

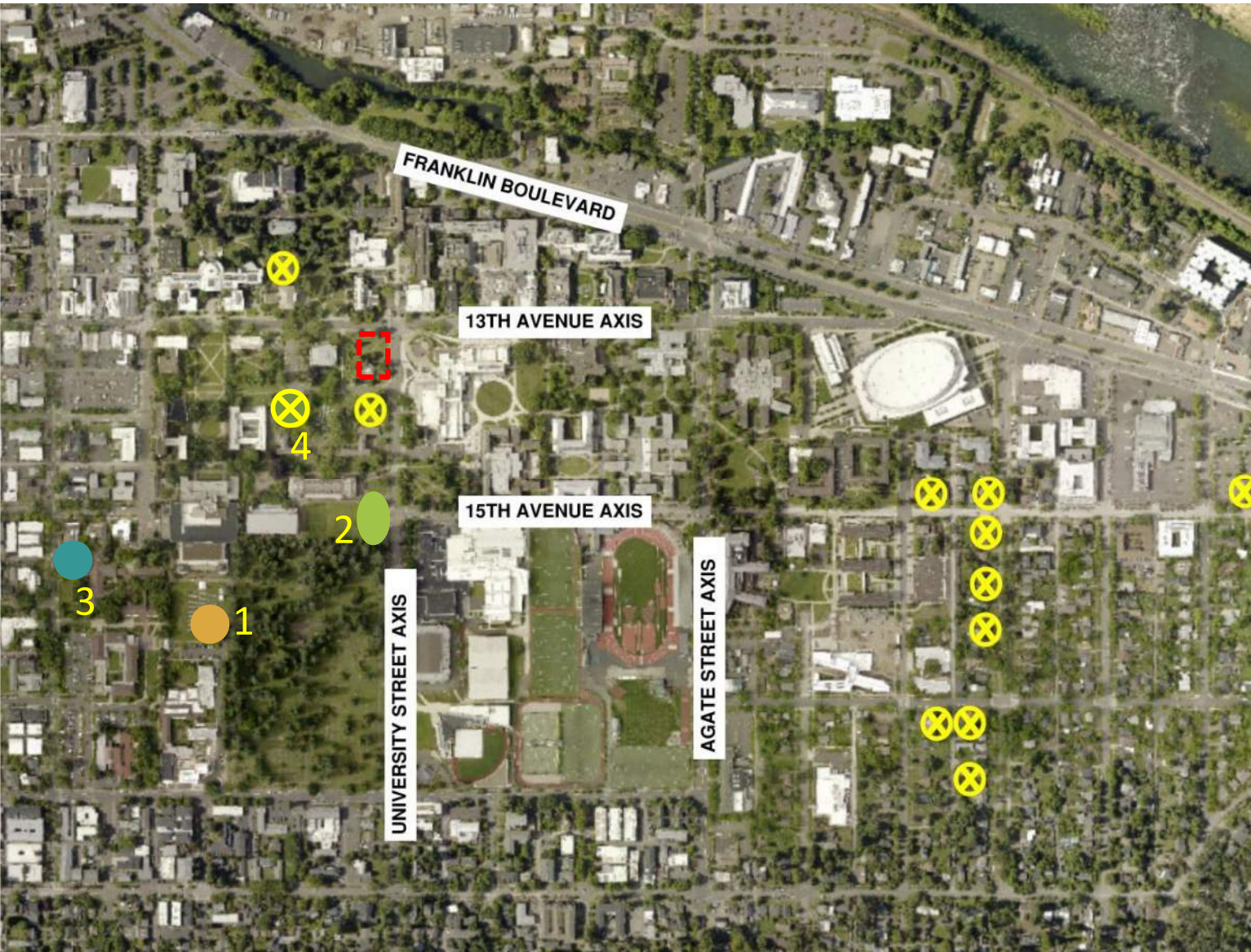


University of Oregon Collier House Relocation Site Selection

Campus Planning Committee
November 27, 2018

Hennebery Eddy
Architects





15 Initial Sites

High level evaluation by CPFM



4 Primary Sites

CPC Meeting – October 19



3 Final Sites

SITE 1: SW Campus Green

SITE 2: Gerlinger Field Green

SITE 3: Alder & E 16th

Site Selection Evaluation Criteria

SITE CONSIDERATIONS:

- Land Use
- Existing Use
- Development Timeline
- Cost
- Site Features

OPEN-SPACE FRAMEWORK:

- Designated Open Space
- Enhancement
- Pathways
- Trees

SPACE USE + DENSITY:

- Space Use
- Existing Adjacencies
- Future Adjacencies
- Density
- Land Resources
- Scale

ARCHITECTURAL STYLE + HISTORIC PRESERVATION:

- Architectural Style
- Historic Preservation

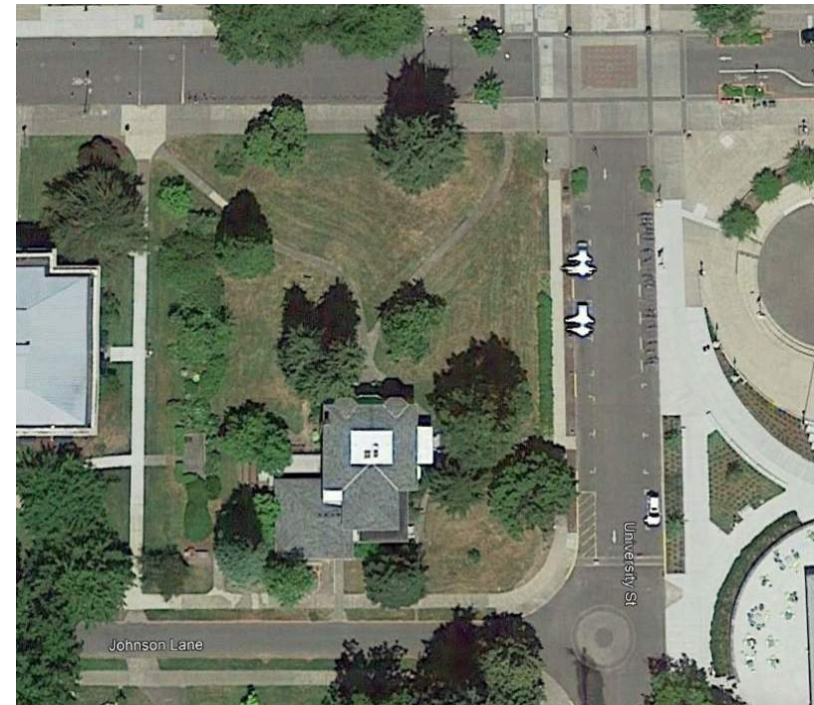
DESIGN AREA SPECIAL CONDITIONS:

- Design Area Special Conditions

Existing Site Characteristics

The following existing site characteristics are important to the integrity of the Collier House from a historic preservation perspective. Matching these aspects at a new site should be considered under the *Architectural Style + Historic Preservation* criteria.

- Rectilinear site
- Elevated site
- Corner location on active streets
- Prominent location within the University of Oregon campus
- Orientation with two primary facades (north and east) visible and oriented toward active streets and significant pathways
- Large clearances / setbacks from adjacent buildings on all sides
- Surrounded by open space
- Meandering pathways
- Dispersed mature trees





3 Final Sites

SITE 1: SW Campus Green

SITE 2: Gerlinger Field Green

SITE 3: Alder & E 16th

The committee recommended further study of the following:

- Potential impact of future development
- Impact to existing trees at relocation sites
- Impact to existing uses at relocation sites

Site 1: SW Campus Green



KEY CRITERIA CONSIDERATIONS:

Area is currently used for passive recreation and special events

A Campus Plan amendment would be required to adjust the boundaries of the existing Designated Open Space

The Collier House and the addition of an E-W pedestrian pathway could help to define the southern edge of the green

No significant trees impacted, small trees along moving route will require removal

Relatable in scale to the Lokey complex and Education Annex, but near larger-scale existing and proposed structures

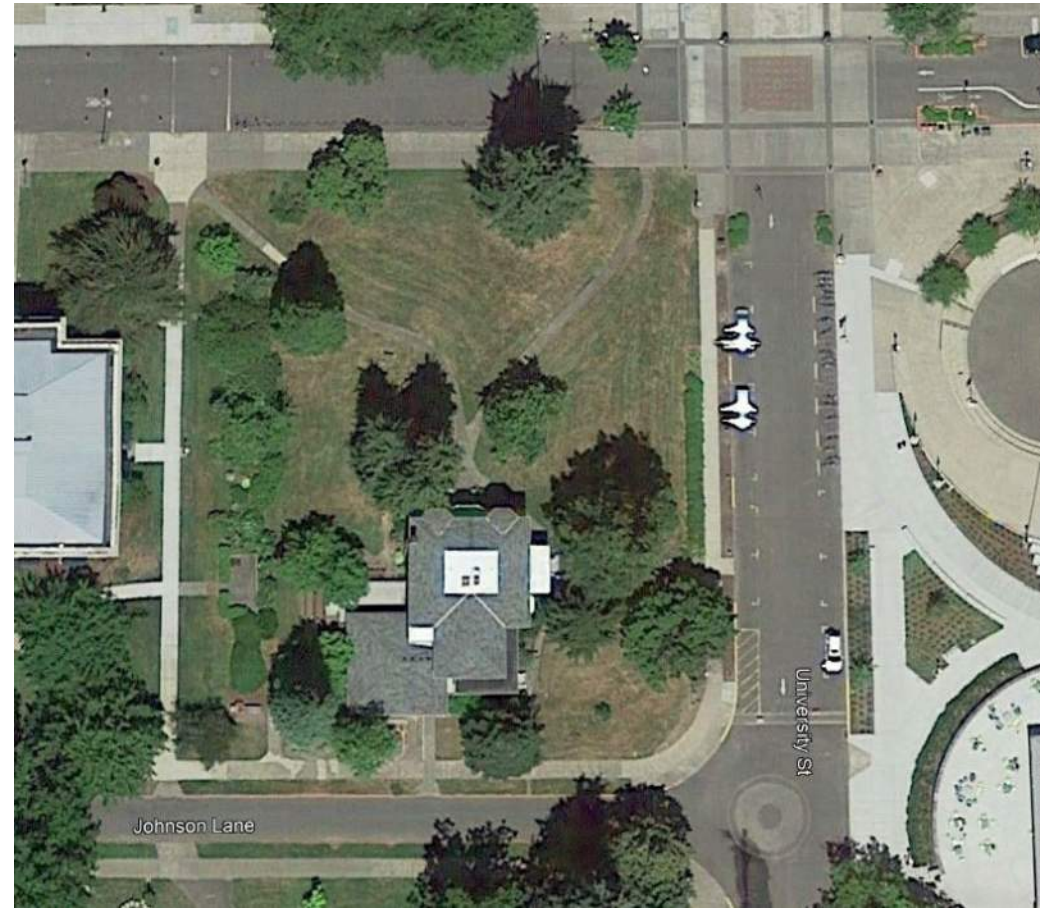
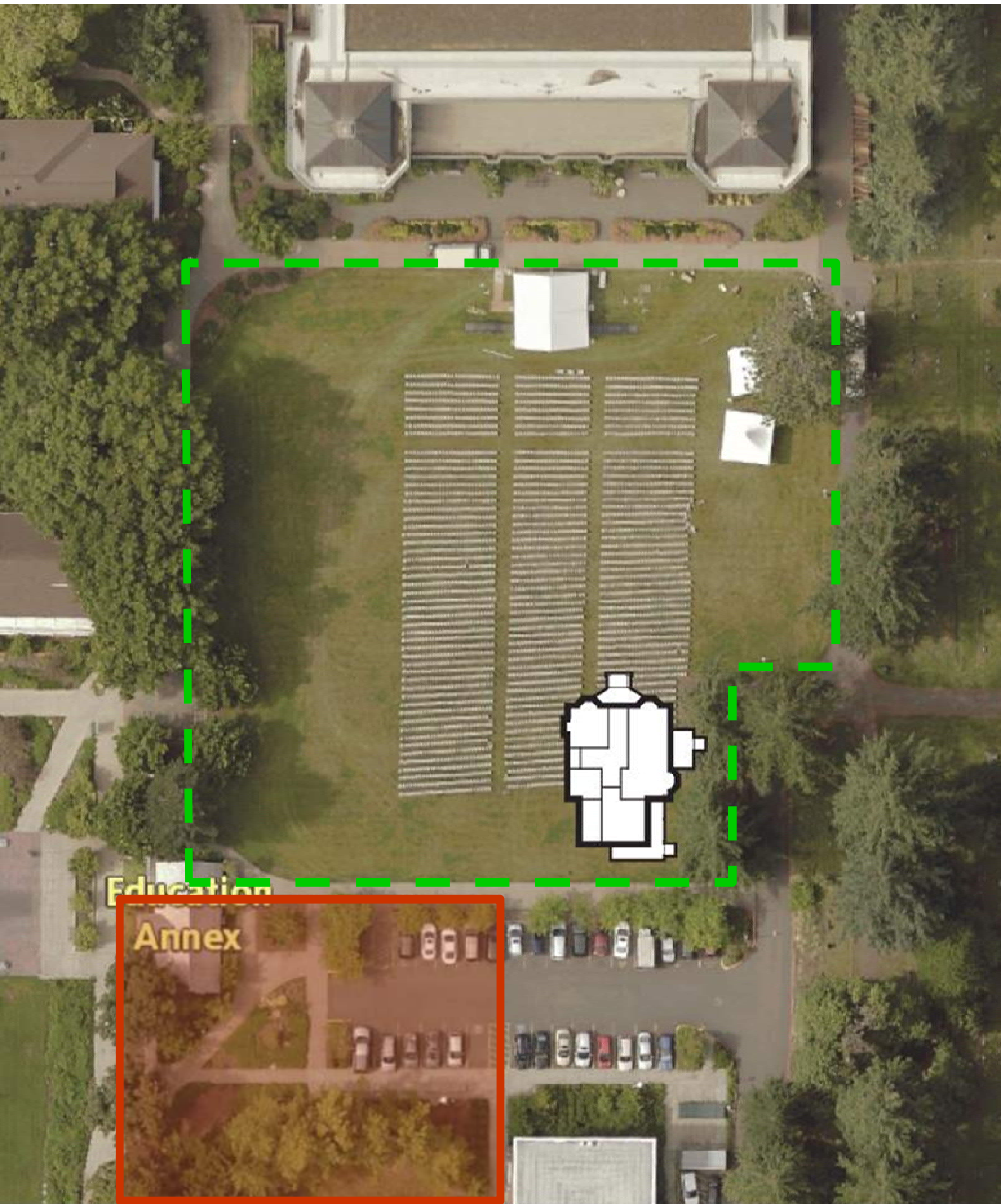
Building location and orientation result in an awkward placement within the site and relationship with Knight Library

Secluded campus location

Provides few of the Existing Site Characteristics necessary to support the historic integrity of the Collier House

Southwest Campus Design Area goals are to preserve the Southwest Campus Green as the only sunny open space within the Southwest Campus Design Area

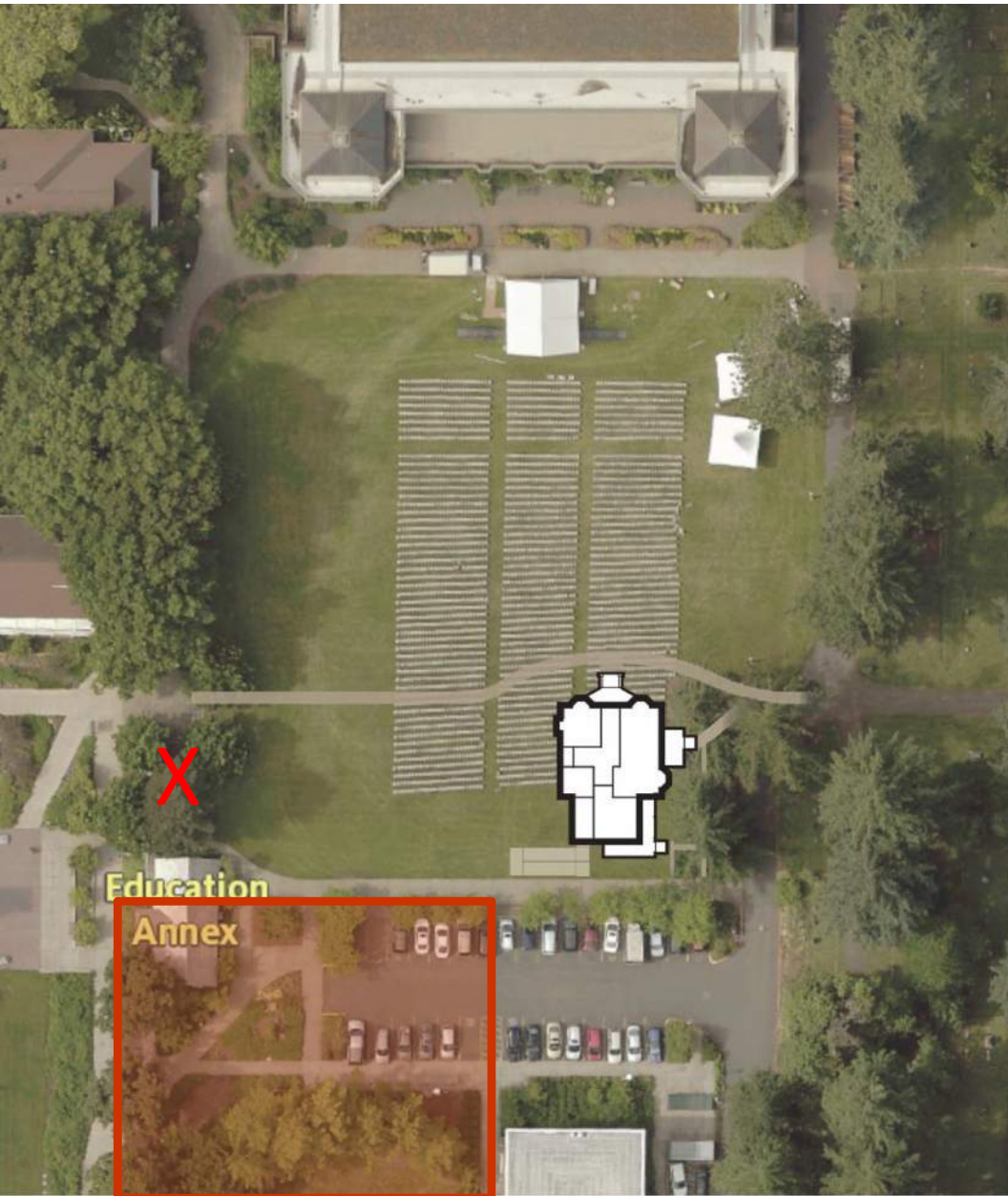
Site 1: SW Campus Green



- Designated Open Space
- Future Permissible Building Site (per FVP)

UO Collier House Relocation Site Selection

Site 1: SW Campus Green



ADDITIONAL SITE CONSIDERATIONS:

- Future development impact: Large scale concert hall development planned on adjacent site (outlined in red).
- Tree impact: No significant trees impacted, small trees along moving route (the length of HEDCO parking lot) will require removal.
- Impact to existing uses: minimal, amount of space available for passive recreation and special events will be reduced by a third.
- No known issues with including a full basement.
- Existing utilities at east edge of site may require adjustment in location of building on site.
- Accessible ramp can be accommodated at south or west side of building.
- New pathways required connecting porches to new E-W pedestrian pathway across green and existing sidewalks and access roads.
- Existing accessible parking and sidewalk.

Site 1: SW Campus Green



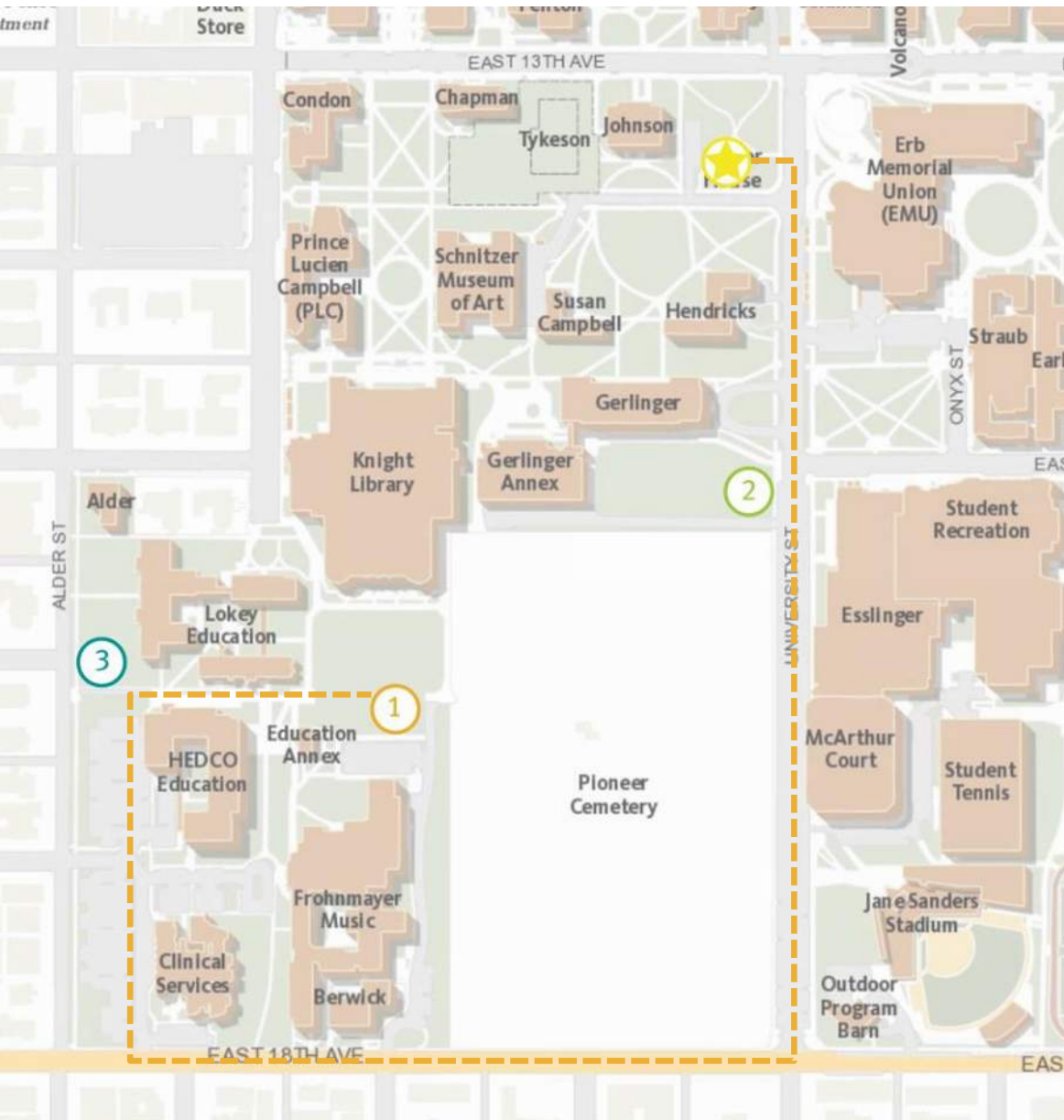
UO Collier House Relocation Site Selection

Site 1: SW Campus Green



Site 1: SW Campus Green – Move Route

- - - Requires tree trimming/pruning
- - - Requires removal of trees



Exit from existing site onto University



University Street, typical

UO Collier House Relocation Site Selection

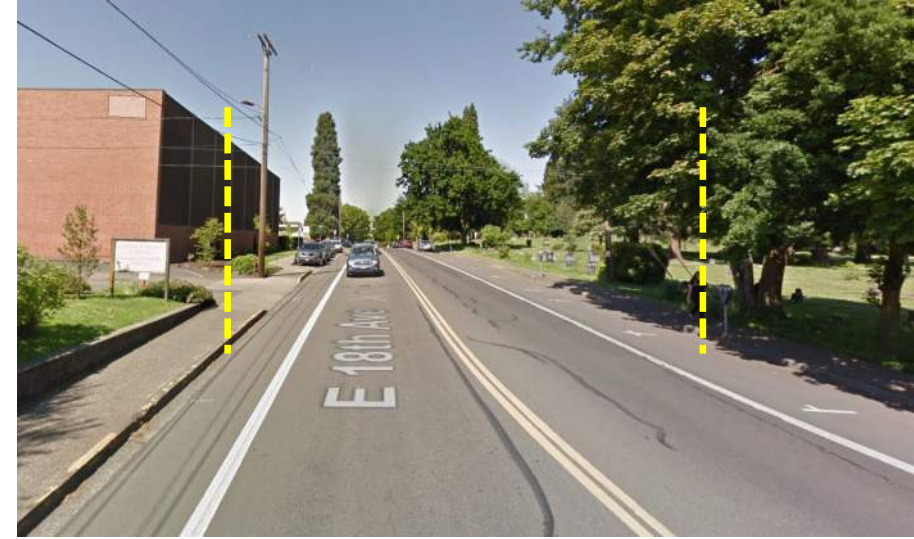
Site 1: SW Campus Green – Move Route

--- Requires tree trimming/pruning

--- Requires removal of trees



University Street adjacent to Pioneer Cemetery



E 18th Ave, typical



University Street at 18th Ave intersection



Parking lot entrance east of Alder Street

Site 1: SW Campus Green – Move Route

- Requires tree trimming/pruning
- Requires removal of trees



South section of parking lot



North section of parking lot



Paving and landscaping between Lokey and HEDCO

Site 2: Gerlinger Field Green



KEY CONSIDERATIONS:

Area is currently used as an outdoor classroom, for sports, summer camps, and special events

A City of Eugene Historic Property Alteration application is required for alteration within the Women's Memorial Quadrangle Ensemble National Register Historic District

A Campus Plan amendment would be required to adjust the boundaries of the existing Designated Open Space

Identified in the FVP for future re-designation as a Permissible Building Site

Would frame the Designated Open Space while maintaining views of the field and south elevation of Gerlinger Hall

No significant trees impacted, removal of 1 large and 2-3 smaller trees required for building placement on site

Does not maximize full Permissible Building Site, but is of a scale and architectural style appropriate for this historic site and compatible with the adjacent historic buildings

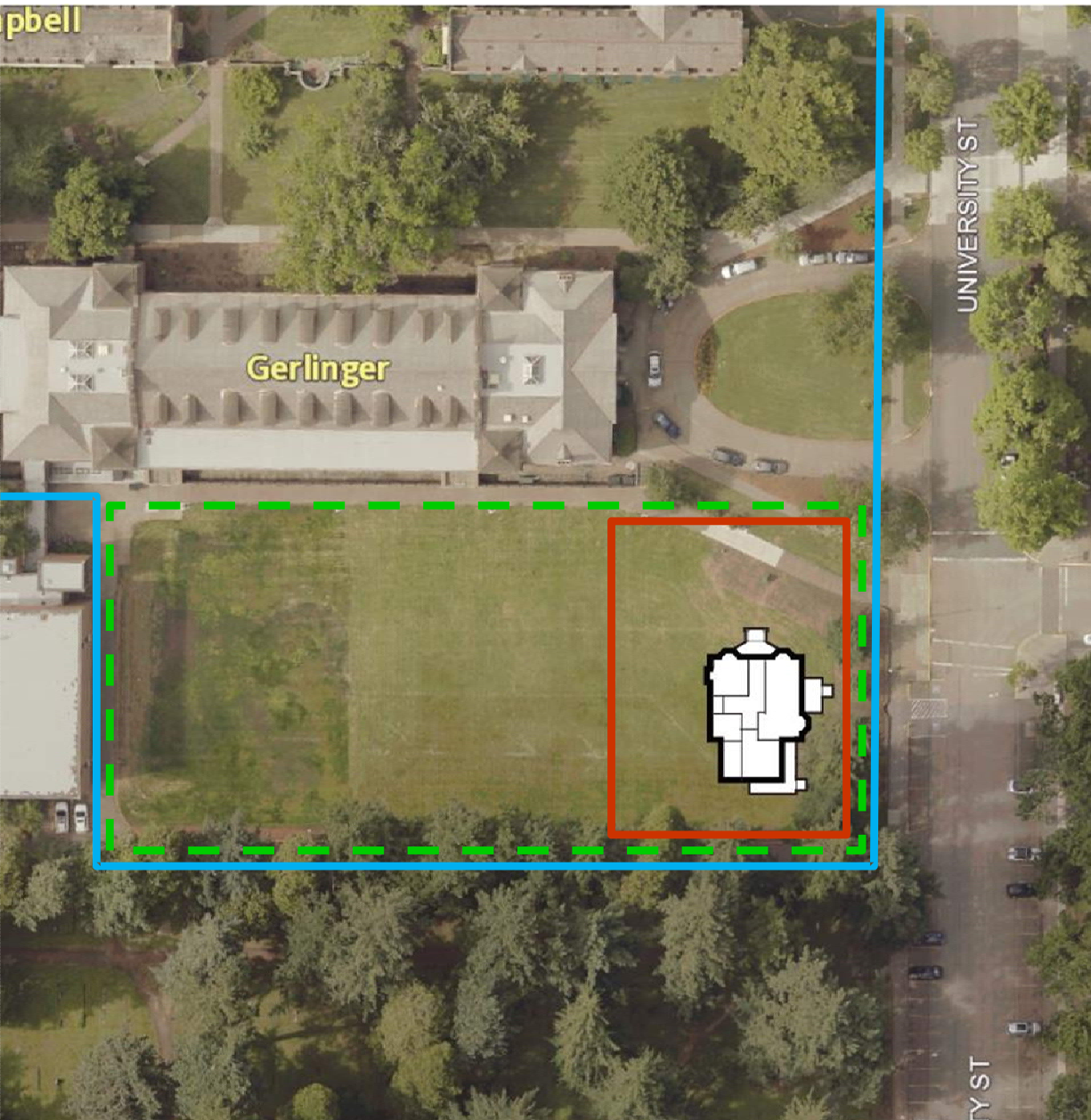
Allows for historic orientation with primary facades facing active streets

Provides a majority of the Existing Site Characteristics necessary to support the historic integrity of the Collier House

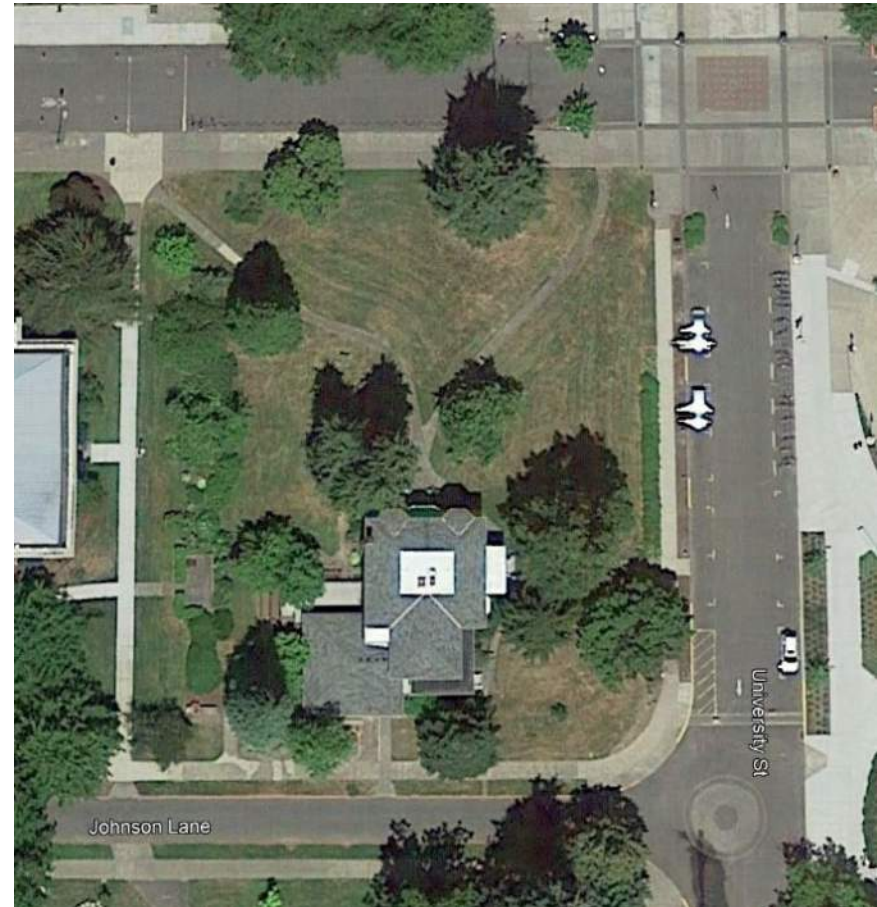
Site is within the Women's Memorial Quadrangle Ensemble National Register boundary, Collier House is in part of the same development era and has always been visually associated with the ensemble in the campus core

Reinforces strong classical character of the area.

Site 2: Gerlinger Field Green

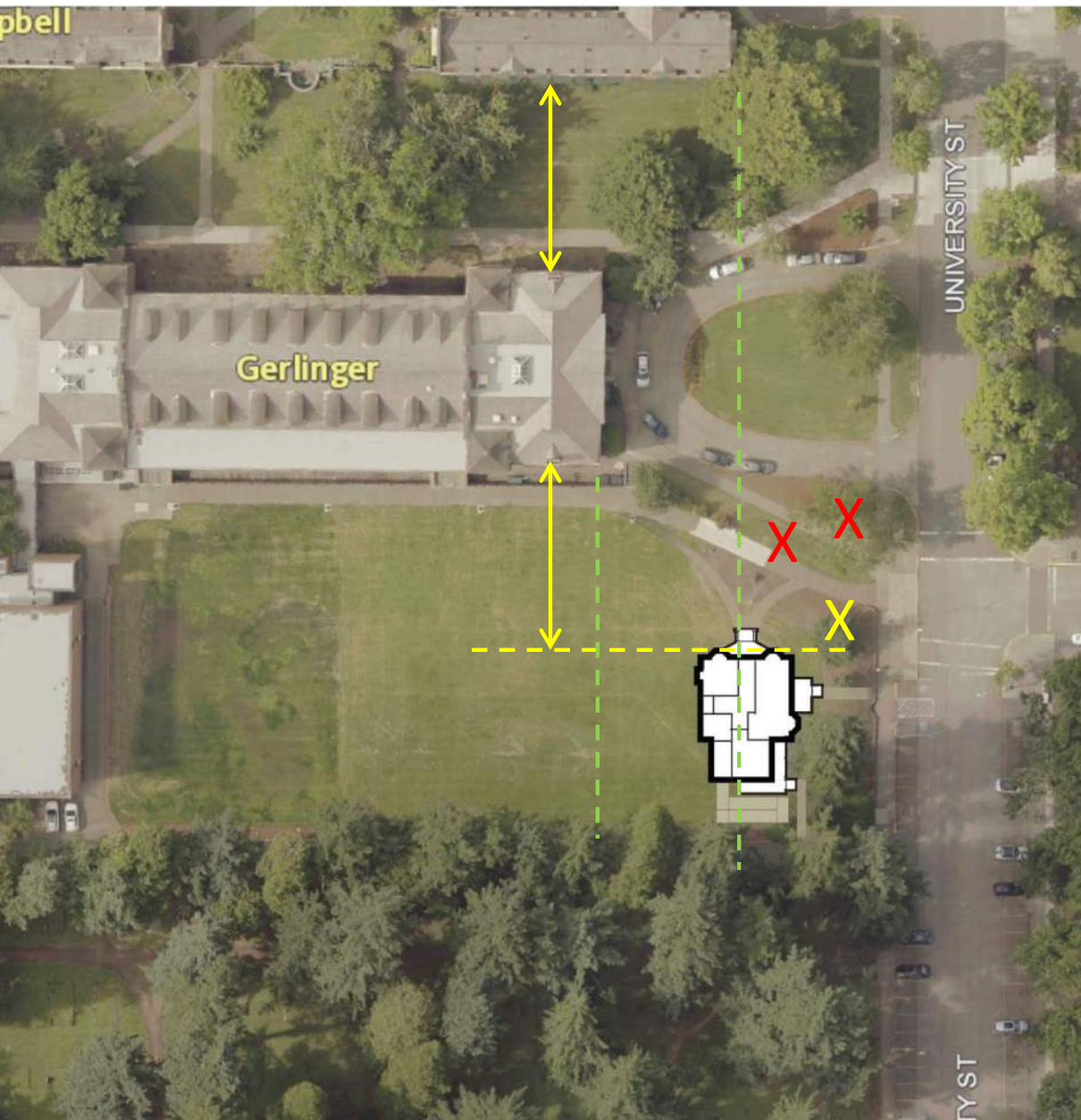


- Designated Open Space
- Future Permissible Building Site (per FVP)
- Women's Memorial Quad Ensemble National Register boundary



UO Collier House Relocation Site Selection

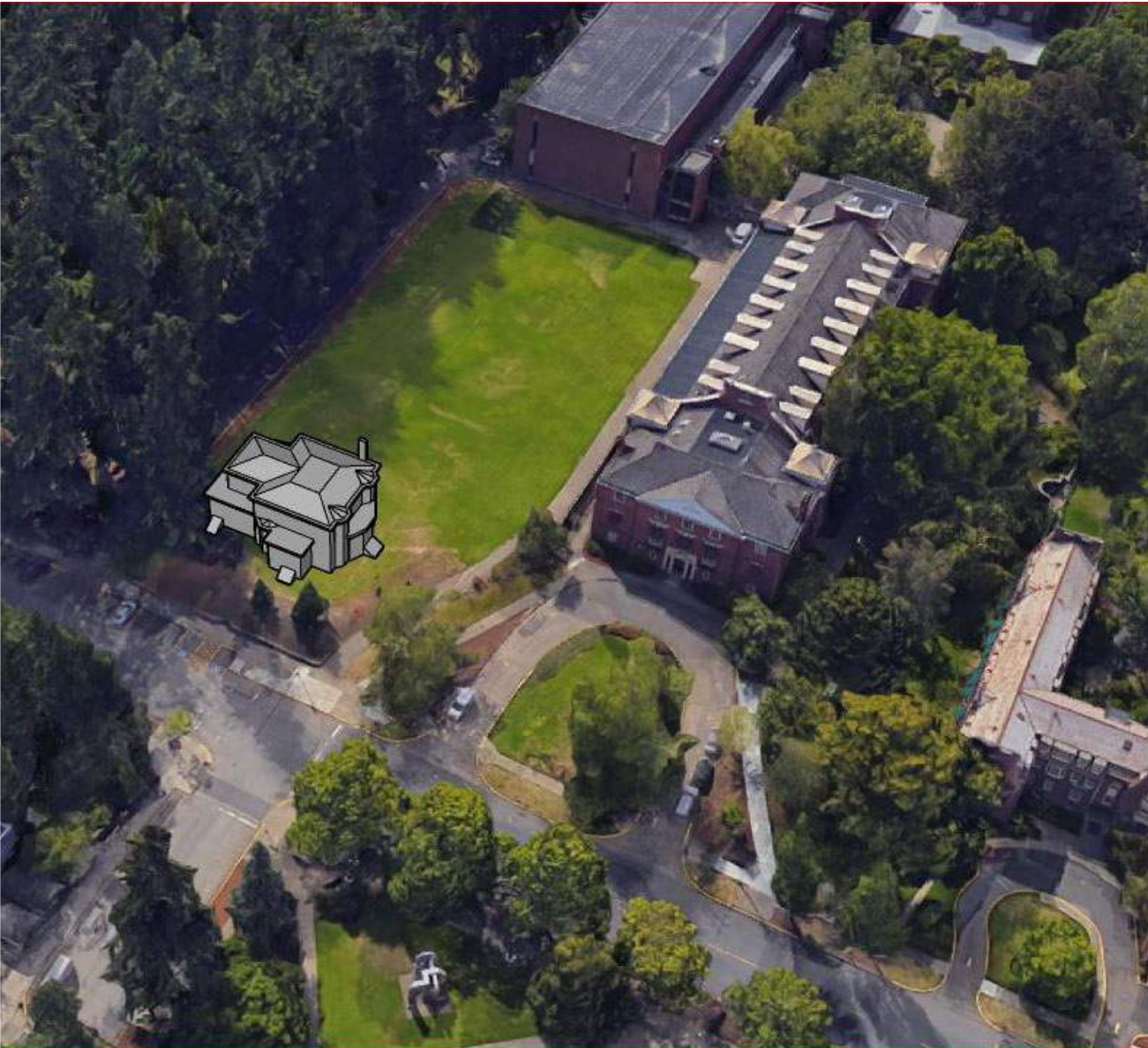
Site 2: Gerlinger Field Green



ADDITIONAL SITE CONSIDERATIONS:

- Future development impact: None known. Placement of the house on this site will complete development of this area.
- Tree impact: No significant trees impacted, one larger tree at the northeast corner of the site and smaller trees lining the north walkway will require removal.
- Impact to existing uses: minimal, amount of space available for outdoor classroom, sports, summer camps, and special events will be reduced by a quarter.
- Mitigation measures may be necessary between the house and the remaining green.
- No known issues with including a full basement.
- Site water can be mitigated.
- Accessible ramp can be accommodated at south side of building.
- Improvements to existing fire lane/pathway for accessibility required.
- Other existing pathways can be retained and utilized, minimal regrading required.
- Redesign of University Street edge incorporating new retaining wall, landscaping, and stair desirable.
- Existing accessible parking on University.
- Siting of building should respect National Register listed Gerlinger Hall and Women's Memorial Quad Ensemble and be compatible with existing patterns and setbacks.

Site 2: Gerlinger Field Green



UO Collier House Relocation Site Selection

Hennebery Eddy
Architects

Site 2: Gerlinger Field Green



UO Collier House Relocation Site Selection

Site 2: Gerlinger Field Green – Move Route

- Requires tree trimming/pruning
- Requires removal of trees



Exit from existing site onto University



University Street, diagonal entry to proposed site

Site 3: Alder & E 16th Ave



KEY CONSIDERATIONS:

Will not displace any known uses

Does not require Campus Plan amendment

Considered a development site in previous campus planning studies (BCP)

Identified in the FVP for future designation as open space

Placement at the south end of the site retains ability to designate a reasonably sized, symmetrical open space in the future

Would frame the potential future Designated Open Space

Secondary gateway location, heritage building will help define the gateway

Campus edge transitioning to residential neighborhood, though neighborhood is zoned for higher density

May impact one heritage tree, small trees along moving route and 2-3 site trees will require removal

Compatible and complimentary to the scale and historic detailing of adjacent buildings

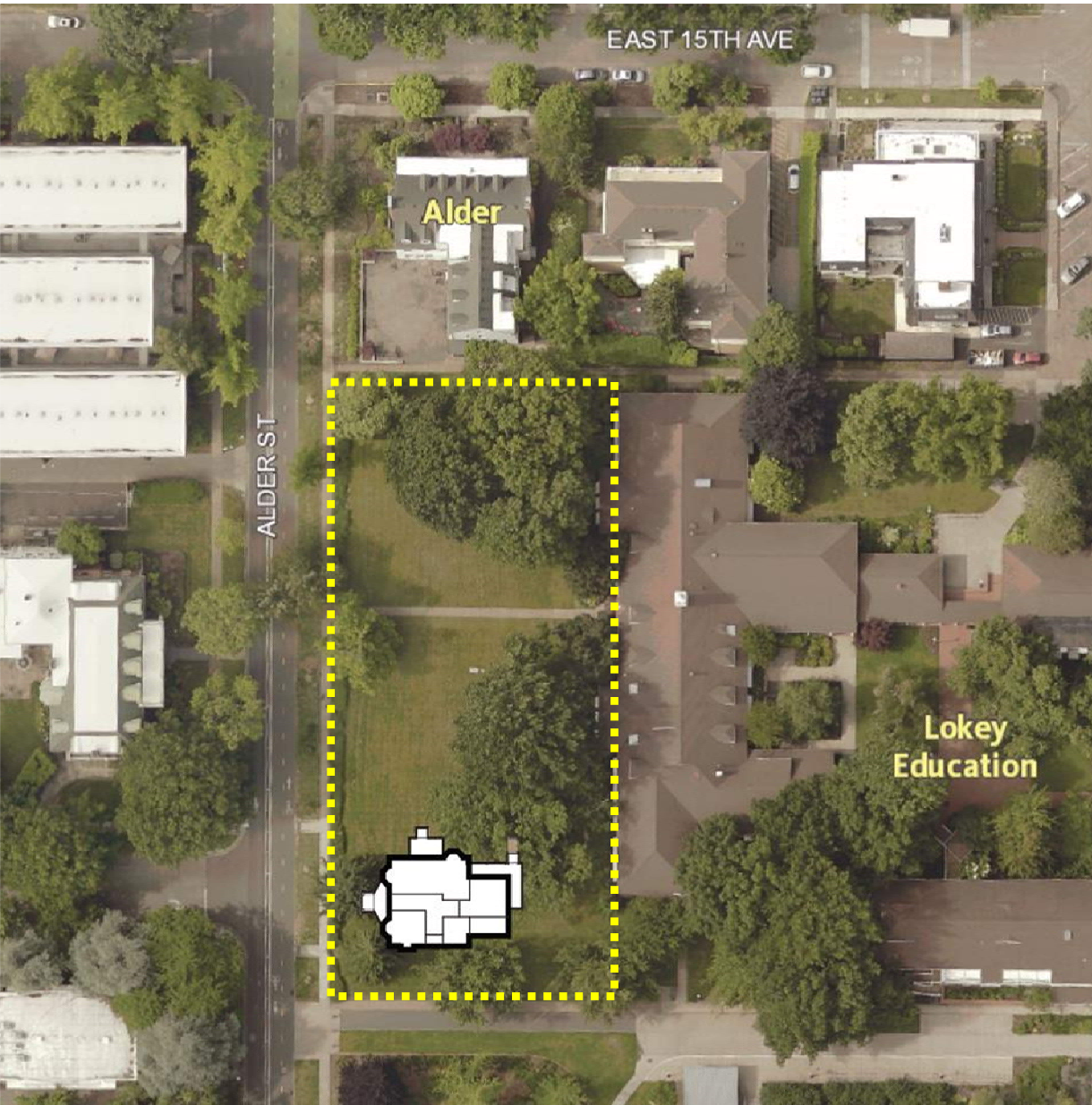
Requires re-orientation of the building to an east-west axis

Allows for orientation with primary facades facing active streets at gateway location

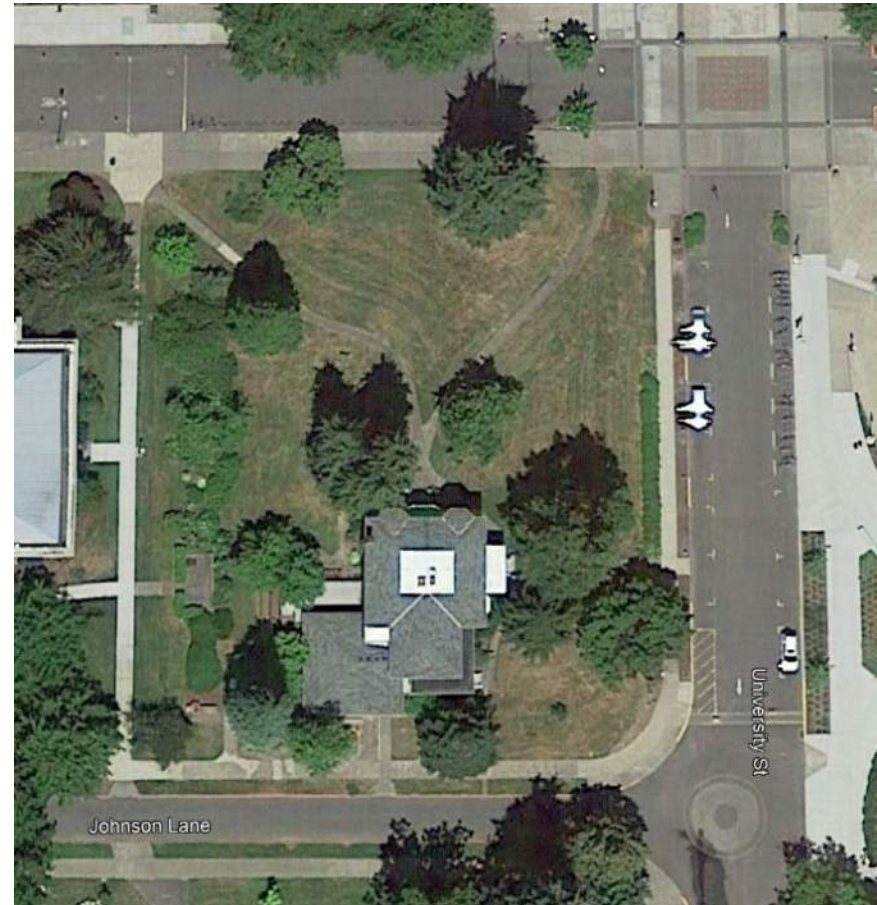
Provides many of the Existing Site Characteristics necessary to support the historic integrity of the Collier House

Goals of the Southwest Campus Design Area are to soften campus edge and create a secondary campus gateway

Site 3: Alder & E 16th Ave

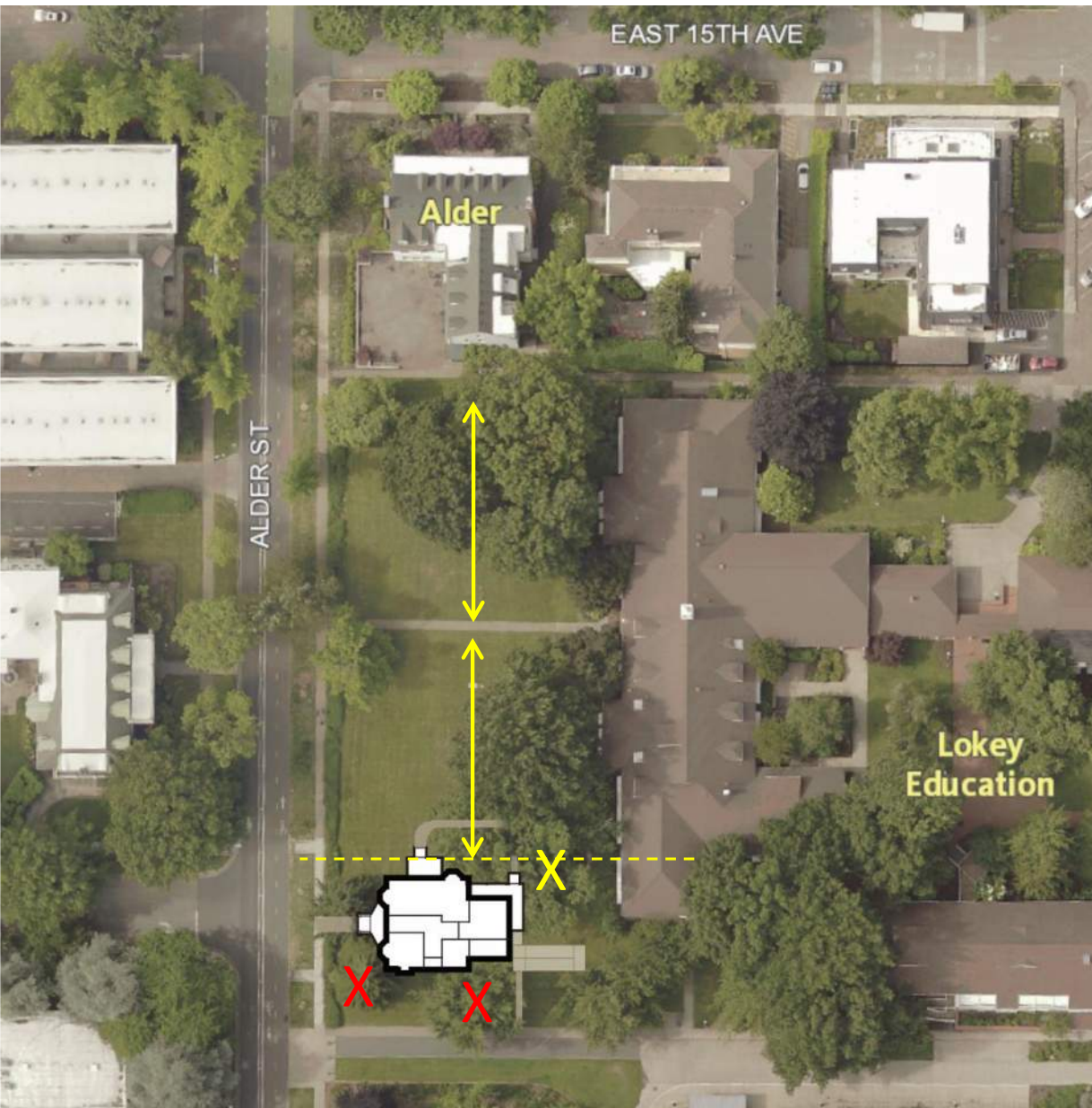


Future Designated Open Space (per FVP)



UO Collier House Relocation Site Selection

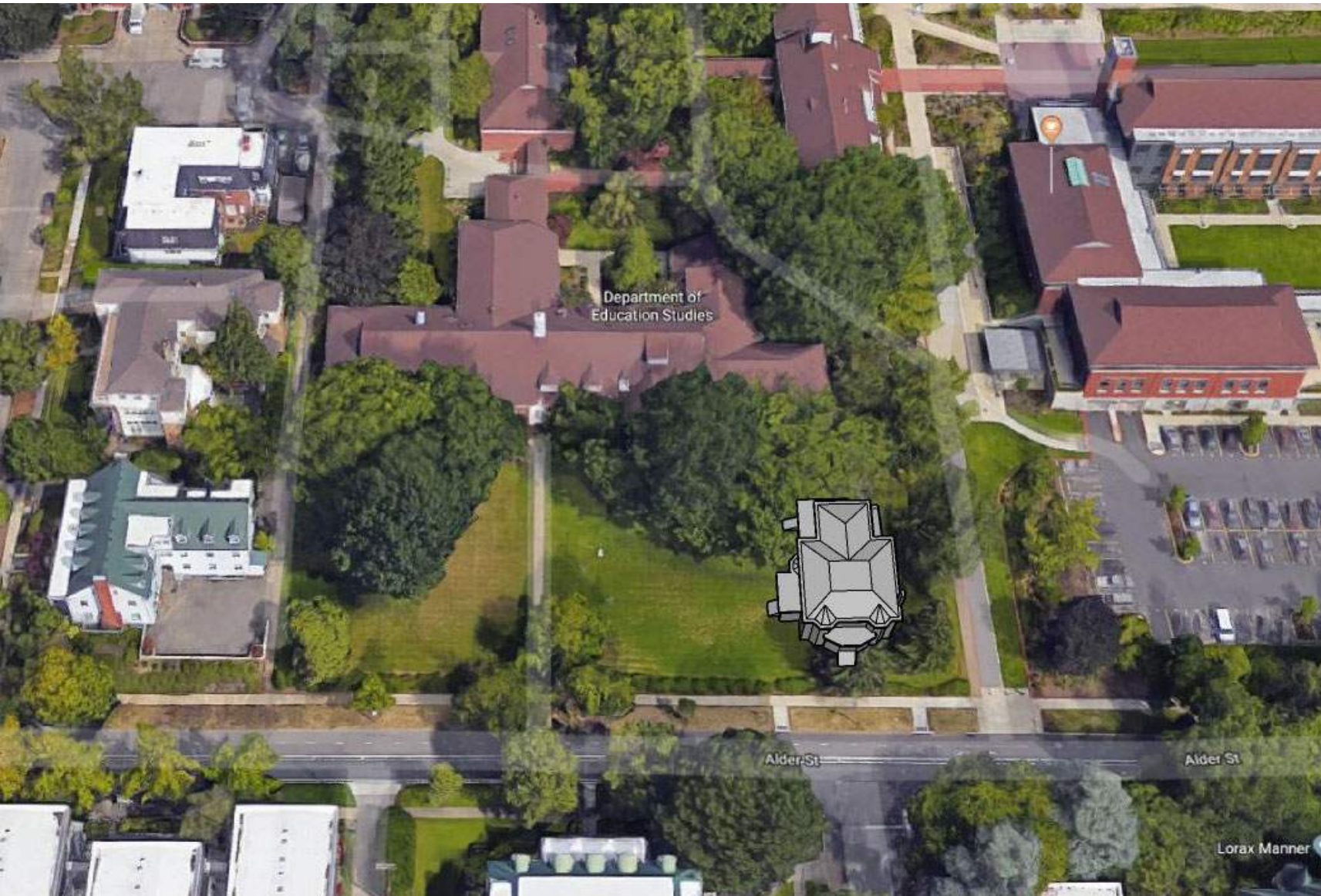
Site 3: Alder & E 16th Ave



ADDITIONAL SITE CONSIDERATIONS:

- Future development impact: Potential renovation or redevelopment of residences along East 15th Ave. No other known development pressure.
- Tree impact: Potential loss of one heritage oak tree, 2-3 site trees will require removal, small trees along moving route (the length of HEDCO parking lot) will require removal.
- Impact to existing uses: minimal.
- No known issues with including a full basement.
- Design of accessible ramp will need to take into account access between buildings and existing tree locations to avoid additional impacts.
- Improvements to existing pathways for accessibility will be required.
- New pathways required connecting porches to existing sidewalks and access roads.
- Existing parking in adjacent lot.
- Visually overlaps a later addition to the south wing of Lokey Education building when viewed from Alder St. This is not a significant impact to the integrity of Lokey.

Site 3: Alder & E 16th Ave

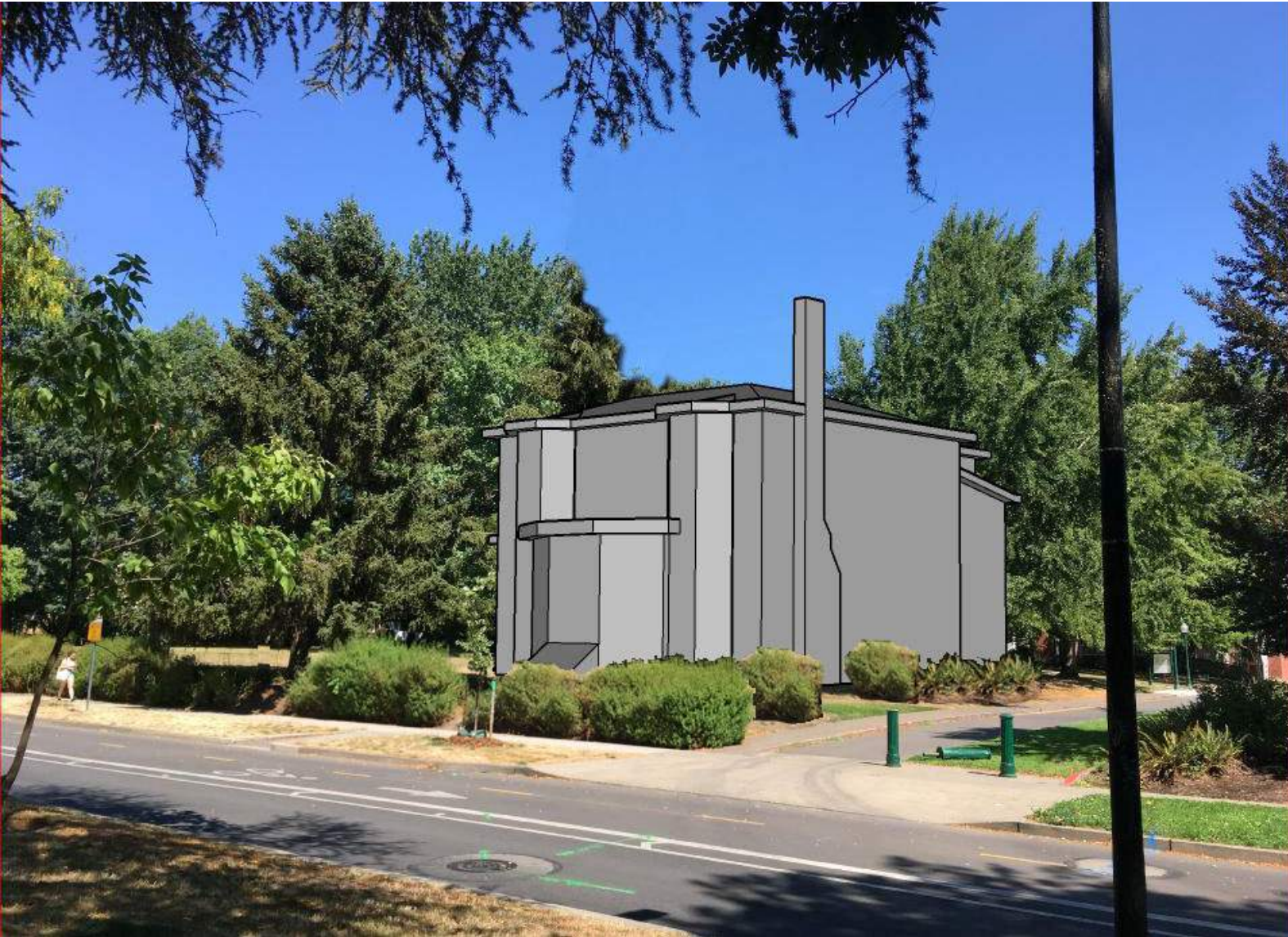


UO Collier House Relocation Site Selection

Site 3: Alder & E 16th Ave



Site 3: Alder & E 16th Ave



UO Collier House Relocation Site Selection

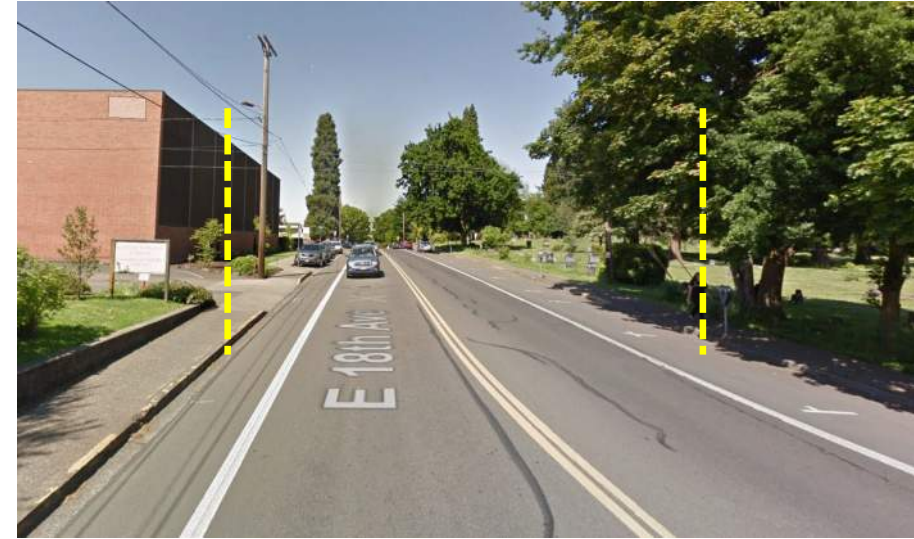
Site 1: SW Campus Green – Move Route

----- Requires tree trimming/pruning

----- Requires removal of trees



University Street adjacent to Pioneer Cemetery



E 18th Ave, typical



University Street at 18th Ave intersection



Parking lot entrance east of Alder Street

Site 1: SW Campus Green – Move Route

- Requires tree trimming/pruning
- Requires removal of trees



South section of parking lot



Landscaping and drive between parking lot and Site 3



North section of parking lot

Final Sites Summary

SITE 1: SW Campus Green

- Minimal impact to existing uses
- Campus Plan amendment required
- Longest and highest impact relocation route
- Loss of recent landscaping and potential damage to paver hardscaping between Lokey and HEDCO
- Secluded location, flexibility in siting/orientation
- Large concert hall development planned for adjacent site
- Requires new accessible ramp and pathways
- Least commonalities with existing site

SITE 2: Gerlinger Field Green

- Minimal impact on existing uses
- Campus Plan amendment required
- City of Eugene Historic Property Alteration application required (for Women's Memorial Quad Ensemble)
- Shortest and lowest impact relocation route
- Loss of one large tree at NE corner and potentially two small site trees
- Appropriate context, flexibility in siting/orientation
- Requires new accessible ramp and pathways
- Opportunity for improvements to University Street frontage
- Greatest commonalities with existing site

SITE 3: Alder & E 16th

- Minimal impact on existing uses
- Long and high impact relocation route
- Loss of southern site trees and potential loss of one heritage oak
- Appropriate context, constrained site
- Potential redevelopment of properties north of site, similar scale
- Requires new accessible ramp and pathways (avoiding trees/roots)
- Opportunity to enhance secondary campus gateway
- Visually overlaps south addition to Lokey, but frames original building symmetrically
- Some commonalities with existing site

Recommended Site

SITE 2: GERLINGER FIELD GREEN

- Highly defensible site for successful City of Eugene Historic Move application
- Minimal impact to existing site uses
- Frames Gerlinger Field Green Designated Open Space
- Offers opportunity to improve University Street edge of site
- Lowest impact to trees related to the move route
- Placement of the Collier House on the site will complete development for this area
- Of site development options, Collier House offers the greatest compatibility with the existing historic site and Gerlinger Hall
- Is a prominent location within the University of Oregon campus, not far from the original site
- The site shares the greatest number of characteristics of the historic site, important to the integrity of the Collier House
- Most likely to allow for retention of local historic landmark designation
- Placement of the Collier House toward the southeast corner of this site supports the Design Area Special Conditions for the site – maintaining views of Gerlinger Field Green and the south elevation of Gerlinger Hall from 15th

Questions