ARCH 4/584 Fall 2023

DOwNTOWN HOUSING

CRN 10294/10339 - MON / WED / FRI 1:00-4:50 pm (6 credits)
Instructor: Visiting Assistant Professor Clay Neal, cneal@uoregon.edu

The City of Eugene is in the process of amending its Downtown Urban Renewal District with a serious shift toward supporting housing development. If approved in June, 2023, the City will have new tools available to purchase land for development and assist developers with financial incentives for the creation of housing. This studio will work directly with the City’s Community Development Department and three prospective development partners to look at the real-world possibilities of housing in Downtown Eugene. Student work will inform the Urban Renewal efforts and help our community visualize the possibilities of Downtown Housing.

PROJECT:
Cities across the US are investing in housing opportunities in their downtown cores to revitalize business districts, increase equitable access to core services, and address sustainable development metrics associated with densification and reducing sprawl and vehicle miles traveled. This studio will look at the opportunity for three sites in Eugene’s downtown core where development will likely occur with support of Eugene’s Downtown Urban Renewal District. Students will be exposed to (and are expected to respond to) the realities of real-world development - budget, marketability, user requirements, zoning and building codes - while also striving to envision innovative and responsive downtown housing of the 21st century.

PROCESS:
Students will have the opportunity to work in teams directly with a real estate development partner to develop conceptual designs for one of three sites downtown. Following a week of intensive site investigations with the City of Eugene, students will participate in an initial programming and design charrette with the development partner. We will then rapidly develop program and massing schemes for review by our studio collaborators. Selected final student work will be used by the City of Eugene in their outreach for the Downtown Urban Renewal District and will be featured in a public workshop.

Questions can be sent to Clay Neal at cneal@uoregon.edu.