the Board. A report on the program, prepared by the University Business Office under date of November 2, 1960, was distributed. This report indicated that the present estimated fair value of the property not now owned by the University but located within the established campus boundaries was about $331,200, that the potential cost to the Board would approximate $92,000, and that the difference of about $239,200 would be provided by a Federal government grant.

In order to develop an urban renewal project for the University, it is necessary for the Board to authorize the preparation of a development plan for the east campus and also to submit a survey and planning application to the Eugene City Council and thereafter to proceed as required by Housing and Home Finance Agency regulations.

Acting President Jones, with the concurrence of the Chancellor, recommended that the University Business Manager be authorized to prepare a development plan and a survey and planning application, to be reviewed with the Comptroller, for processing with the City of Eugene or a Eugene Urban Renewal Agency, and for presentation to the Housing and Home Finance Agency. The recommendation is to involve no financial or contractual obligation to the Board.

The Board, acting as a committee of the whole, approved the recommendation.

ADJOURNMENT
The meeting adjourned at 3:30 P.M.

Henry F. Cabell, President
Earl M. Fallett, Secretary