

BORA

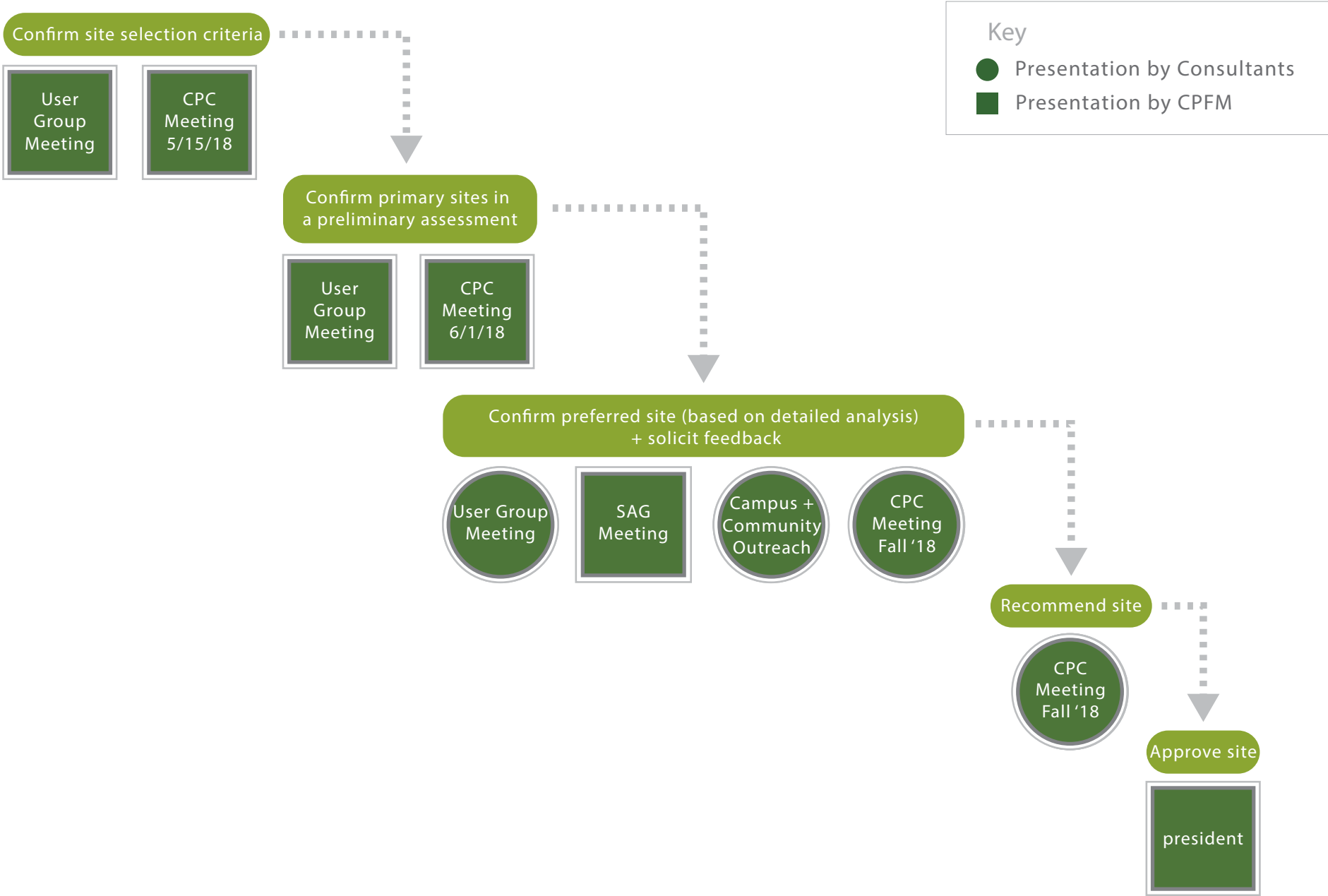
UNIVERSITY OF OREGON

Classroom + Faculty Office Building

Campus Planning Committee

August 07, 2018

SITE SELECTION PROCESS



CRITERIA

SPECIFIC PROGRAM NEEDS: Does the site accommodate the specific program needs? Is the site within the 7-minute walking circle? Does the site allow for the accessibility required to support heavy activity? Does it have sufficient space to accommodate site features?

SITE CONSIDERATIONS AND COST: Are there site regulations, uses, or existing conditions which would negatively impact the feasibility, cost, or timeline for this project?

OPEN-SPACE FRAMEWORK: Does the site comply with the requirements of the Campus Plan's Open-space Framework Principle and Patterns and the intent of the Framework Vision Project?

DENSITY: Will proposed development comply with the Campus Plan's Density Principle and Patterns (e.g., Use Wisely What We Have, Floor Coverage, and Height Limits) (Principle 3) and the intent of the Framework Vision Project?

SPACE USE & ORGANIZATION: Will development on the site make the best use of the space, meet the Campus Plan's Space Use and Organization Principle and Patterns - Principle 4 (e.g. University Shape, Diameter, and Expansion), and meet the intent of the Framework Vision Project?

REPLACEMENT OF DISPLACED USES: Will development on the site allow the project to comply with the requirements of the Campus Plan's Replacement of Displaced Uses Principle (Principle 5)? Are there appropriate replacement locations for all displaced uses?

ARCHITECTURAL STYLE & HISTORIC PRESERVATION: Will the development meet the intent of the Campus Plan Architectural Style and Historic Preservation Principle and Patterns (Principle 7)? Does the proposed new building's scale and use type fit within the existing and historic building and landscape context?

DESIGN AREA SPECIAL CONDITIONS: Does development on the site strengthen the site elements of its Design Area, as identified by the Campus Plan's Design Area Special Conditions Principle (Principle 12) and the intent of the Framework Vision Project?

9 Sites to 5 Sites

POTENTIAL SITES

Sites:

A. Dads' Gates

B. Onyx Bridge

C. Columbia

D. Collier House

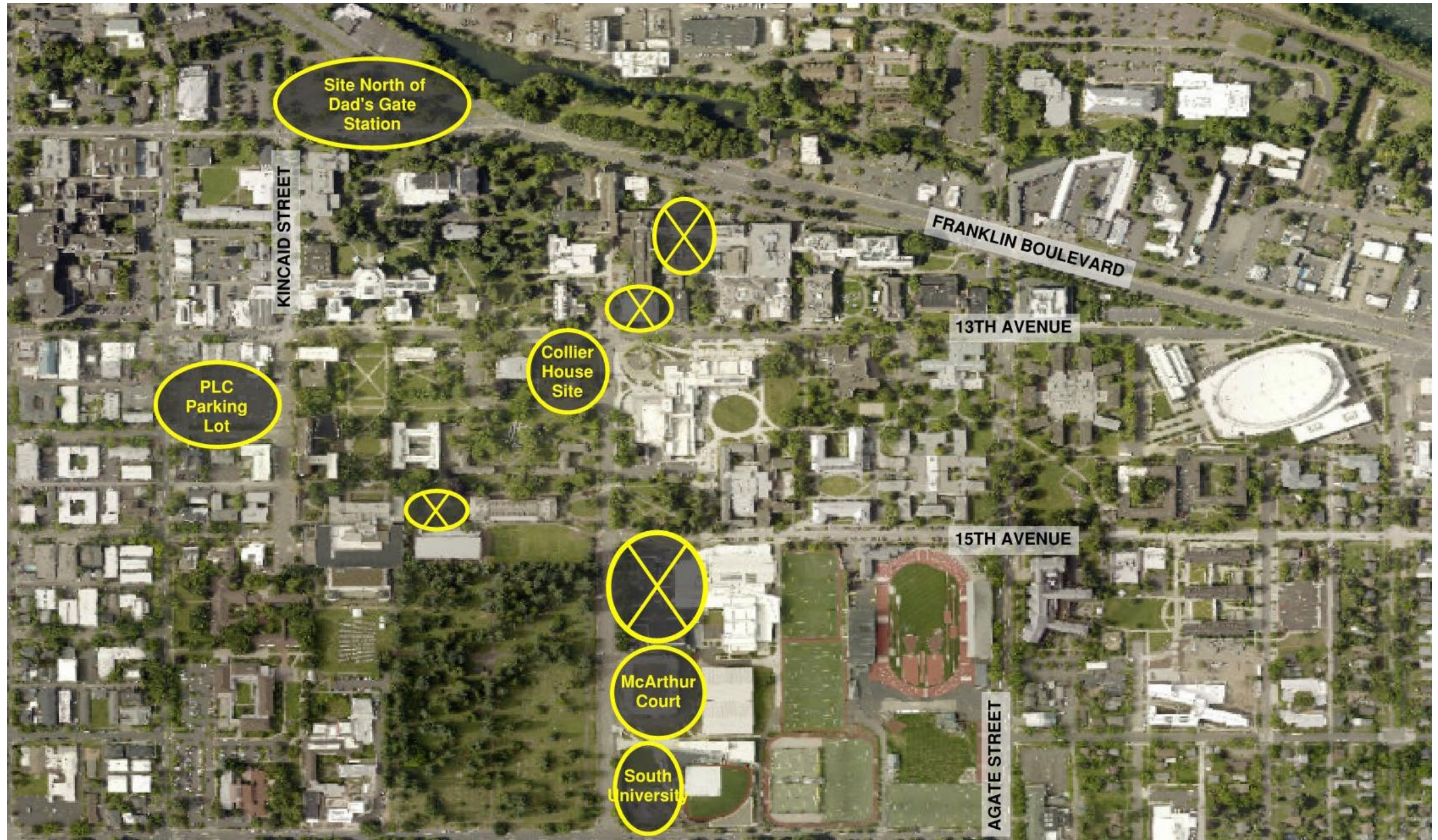
E. PLC Parking Lot

F. North of Gerlinger Annex

G. Esslinger

H. McArthur Court

I. South University



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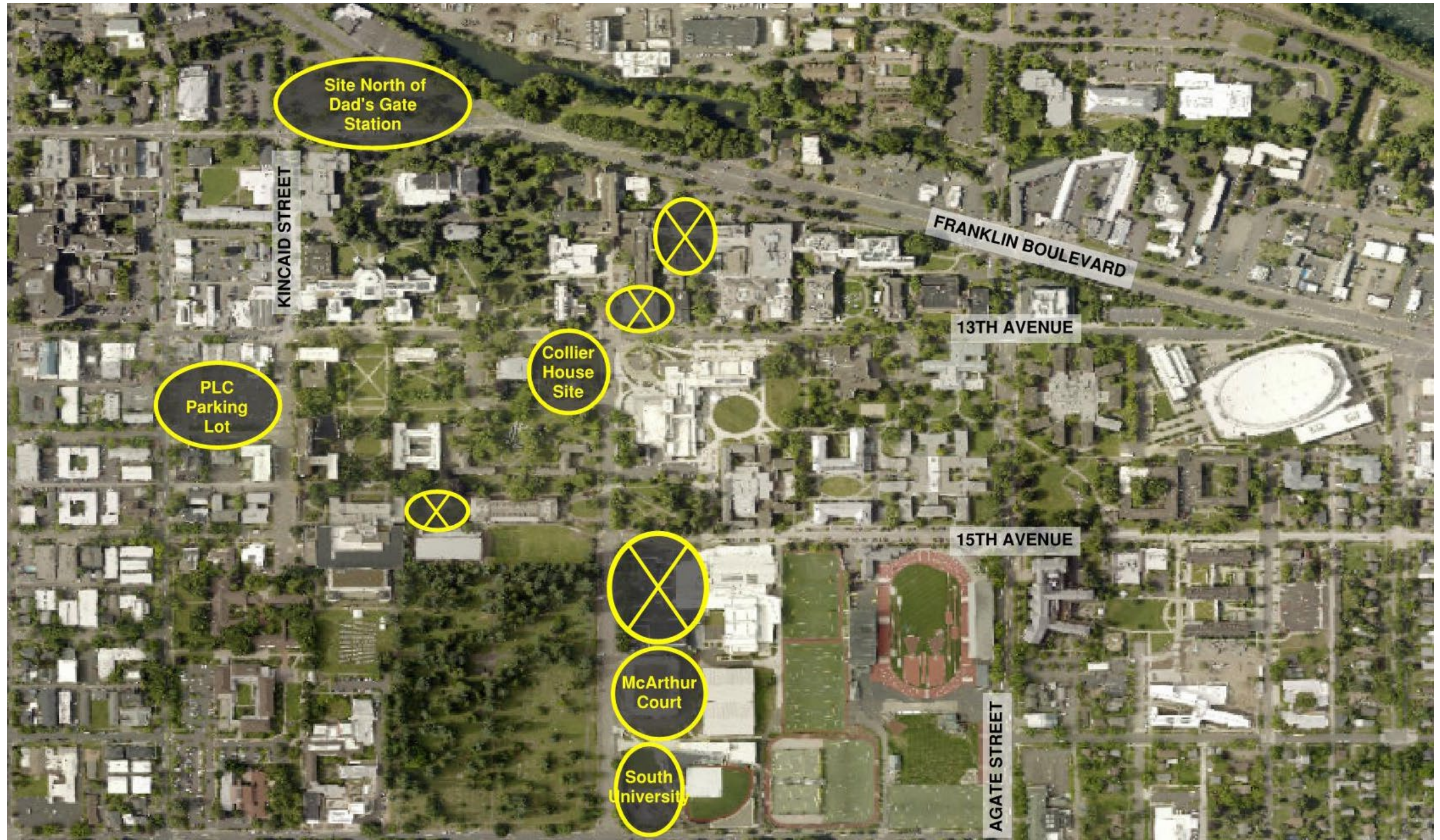
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5 Sites to 3 Sites

BUILDING PROGRAM

60,000 GSF target

700-750 formal classroom seats

130 informal learning seats

175-200 offices or workstations

DADS' GATES



DADS' GATES

SITE INFORMATION:

- 87,800 sf
- Within 7 min walking circle

PRELIMINARY EVALUATION:

- Specific Program Needs: (-)
- Site Considerations + Cost: (+/-)
- Open-space Framework: (-)
- Density: (+)
- Space Use + Organization: (-)
- Replacement of Displaced Uses: (+)
- Architectural Style + Historic Considerations: (+)
- Design Area Special Conditions: (-)



DADS' GATES

KEY CRITERION: SPECIFIC PROGRAM NEEDS

While the site is within the 7-minute walking circle (i.e. academic core), it is physically disconnected from campus by 11th Avenue and by the EMX station at Dads' Gates. Crossing these two barriers in order to get to and from a building with 700-750 general classroom seats is the key reason that this site is not recommended for further analysis for the Classroom and Faculty Office Building site.

ADDITIONAL CONSIDERATIONS:

- + Gateway building, prominent location
- + Limited replacement of displaced uses (parking)
- Impact to mature trees on site
- Acoustic impacts from Franklin Blvd. and 11th Ave.



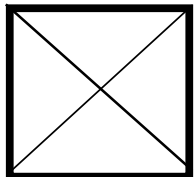
DADS' GATES

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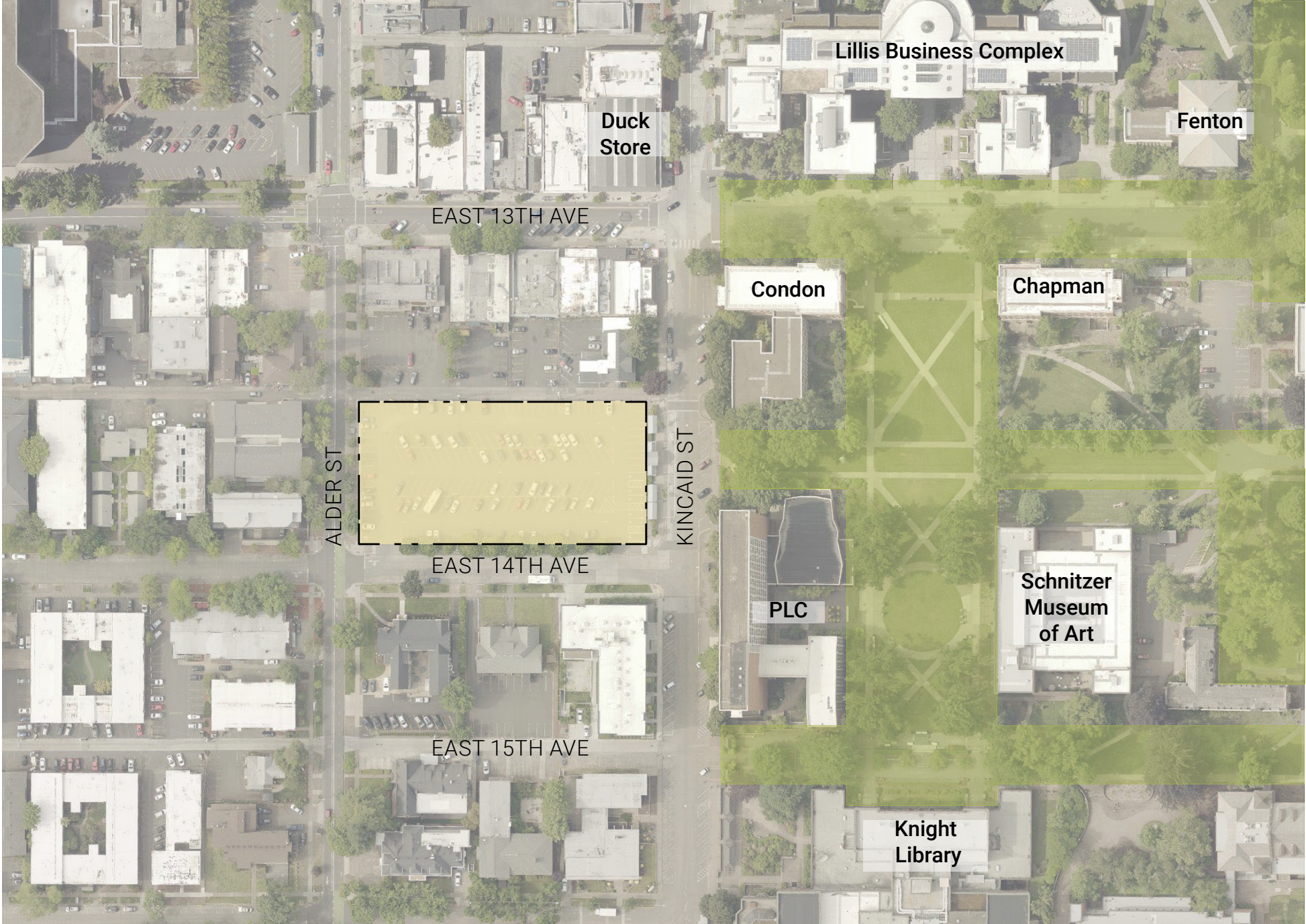
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PLC PARKING LOT



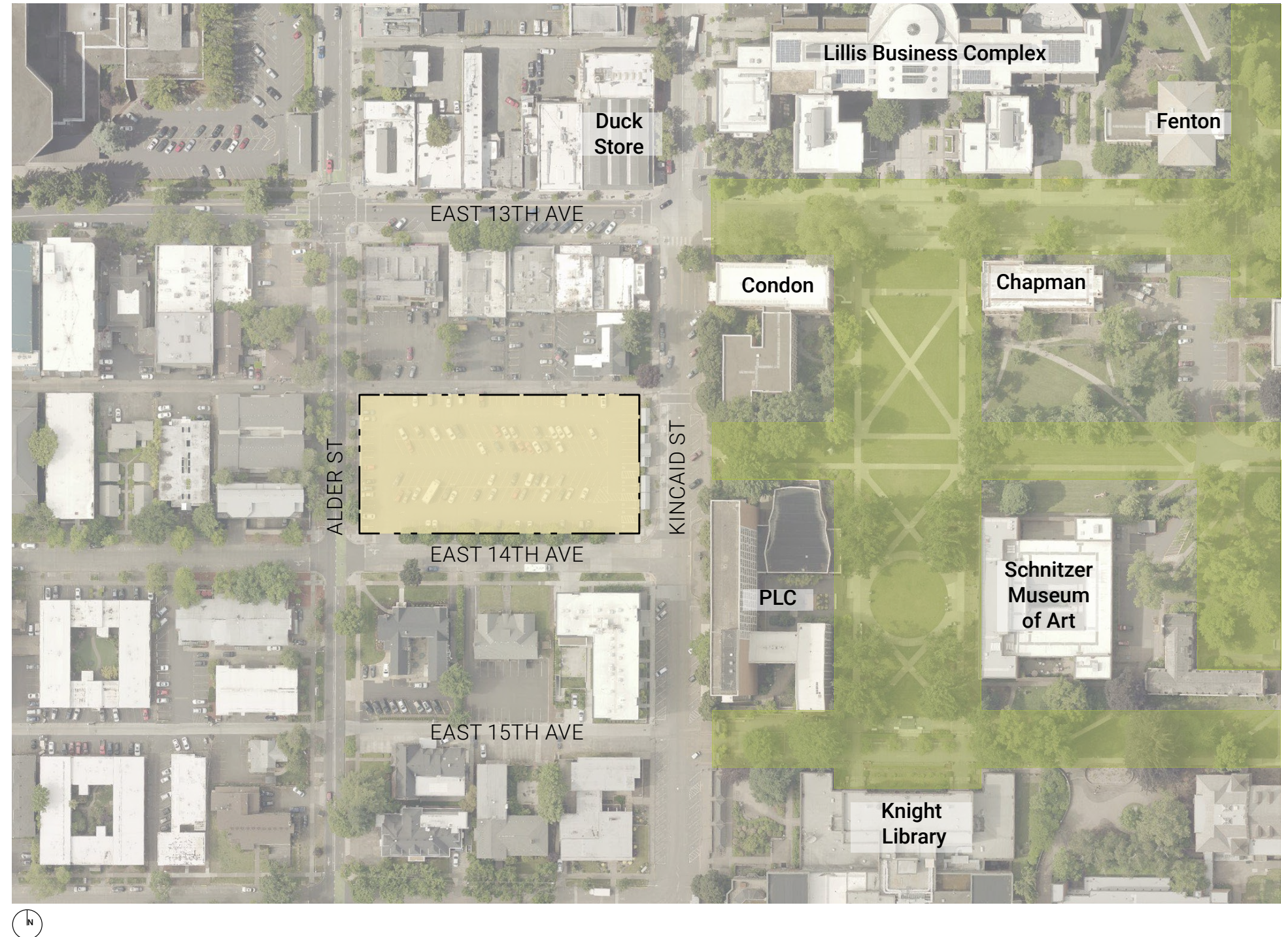
PLC PARKING LOT

SITE INFORMATION:

- 54,200 sf
- Within 7 min walking circle

PRELIMINARY EVALUATION:

- Specific Program Needs: (+/-)
- Site Considerations + Cost: (+/-)
- Open-space Framework: (+)
- Density: (+)
- Space Use + Organization: (+/-)
- Replacement of Displaced Uses: (+/-)
- Architectural Style + Historic Considerations: (+)
- Design Area Special Conditions: (+/-)



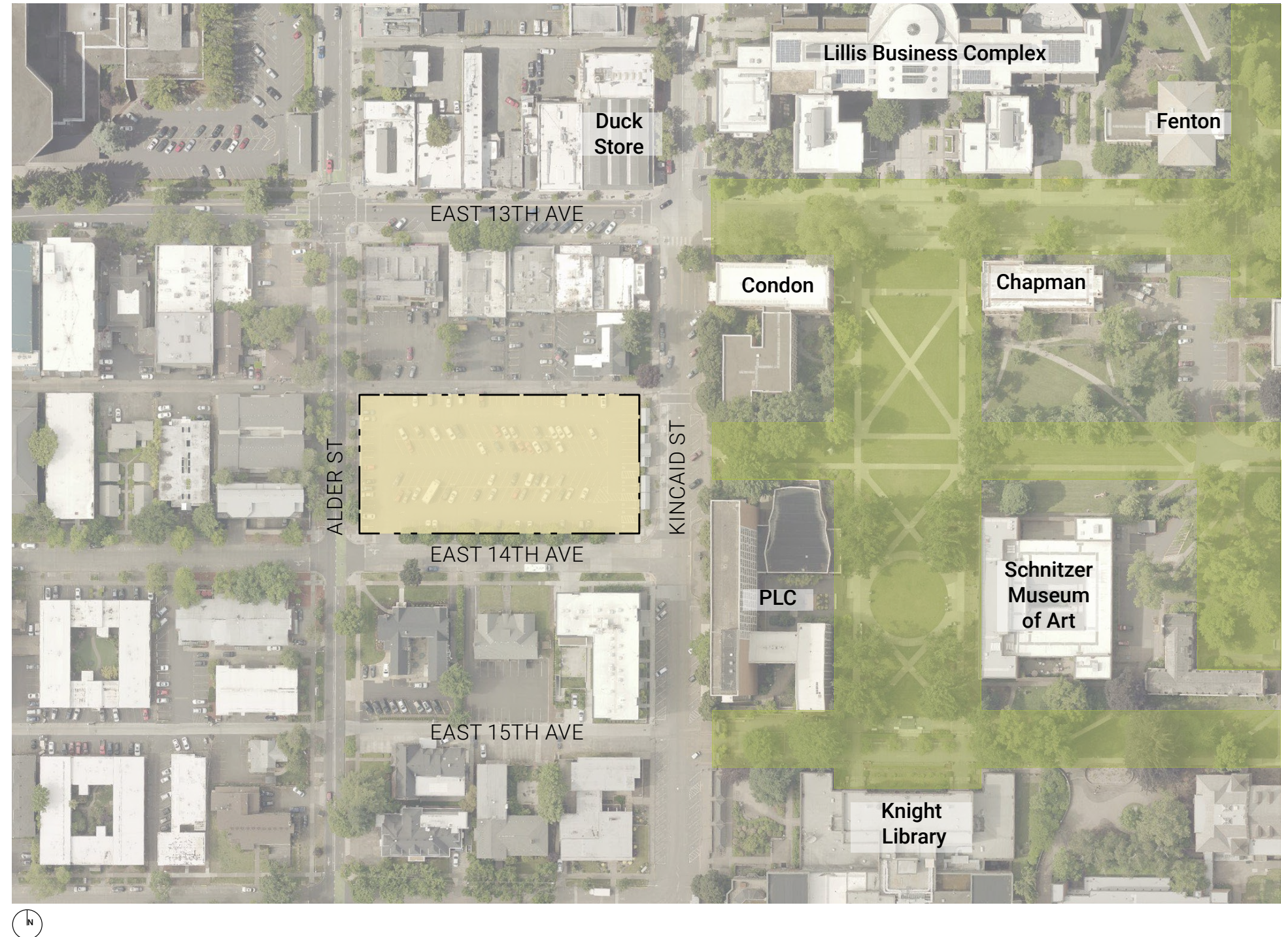
PLC PARKING LOT

KEY CRITERIA: SPECIFIC PROGRAM NEEDS

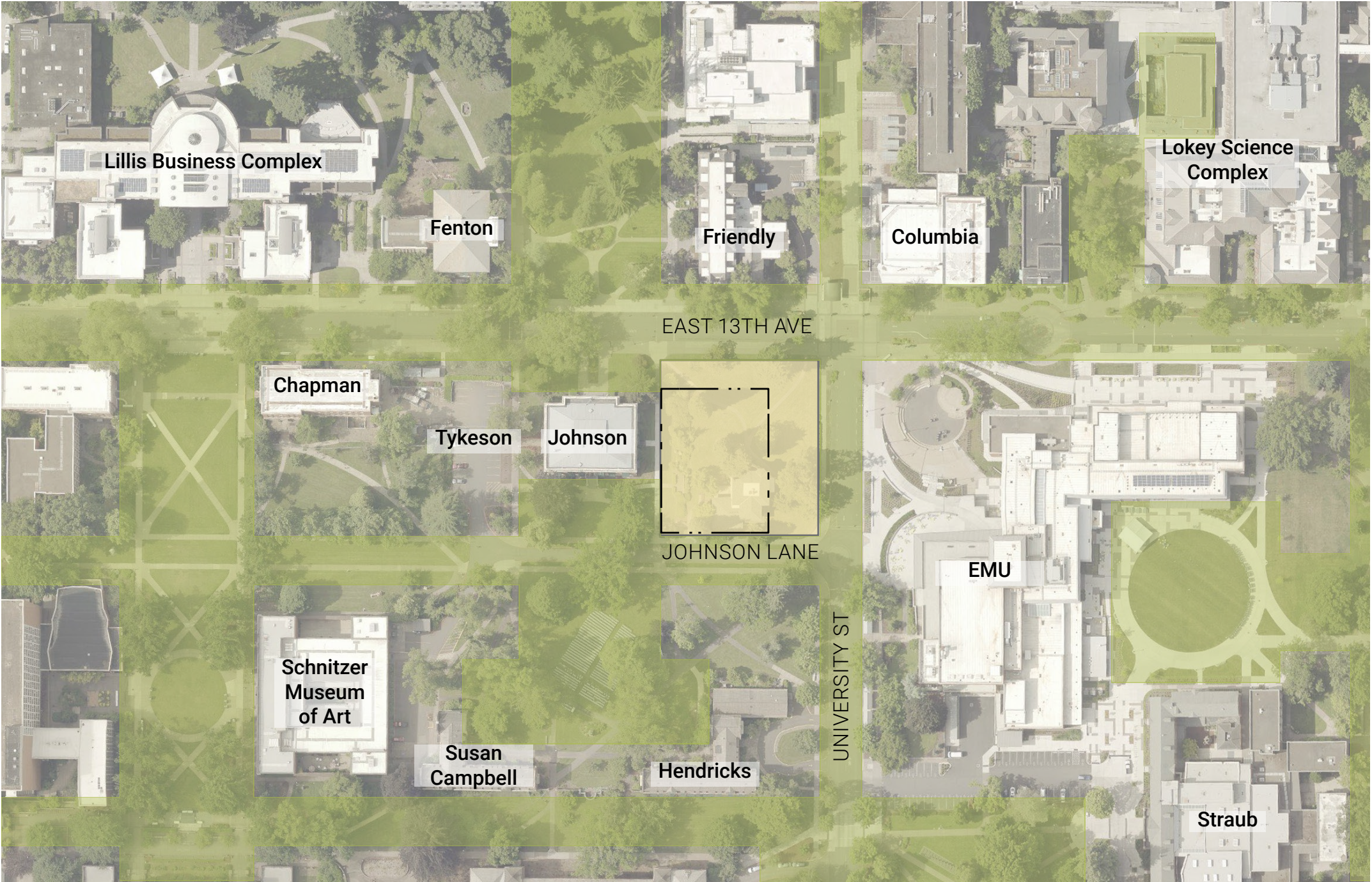
This site is within the 7-minute walking circle and can accommodate the proposed building size.

ADDITIONAL CONSIDERATIONS:

- + Gateway building, prominent location
- + Opportunity to enhance the campus gateway/edge at Kincaid and make it universally accessible



COLLIER HOUSE



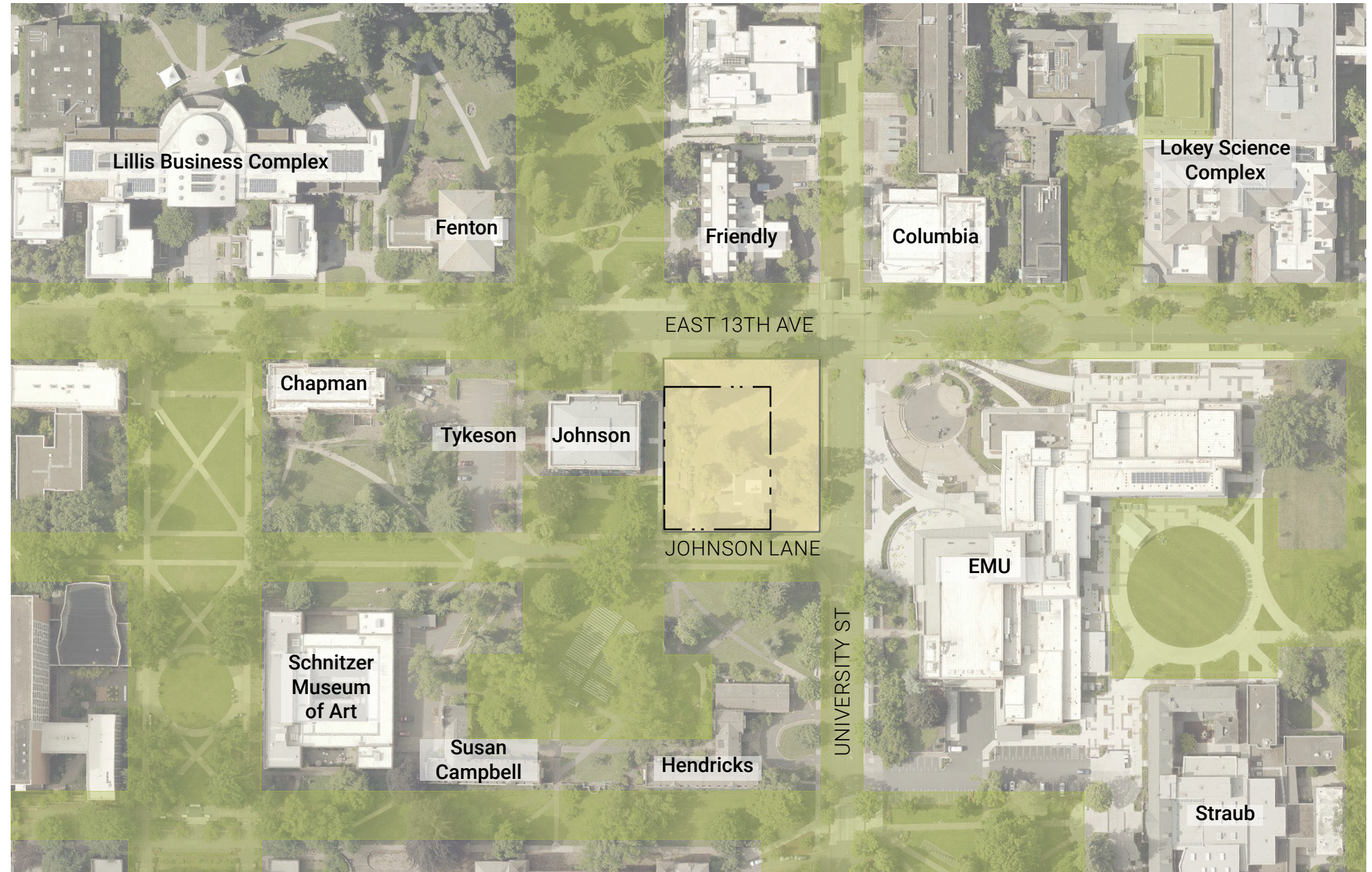
COLLIER HOUSE

SITE INFORMATION:

- 30,400 sf
- Within 7 min walking circle

PRELIMINARY EVALUATION:

- Specific Program Needs: (+)
- Site Considerations + Cost: (+/-)
- Open-space Framework: (+)
- Density: (+/-)
- Space Use + Organization: (+)
- Replacement of Displaced Uses: (+/-)
- Architectural Style + Historic Considerations: (+)
- Design Area Special Conditions: (+/-)



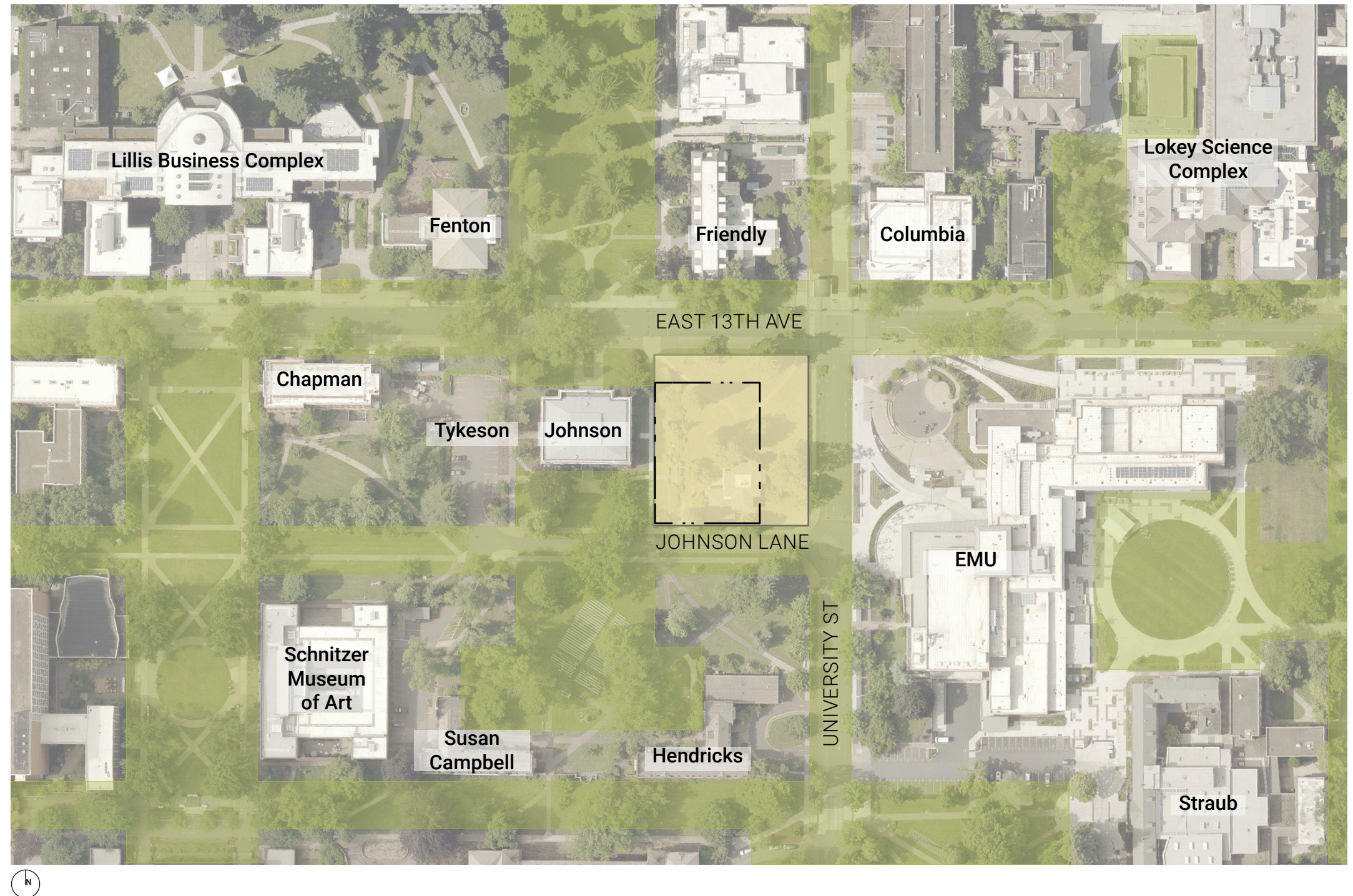
COLLIER HOUSE

KEY CRITERIA: SPECIFIC PROGRAM NEEDS + HISTORIC PRESERVATION

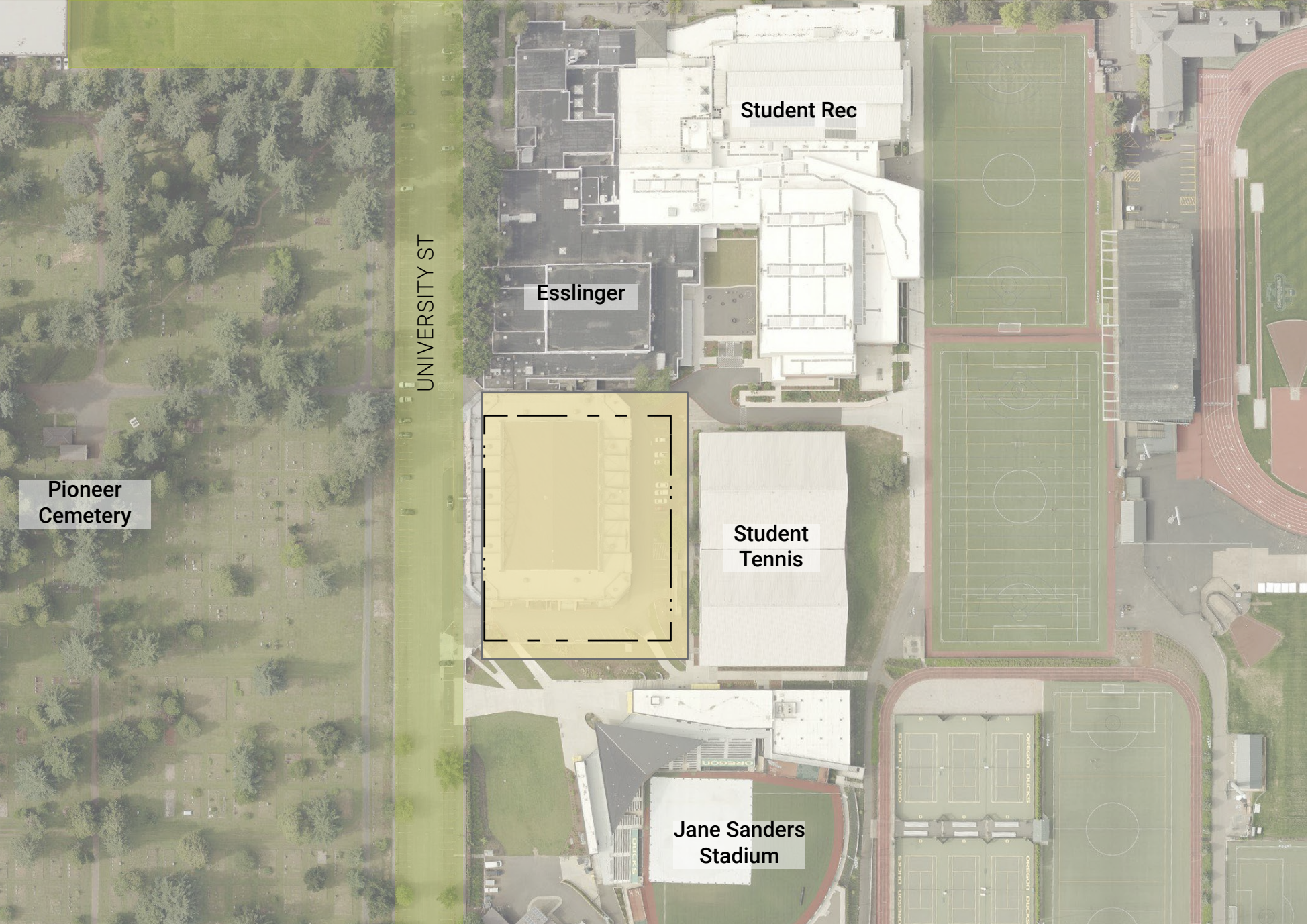
This site is at the heart of campus (beneficial for a general use classroom building). However, the existing building (including its site) is a City Landmark and is of primary historic significance.

ADDITIONAL CONSIDERATIONS:

- The existing historic building would need to be relocated
- Potential negative impacts to significant trees on the site
- The size of the site is limited, particularly in accommodating the footprints of large classrooms while establishing a heart of campus open space
- Service to the site is challenging



McARTHUR COURT



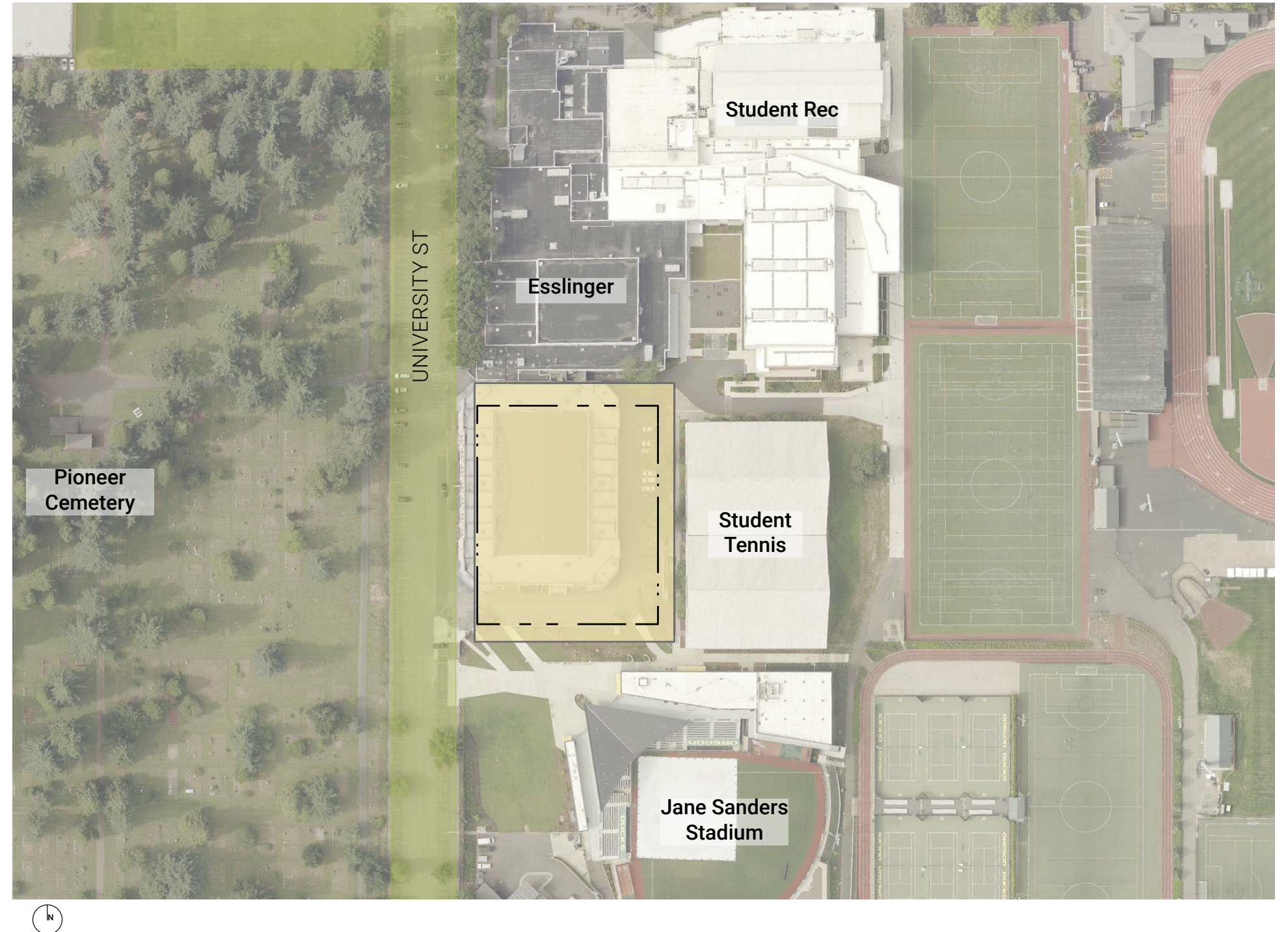
McARTHUR COURT

SITE INFORMATION:

- 54,900 sf
- Within 7 min walking circle

PRELIMINARY EVALUATION:

- Specific Program Needs: (+/-)
- Site Considerations + Cost: (+/-)
- Open-space Framework: (+)
- Density: (+)
- Space Use + Organization: (+/-)
- Replacement of Displaced Uses: (+/-)
- Architectural Style + Historic Considerations: (+/-)
- Design Area Special Conditions: (+)



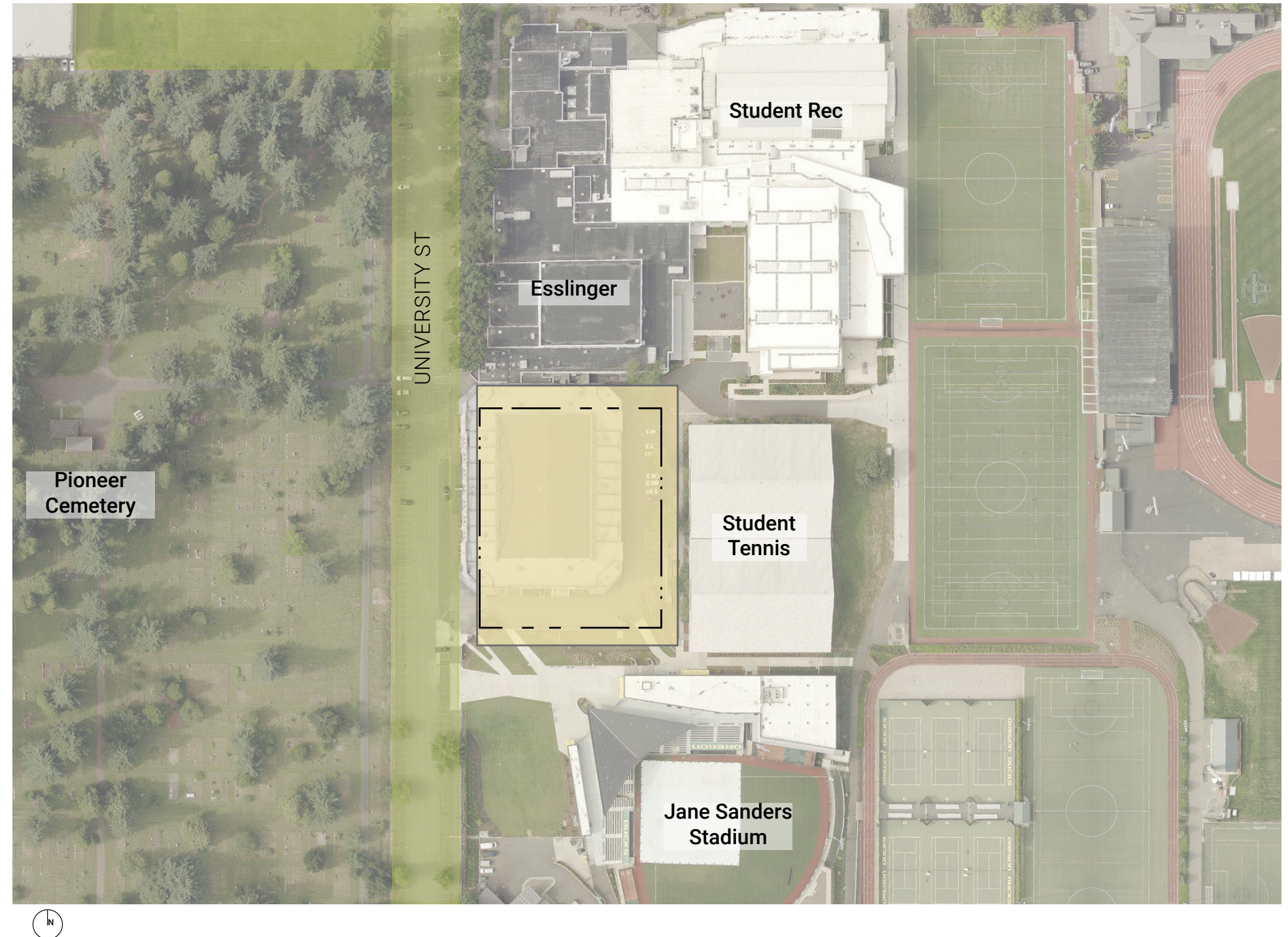
McARTHUR COURT

KEY CRITERIA: SPECIFIC PROGRAM NEEDS + HISTORIC PRESERVATION

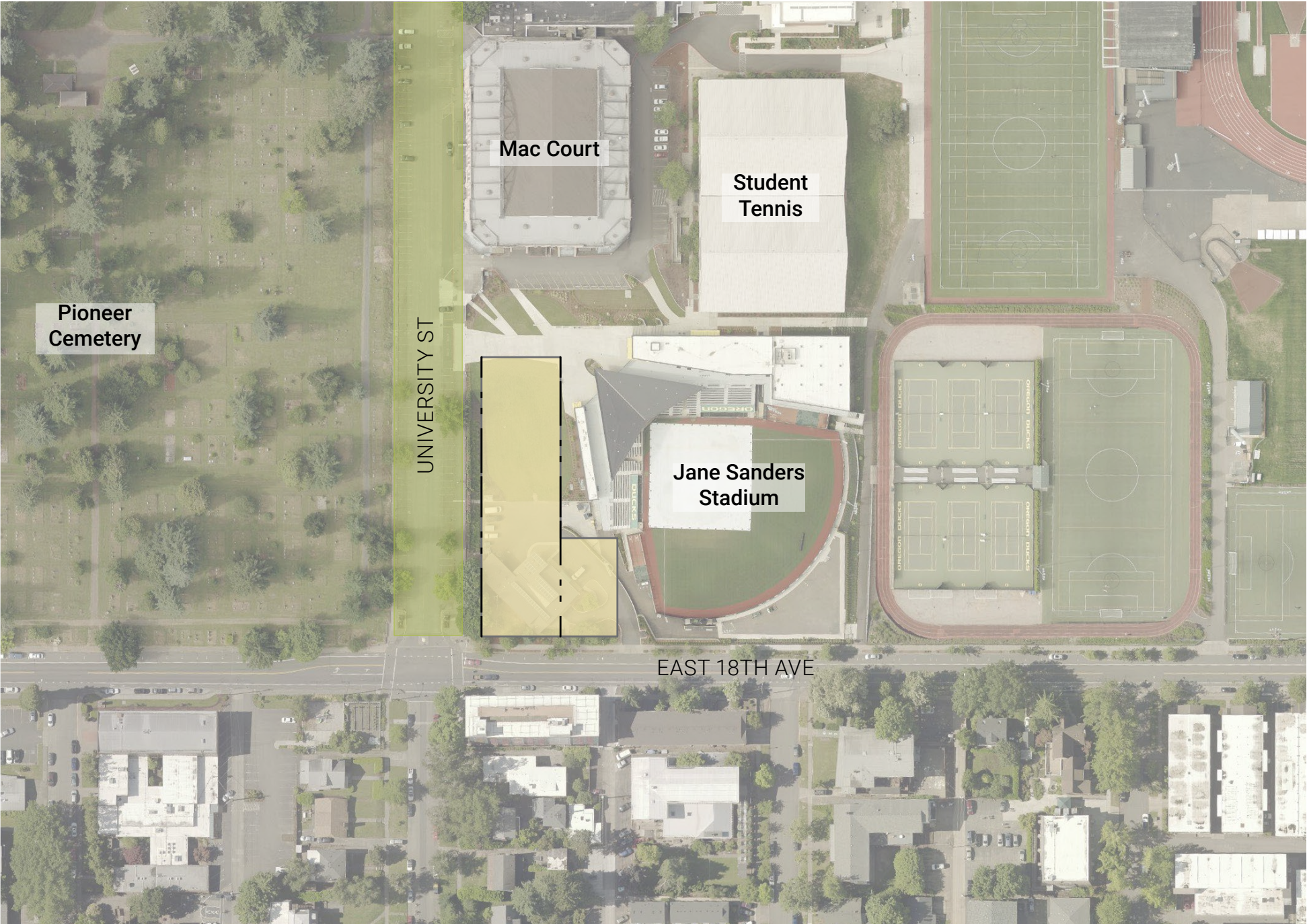
This site is within the 7-minute walking circle and could accommodate the proposed building size. However, the existing building is of primary historic significance.

ADDITIONAL CONSIDERATIONS:

- + Gateway site - at the crest of a hill on University Street
- + Opportunity to extend and enhance the designated open space framework
- + Opportunity to extend the feeling of academic campus southwards on University Street.



SOUTH UNIVERSITY



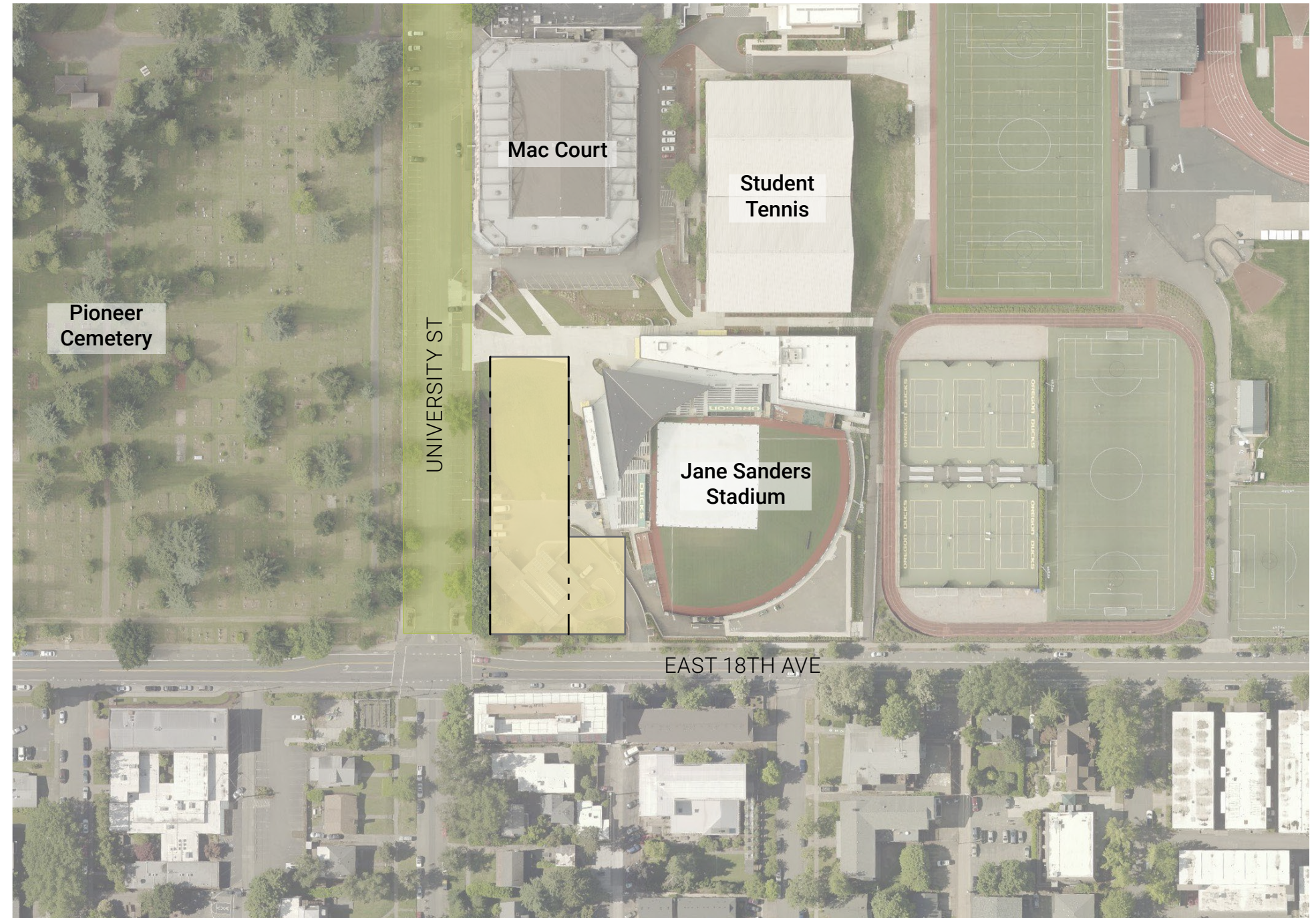
SOUTH UNIVERSITY

SITE INFORMATION:

- 30,000 sf
- Outside 7 min walking circle

PRELIMINARY EVALUATION:

- Specific Program needs: (-)
- Site Considerations + Cost: (+/-)
- Open-space Framework: (+)
- Density: (+)
- Space Use + Organization: (-)
- Replacement of Displaced Uses: (+/-)
- Architectural Style + Historic Considerations: (+)
- Design Area Special Conditions: (+/-)



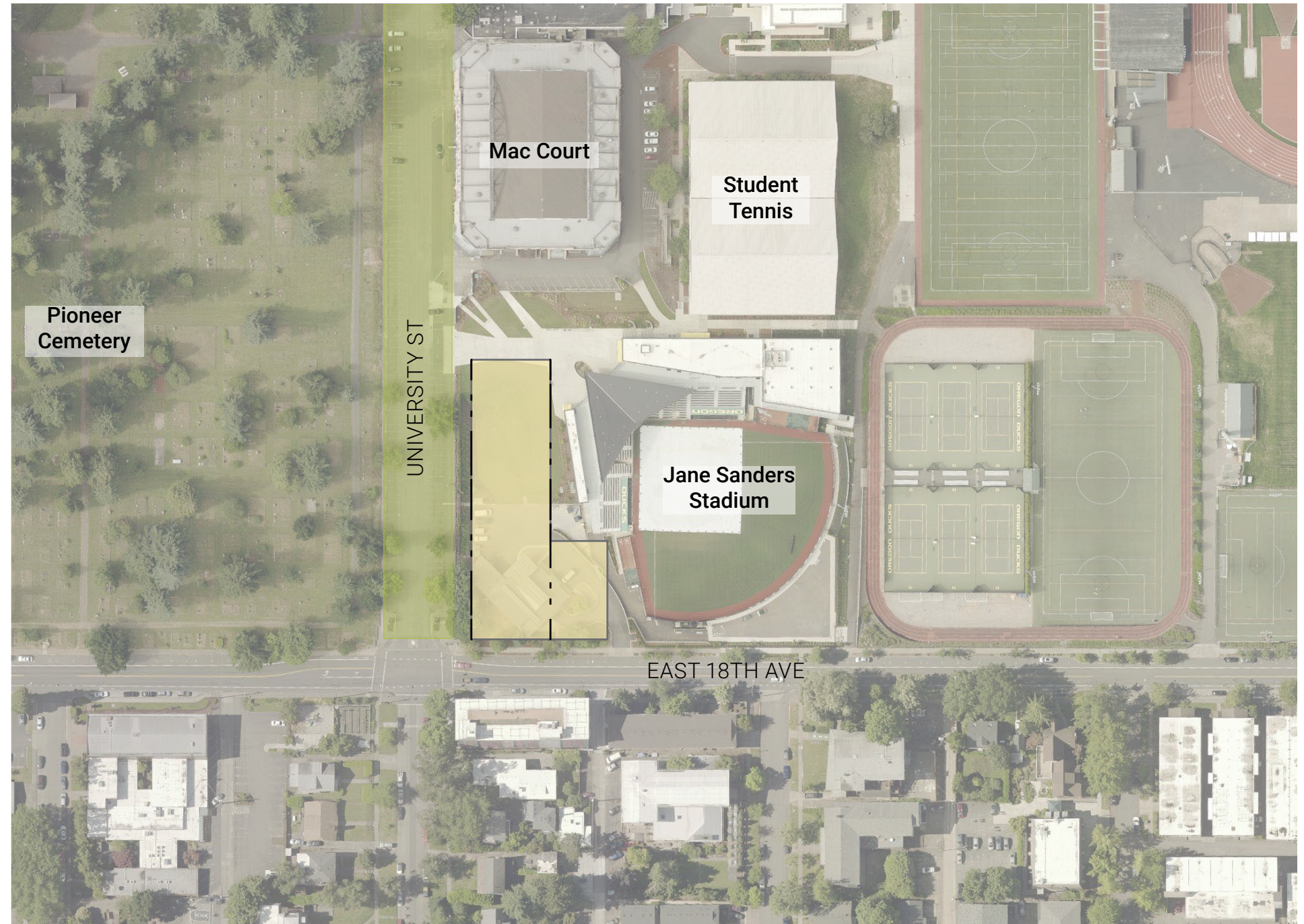
SOUTH UNIVERSITY

KEY CRITERION: SPECIFIC PROGRAM NEEDS

This site is outside of the 7-minute walking circle (i.e. academic core), this is the key reason this site is not recommended for further analysis for the Classroom and Faculty Office Building site. The distance from the academic core would make it very challenging for the students and faculty to walk between this building and other academic spaces on campus during the break between classes.

ADDITIONAL CONSIDERATIONS:

- + Gateway building, prominent location
- The size of the site is limited, particularly in accommodating the footprints of large classrooms
- The Outdoor Program Barn would be displaced and would need to be replaced
- Potential acoustic impact of proximity to Jane Sanders Stadium



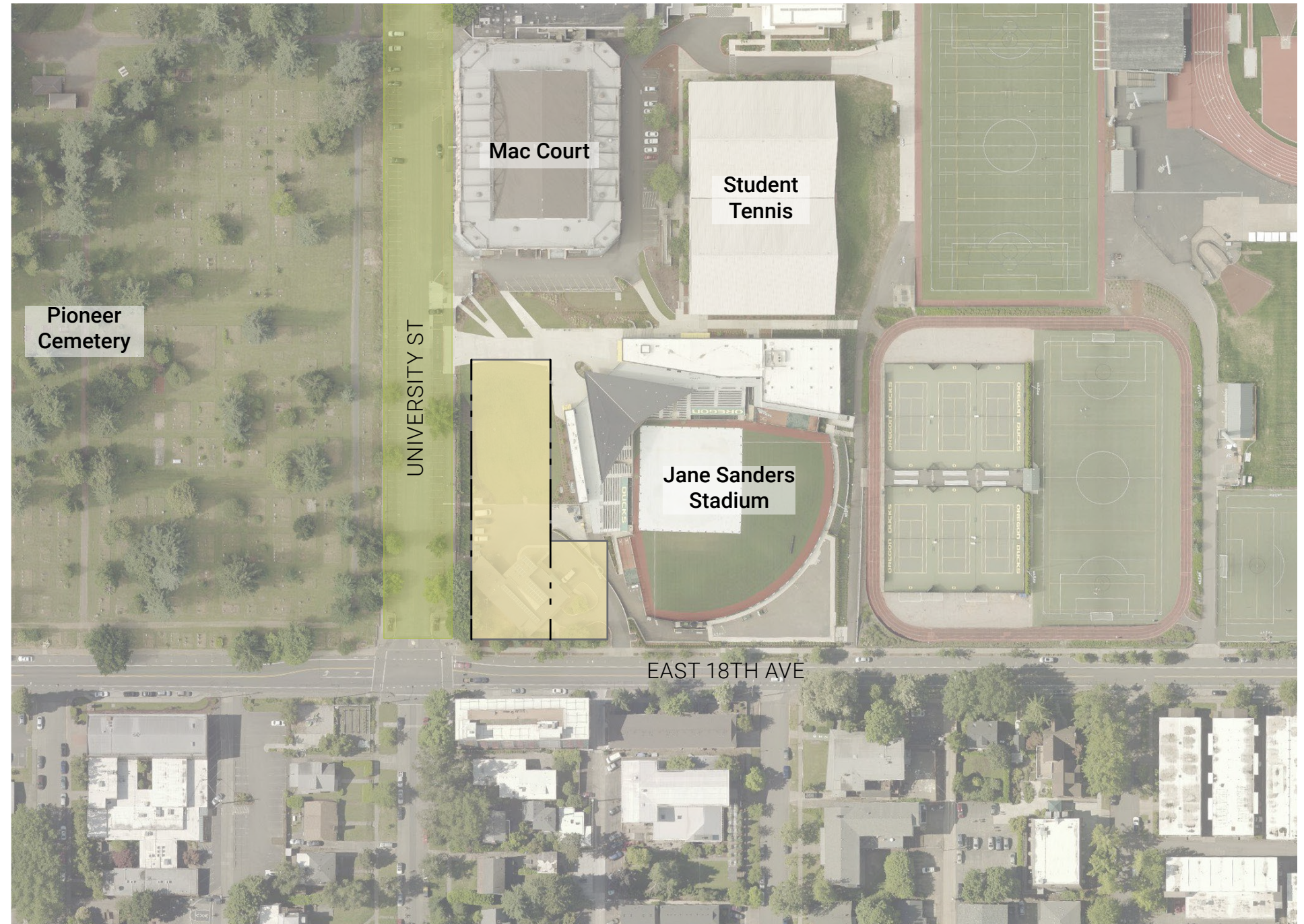
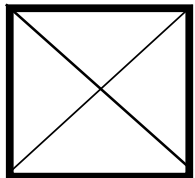
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Recommended Sites for Further Study

POTENTIAL SITES

Sites:

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B. Onyx Bridge

C. Columbia

D. Collier House

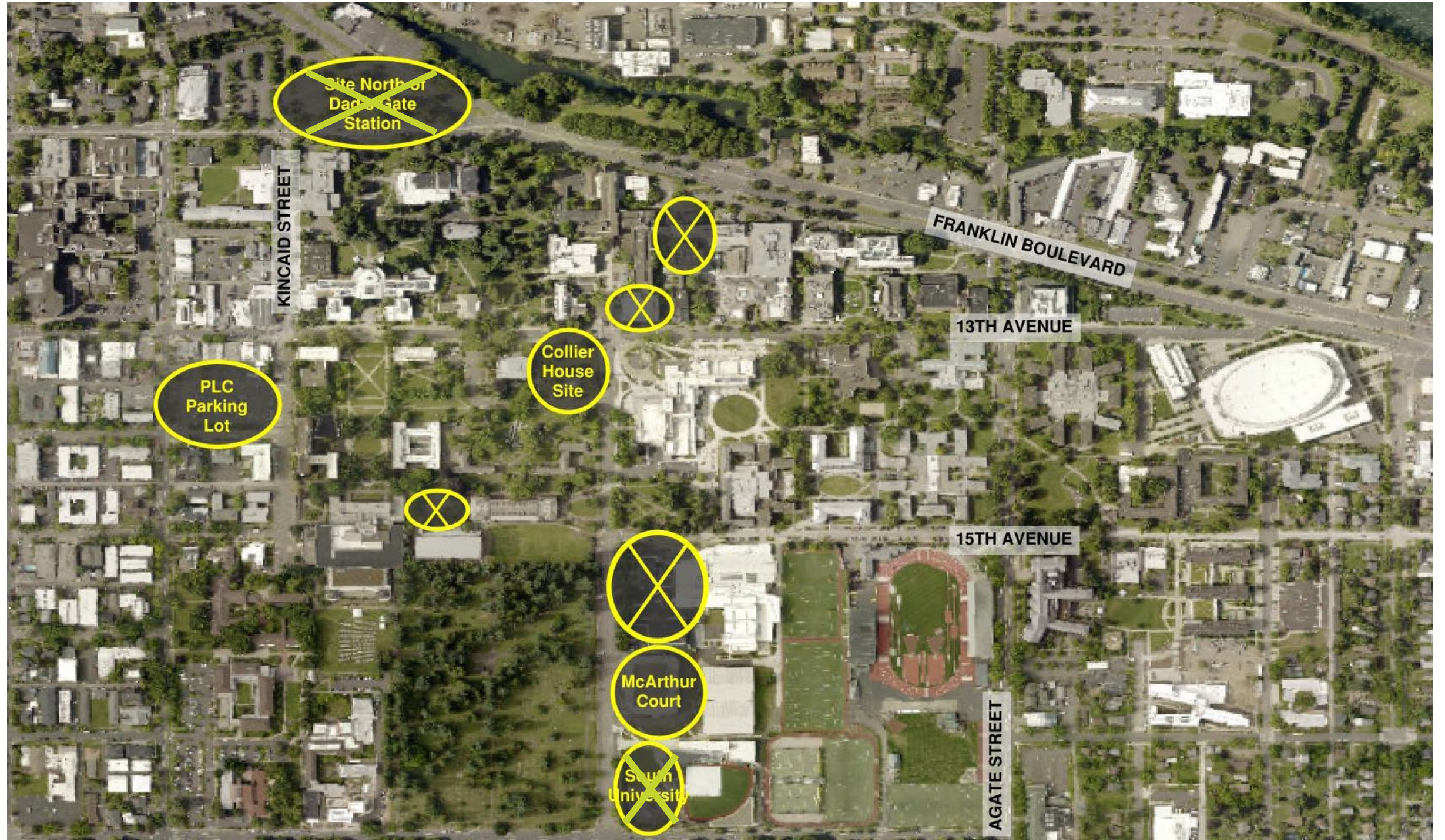
E. PLC Parking Lot

F. North of Gerlinger Annex

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H. McArthur Court

I. South University

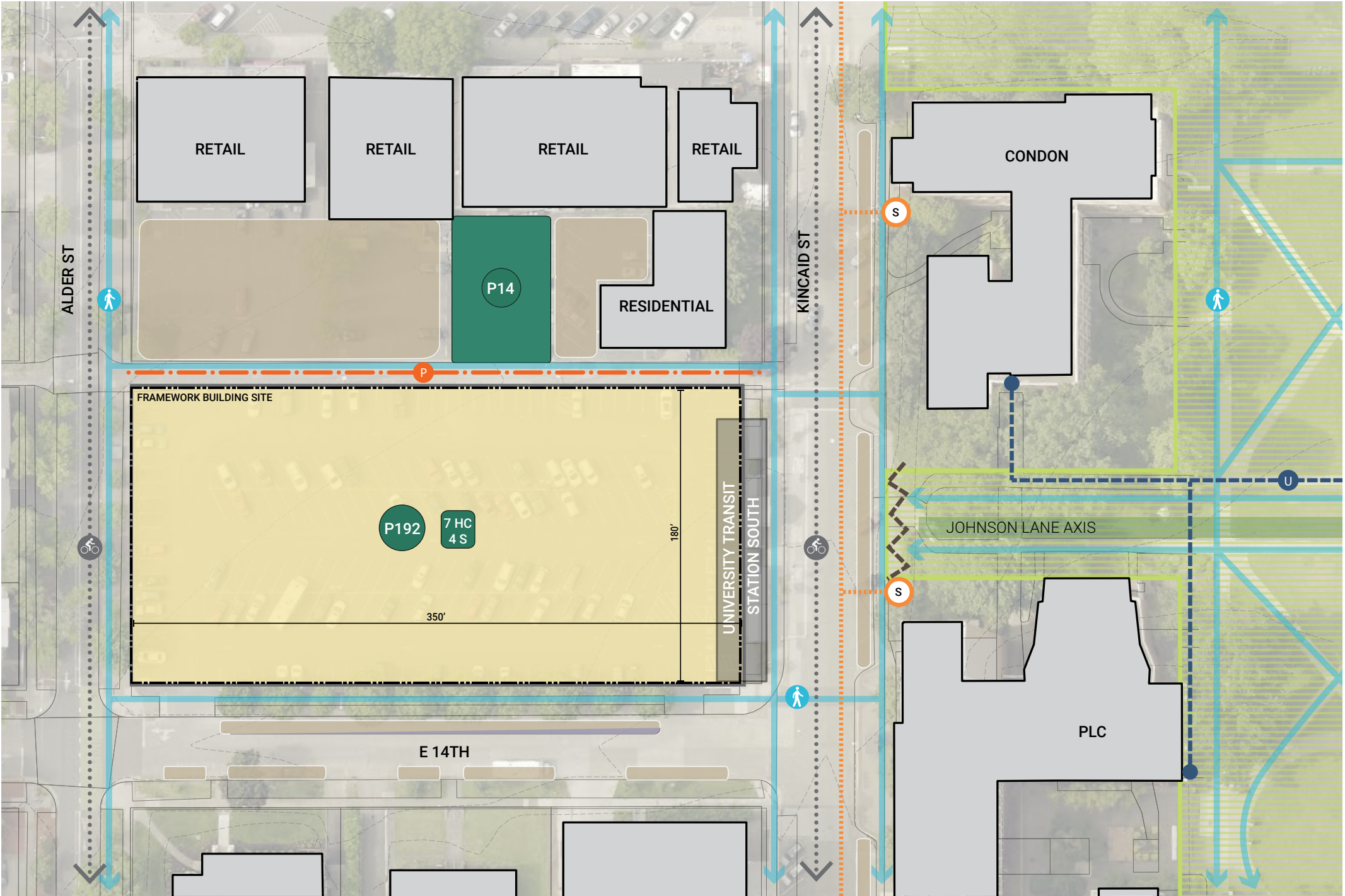


PLC PARKING LOT

- 54,200 sf
- Within 7 min walking circle
- 175' From campus utility tunnel
- PLC Special Design Area

KEY

CAMPUS UTILITY

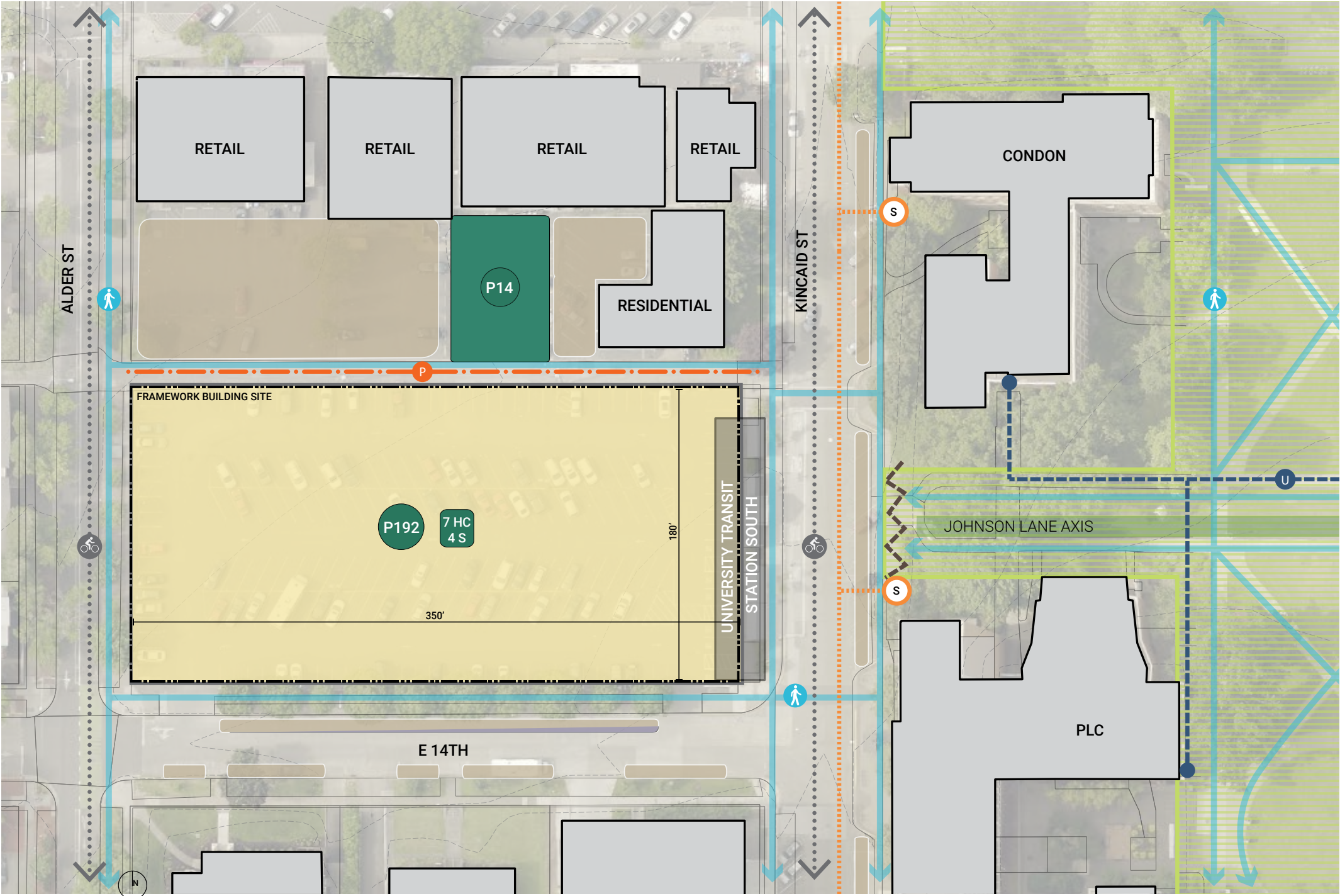
SERVICE ROUTE

PLC PARKING LOT

PRELIMINARY EVALUATION:
The site is an adequate size to fit the program, and offers flexibility with building orientation and footprint. It is a prominent location with strong connections to campus core and open space.

KEY

CAMPUS UTILITY

SERVICE ROUTE

COLLIER HOUSE

- 30,400 SF
- Within 7 min walking circle
- Connected to campus utility tunnel
- Academic Center and Historic Core Special Design Area

KEY

CAMPUS UTILITY

SERVICE ROUTE

EMERGENCY ACCESS

BICYCLE ROUTE

PEDESTRIAN CIRCULATION

AXIS

UNIVERSITY STREET SET BACK

DESIGNATED OPEN SPACE

PROJECT BUILDING SITE

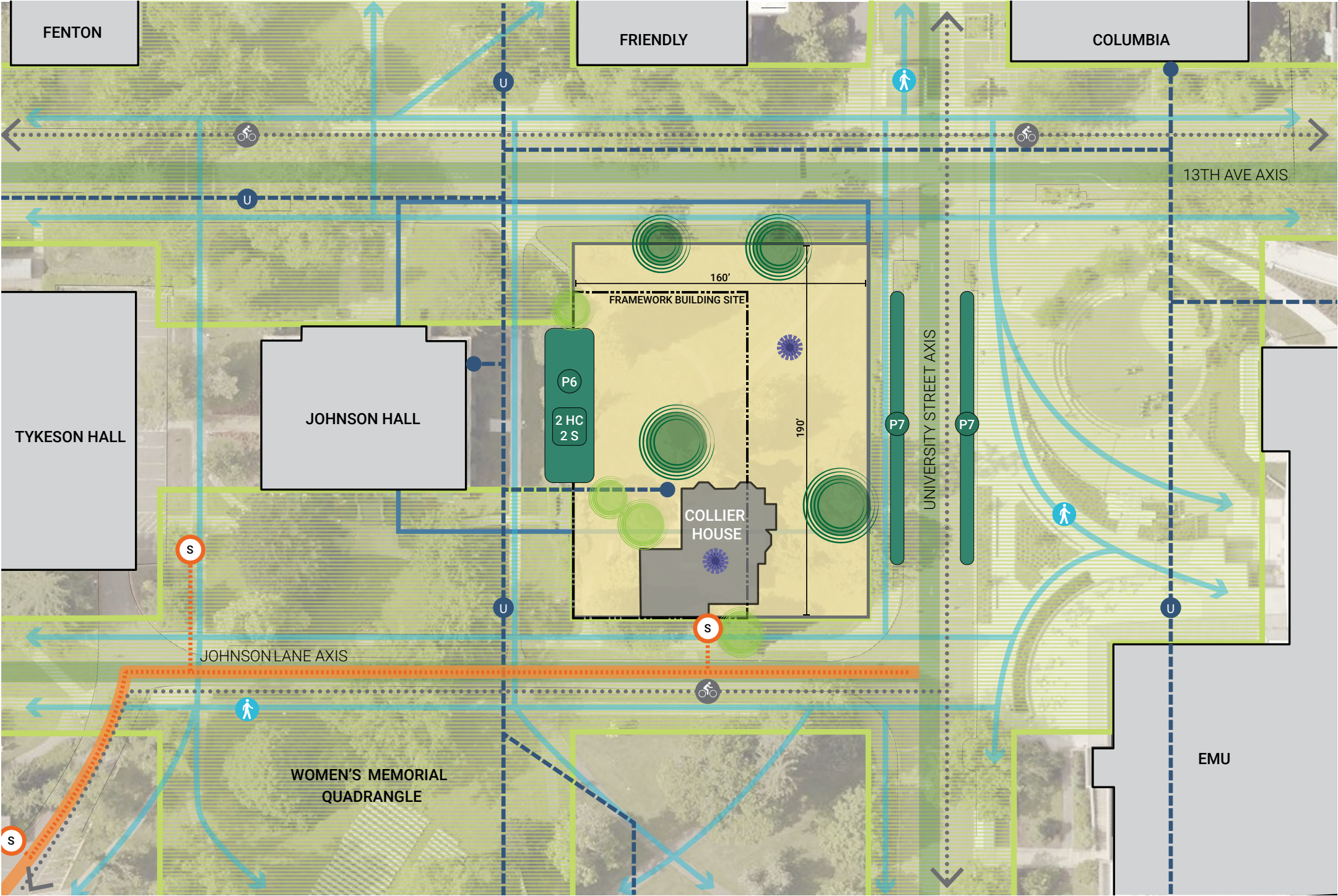
FRAMEWORK BUILDING SITE

HISTORIC SPECIAL AREA

CAMPUS PARKING

SIGNIFICANT TREE/MEMORIAL TREE

ONLY TREE SPECIES ON CAMPUS



COLLIER HOUSE

PRELIMINARY EVALUATION:
The site is an adequate size to fit the program and is located at the heart of campus with strong relationships to associated programs and designated open spaces.

KEY

CAMPUS UTILITY

SERVICE ROUTE

EMERGENCY ACCESS

BICYCLE ROUTE

PEDESTRIAN CIRCULATION

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UNIVERSITY STREET SET BACK

DESIGNATED OPEN SPACE

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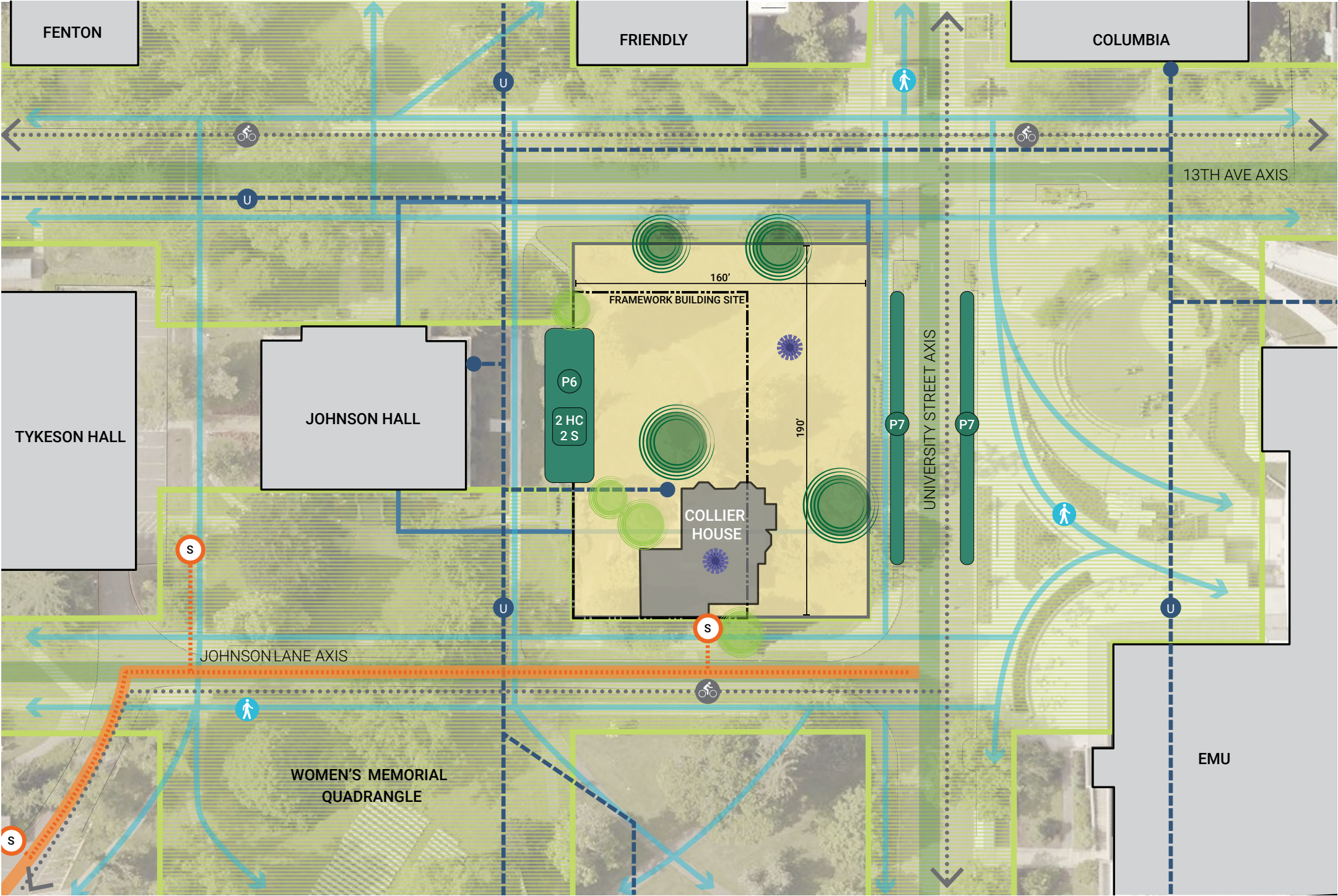
HISTORIC SPECIAL AREA

CAMPUS PARKING

SIGNIFICANT TREE/MEMORIAL TREE

ONLY TREE SPECIES ON CAMPUS

HISTORIC ELEMENT



McARTHUR COURT

- 54,900 SF
- Within 7 min walking circle
- Connected to campus utility tunnel
- Southeast Campus Special Design Area

KEY

CAMPUS UTILITY

SERVICE ROUTE

EMERGENCY ACCESS

BICYCLE ROUTE

PEDESTRIAN CIRCULATION

AXIS

UNIVERSITY STREET SET BACK

DESIGNATED OPEN SPACE

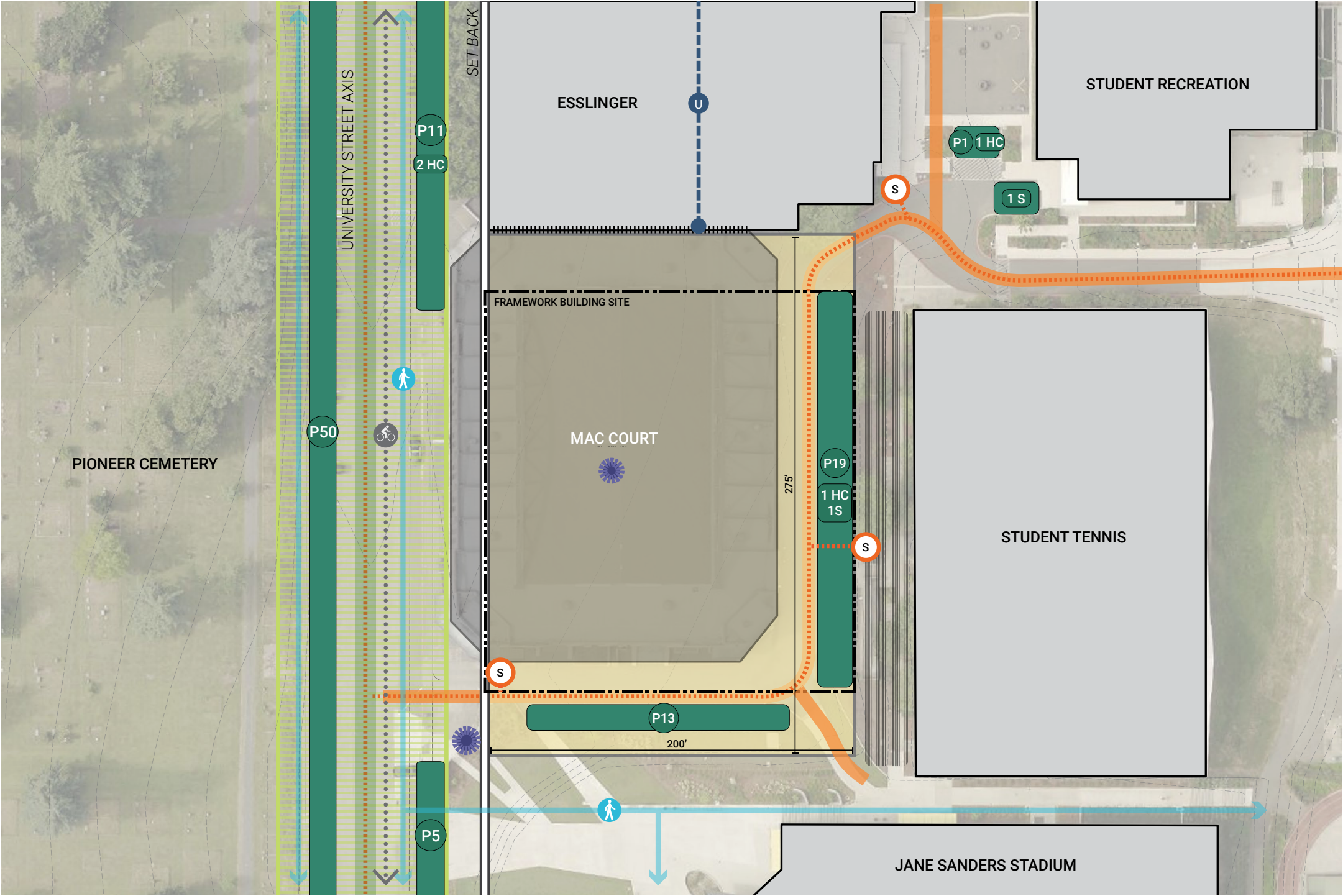
PROJECT BUILDING SITE

FRAMEWORK BUILDING SITE

CAMPUS PARKING

SIGNIFICANT GRADE CHANGE

HISTORIC ELEMENT



McARTHUR COURT

PRELIMINARY EVALUATION:
The site is an adequate size to fit the program and expands the campus core to the south - supporting the campus vision. New construction on the better supports the building program and future development of the district rather than reuse.

KEY

CAMPUS UTILITY

SERVICE ROUTE

EMERGENCY ACCESS

BICYCLE ROUTE

PEDESTRIAN CIRCULATION

AXIS

UNIVERSITY STREET SET BACK

DESIGNATED OPEN SPACE

PROJECT BUILDING SITE

FRAMEWORK BUILDING SITE

CAMPUS PARKING

SIGNIFICANT GRADE CHANGE

HISTORIC ELEMENT

This site plan map illustrates the layout of the McArthur Court area and its surroundings. The map includes the following elements:

- Geographic Context:** The map shows Pioneer Cemetery to the west, Esslinger to the north, Student Recreation to the northeast, Student Tennis to the east, and Jane Sanders Stadium to the south.
- Infrastructure and Circulation:**
 - University Street Axis:** A vertical green line with a yellow dashed line indicating the University Street set back.
 - Service Route:** An orange dashed line running horizontally across the middle of the map.
 - Emergency Access:** An orange solid line running vertically along the right side of the map.
 - Bicycle Route:** A blue dashed line with a bicycle icon running vertically along the left side of the map.
 - Pedestrian Circulation:** A blue solid line with a pedestrian icon running vertically along the left side of the map.
 - Axis:** A green solid line running vertically along the left side of the map.
- Building Sites:**
 - Project Building Site:** A yellow rectangular area in the center.
 - Framework Building Site:** A larger grey rectangular area to the north of the Project Building Site.
- Parking and Landmarks:**
 - Campus Parking:** Several green circular areas labeled P11 (2 HC), P19 (1 HC 1 S), P13, and P5.
 - Historic Element:** A blue starburst icon located near the center of the map.
- Other Features:**
 - Significant Grade Change:** Indicated by a yellow dashed line running horizontally across the middle of the map.
 - Set Back:** A vertical line labeled "SET BACK" running along the right side of the map.

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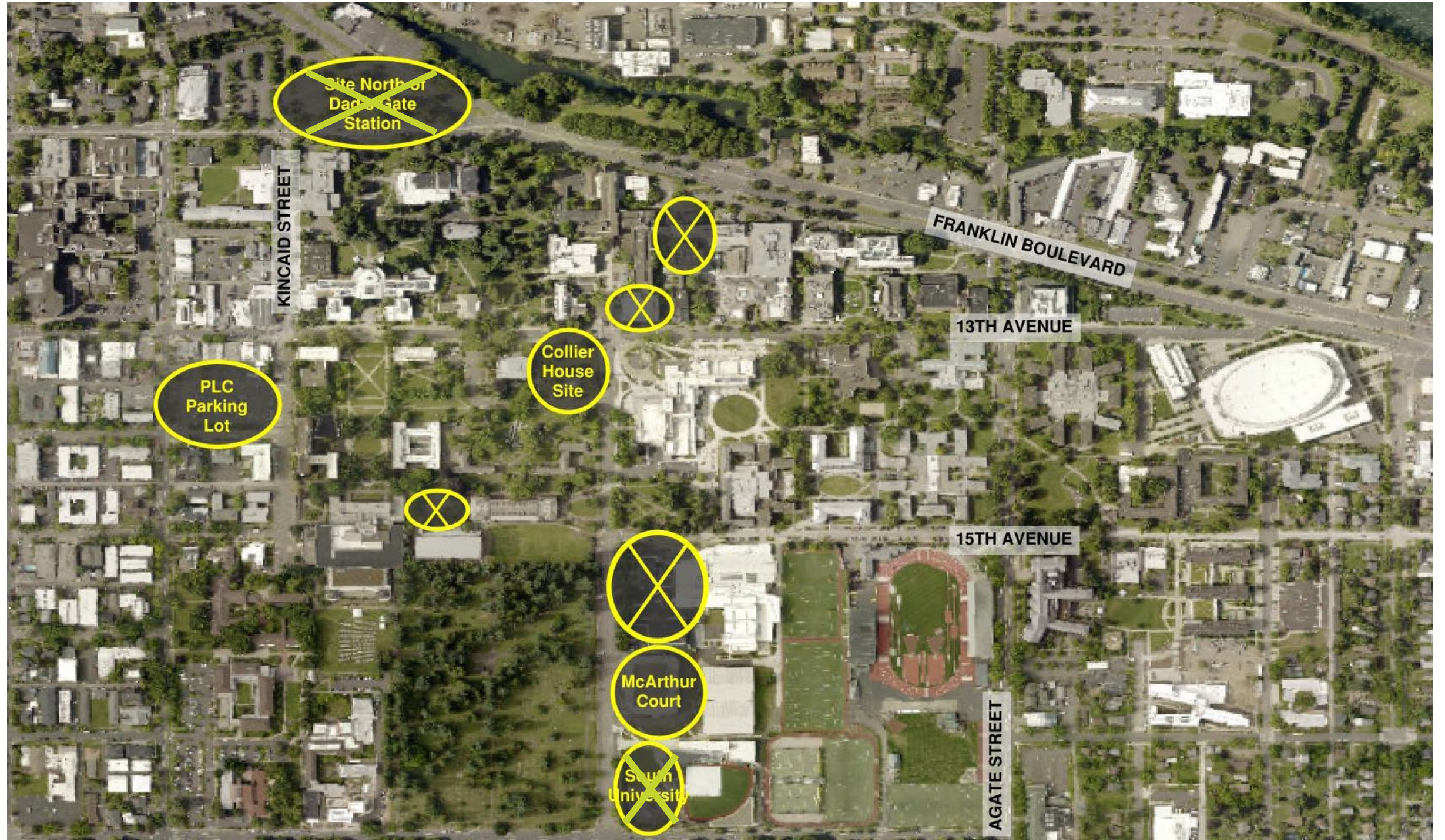
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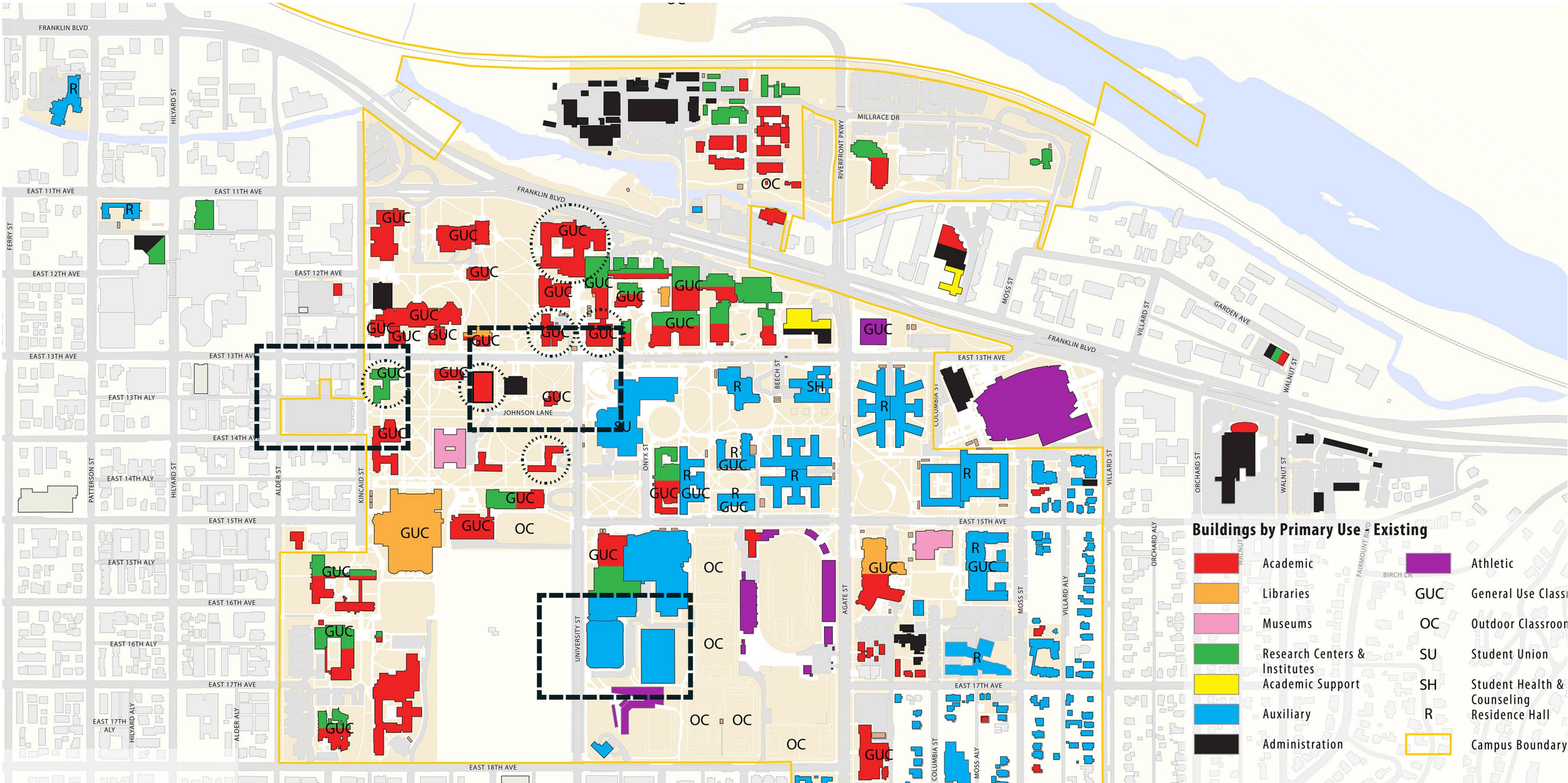
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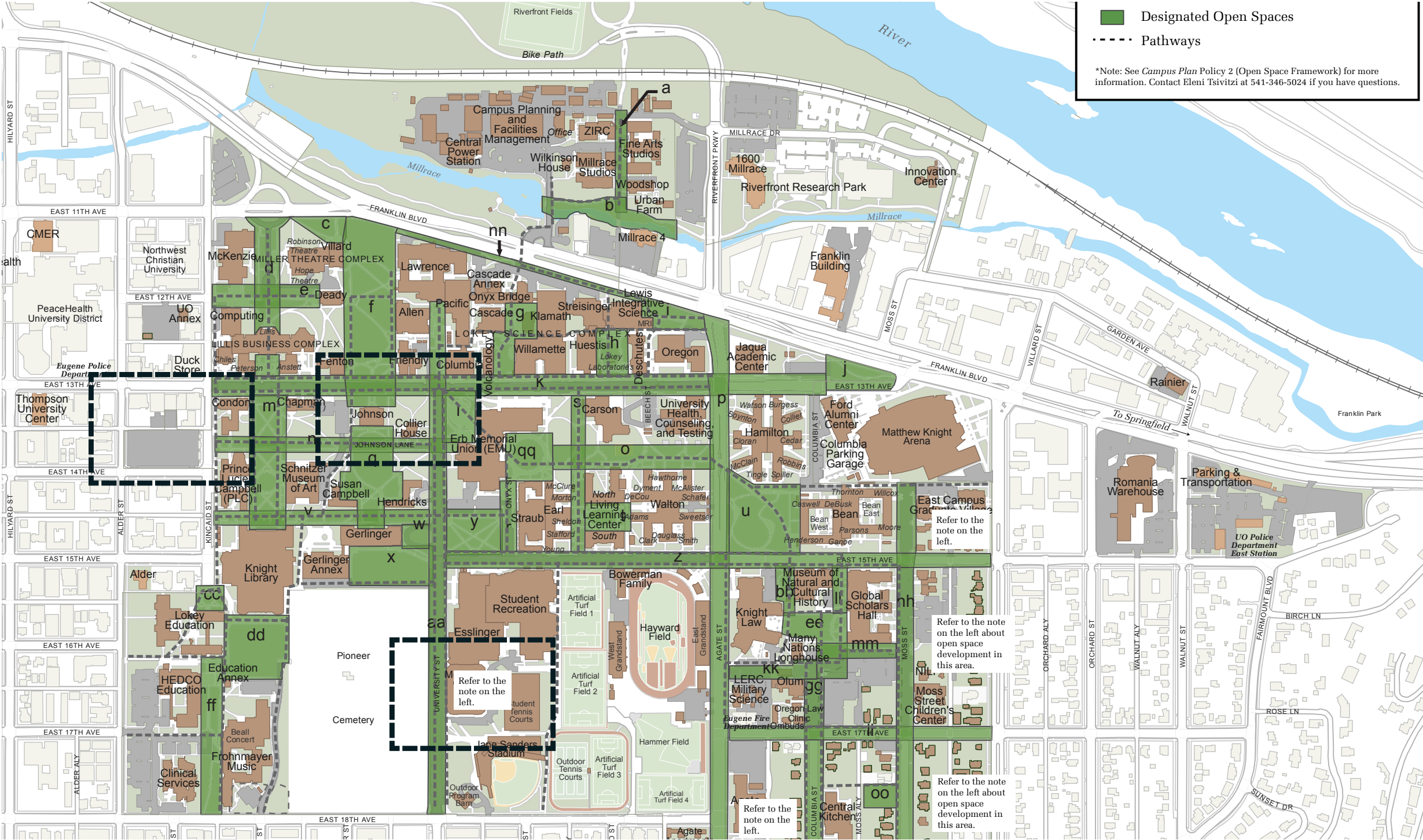


PROGRAM ADJACENCIES

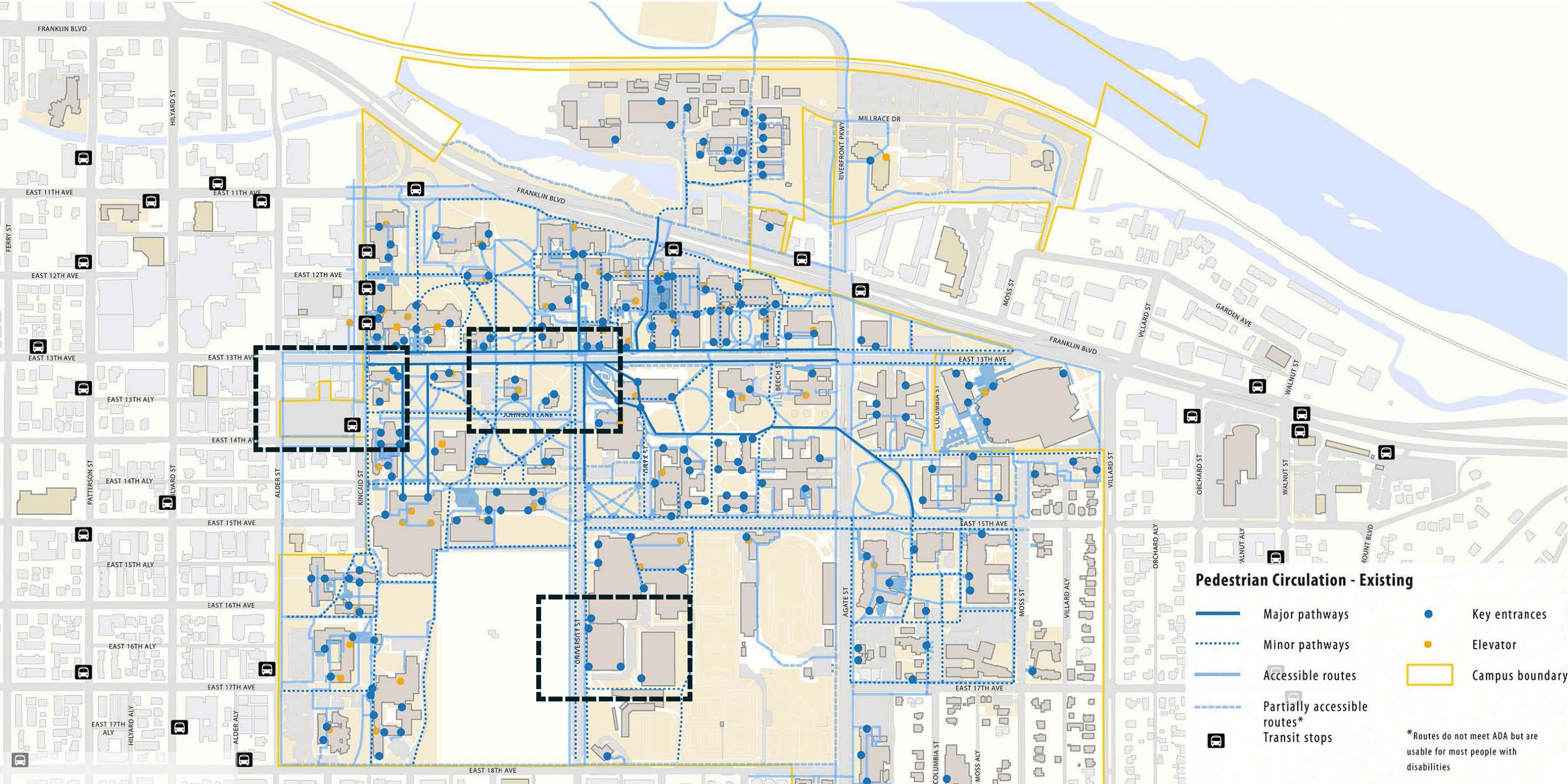
 Related Adjacencies



DESIGNATED OPEN SPACE

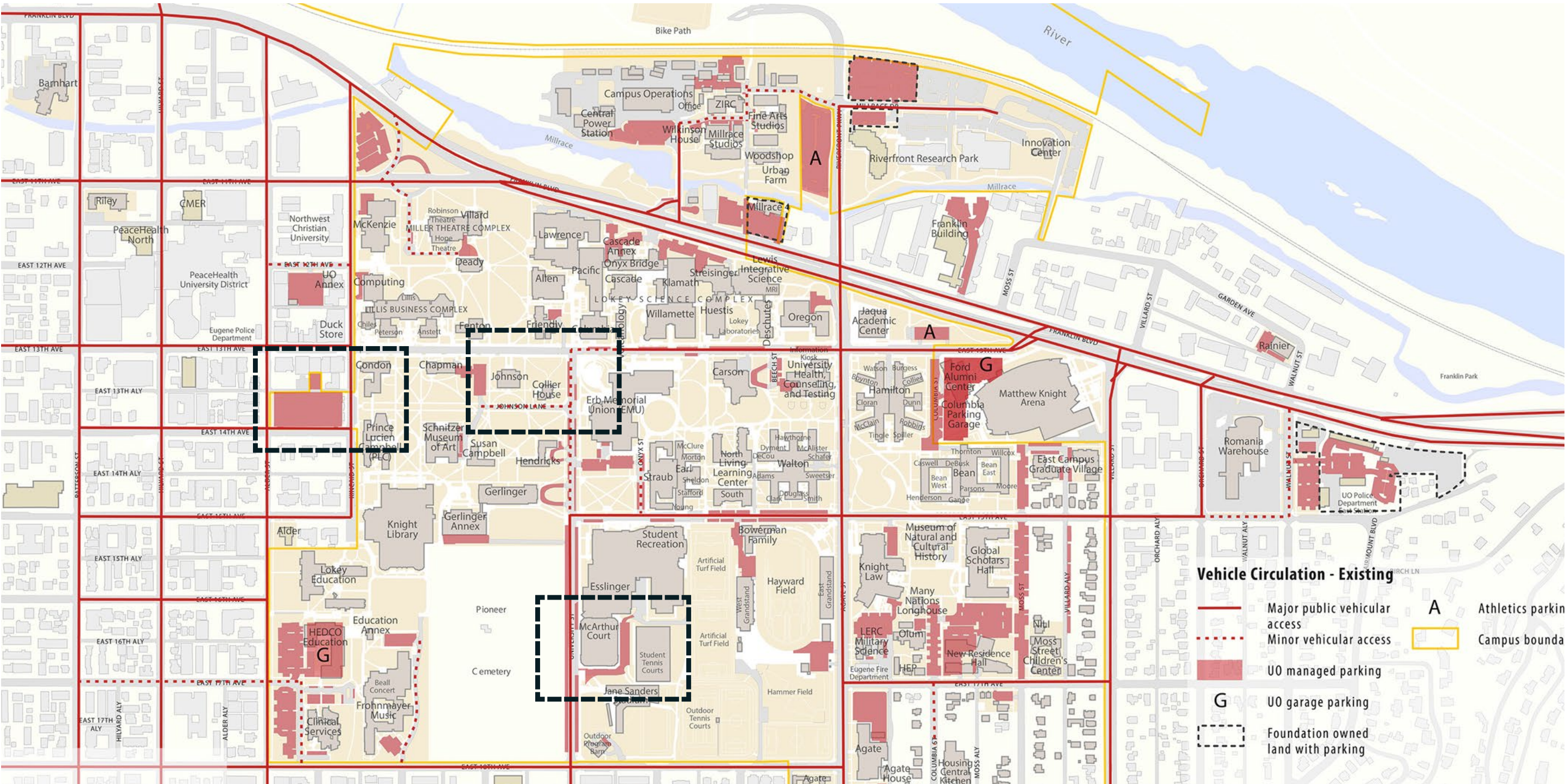


PEDESTRIAN CIRCULATION



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VEHICULAR CIRCULATION



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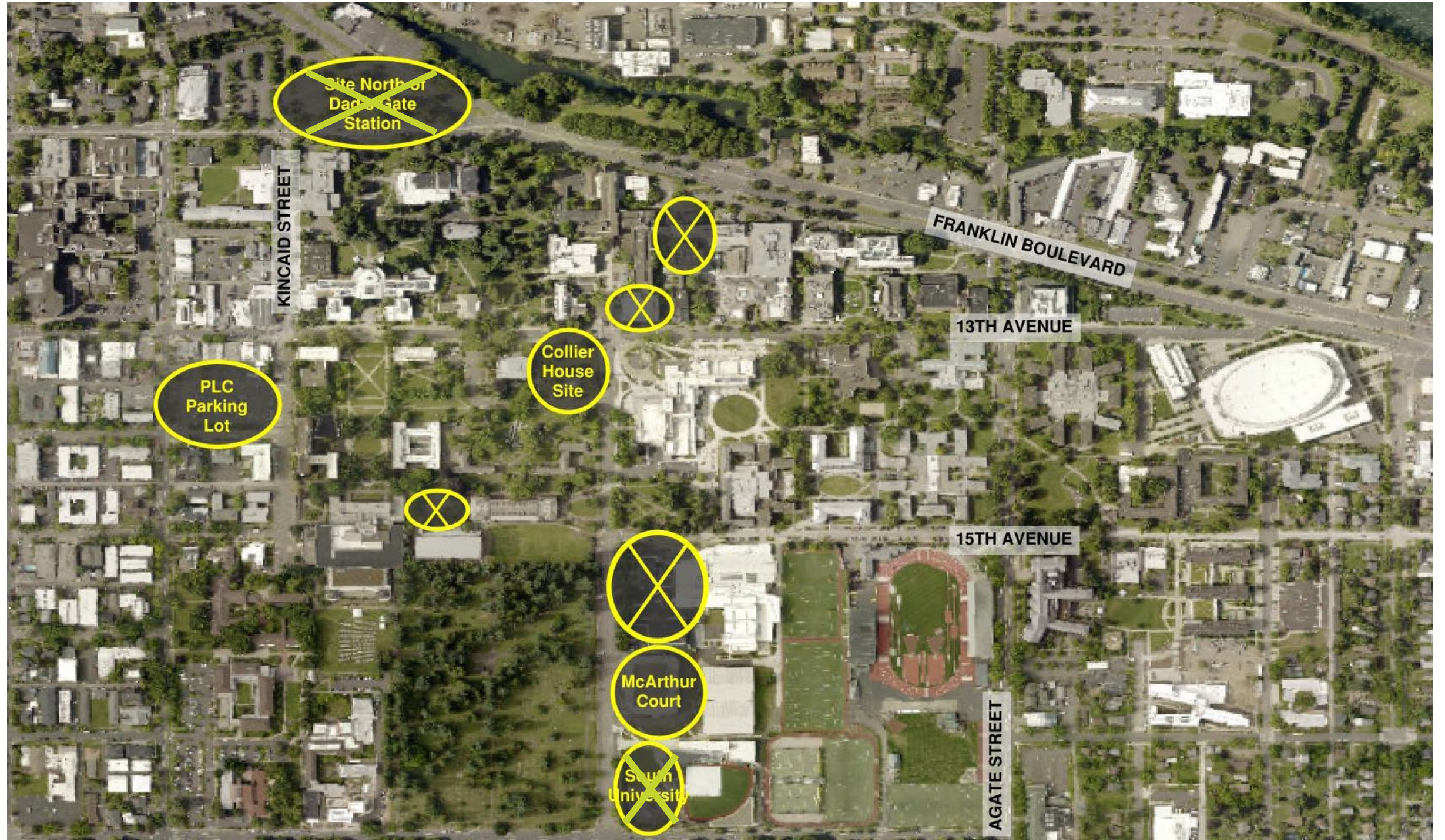
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