

BORA

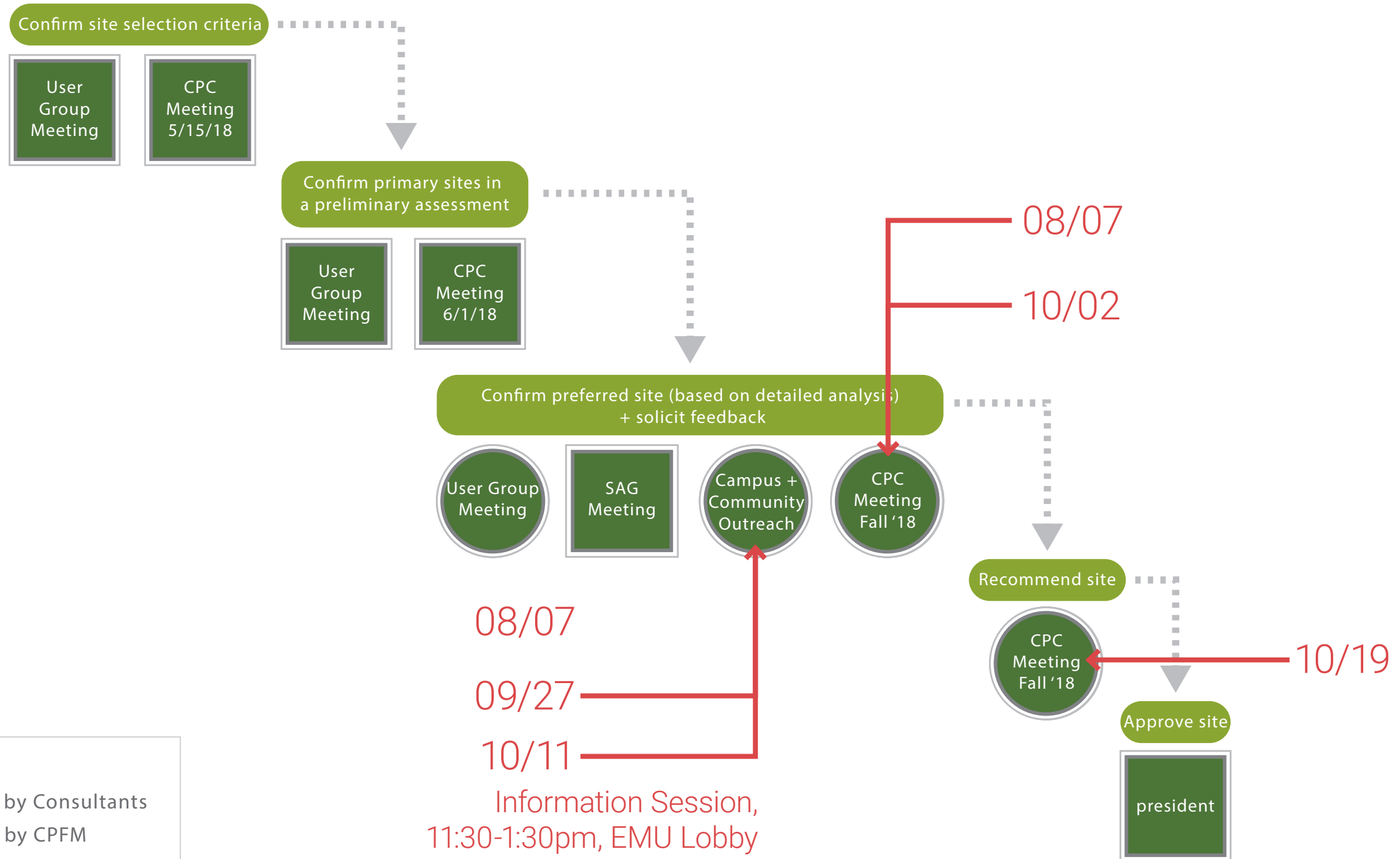
UNIVERSITY OF OREGON

Classroom and Faculty Office Building

Campus Planning Committee

October 02, 2018

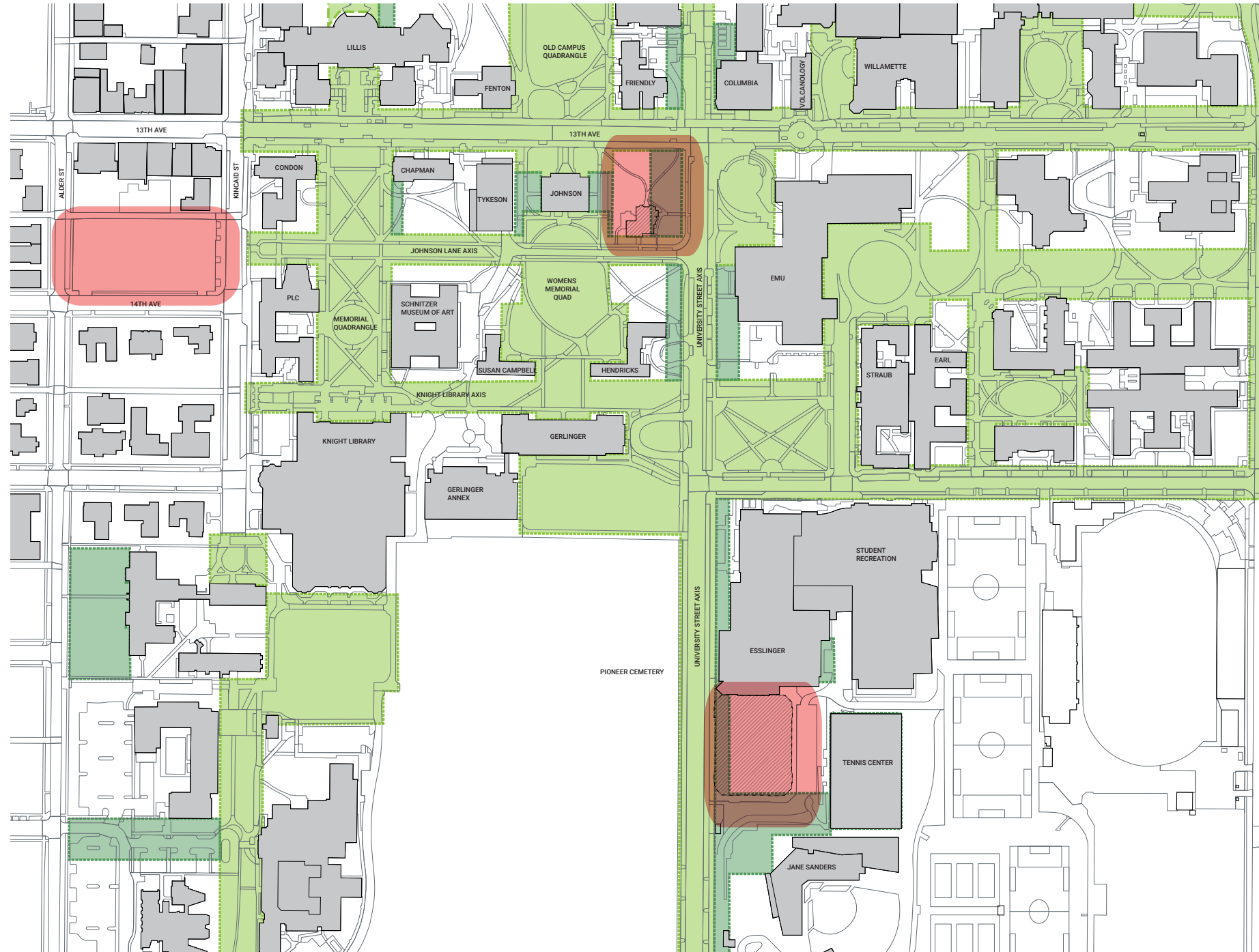
SITE SELECTION PROCESS



COMMUNITY OPEN HOUSES



POTENTIAL SITES The Three Sites



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?

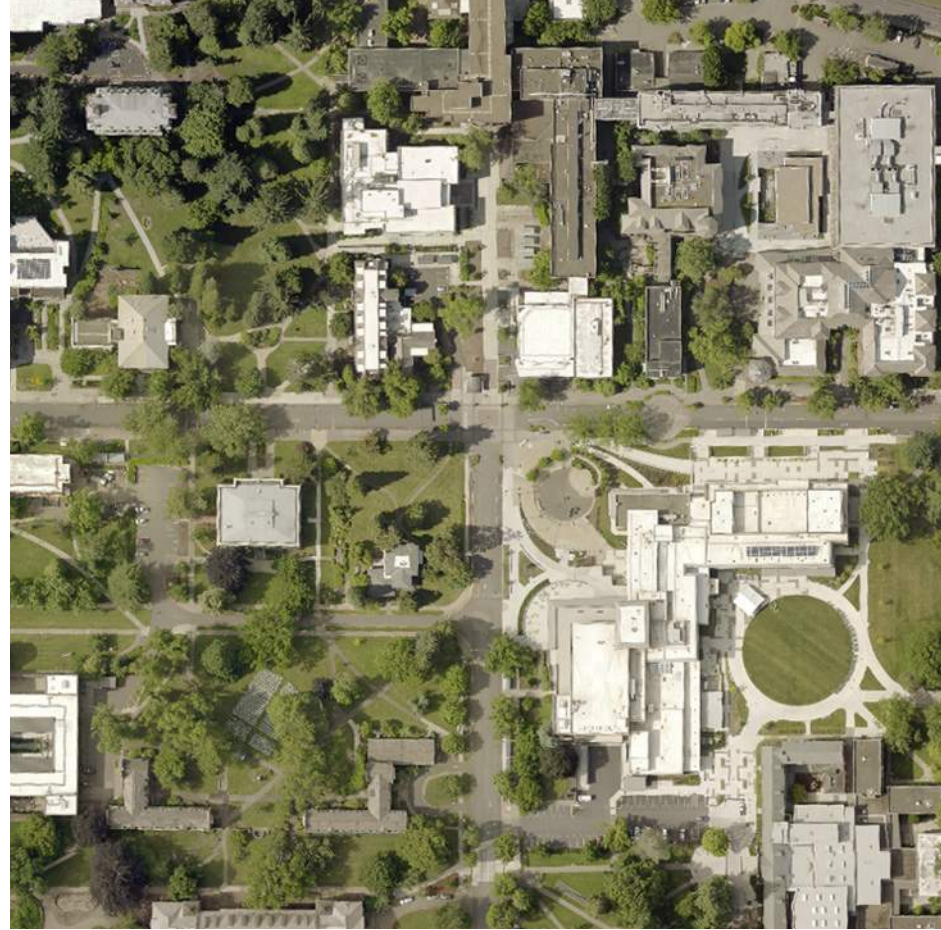
ARCHITECTURAL STYLE & HISTORIC PRESERVATION: Will the development meet the intent of the Campus Plan Architectural Style and Historic Preservation Principle and Patterns (Principle 7)? Does the proposed new building's scale and use type fit within the existing and historic building and landscape context?

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?

THE PROCESS: SCALES OF ANALYSIS



CAMPUS



DISTRICT



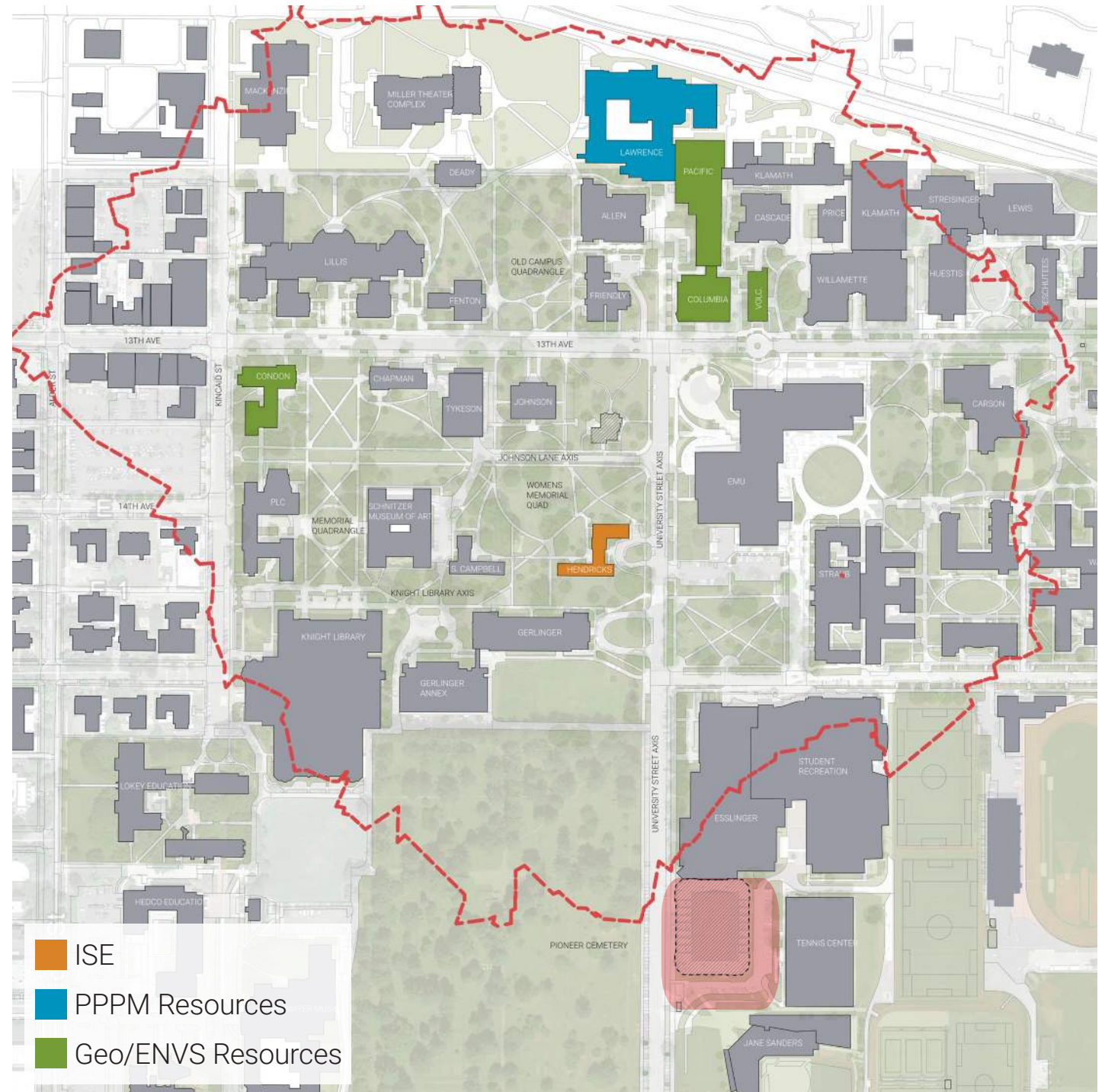
SITE

Summary of Criteria Analysis

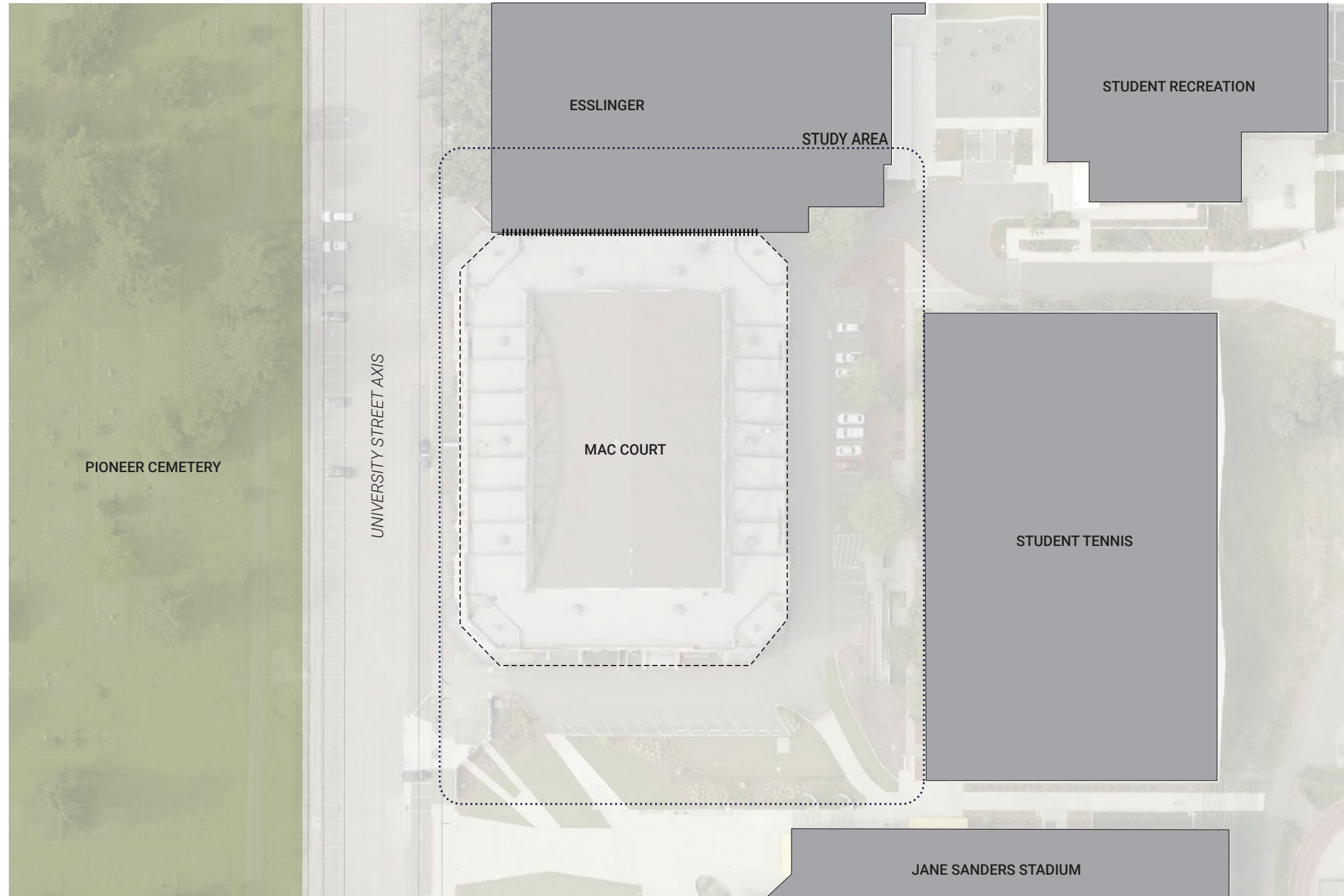
MAC COURT Key Criteria Determinations

#1 - Specific Program Needs:

- Good visibility with frontage along University Street Axis
- **Just outside the southern edge of the 7-minute walking circle**
- **Not near other buildings on campus occupied by departments that will be in the C+FOB**



MAC COURT Site Study Area

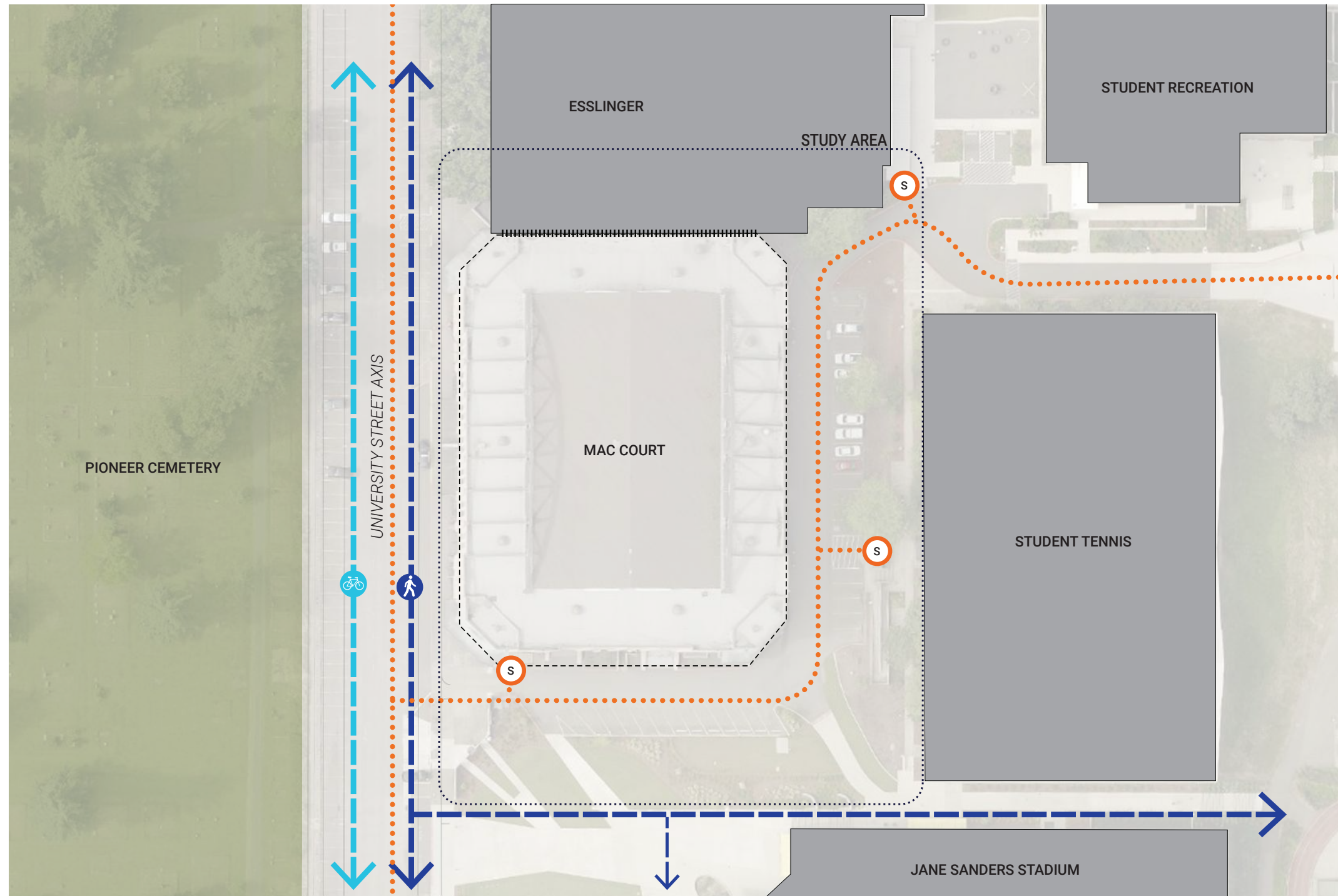


MAC COURT Designated Open Space & Regulating Lines



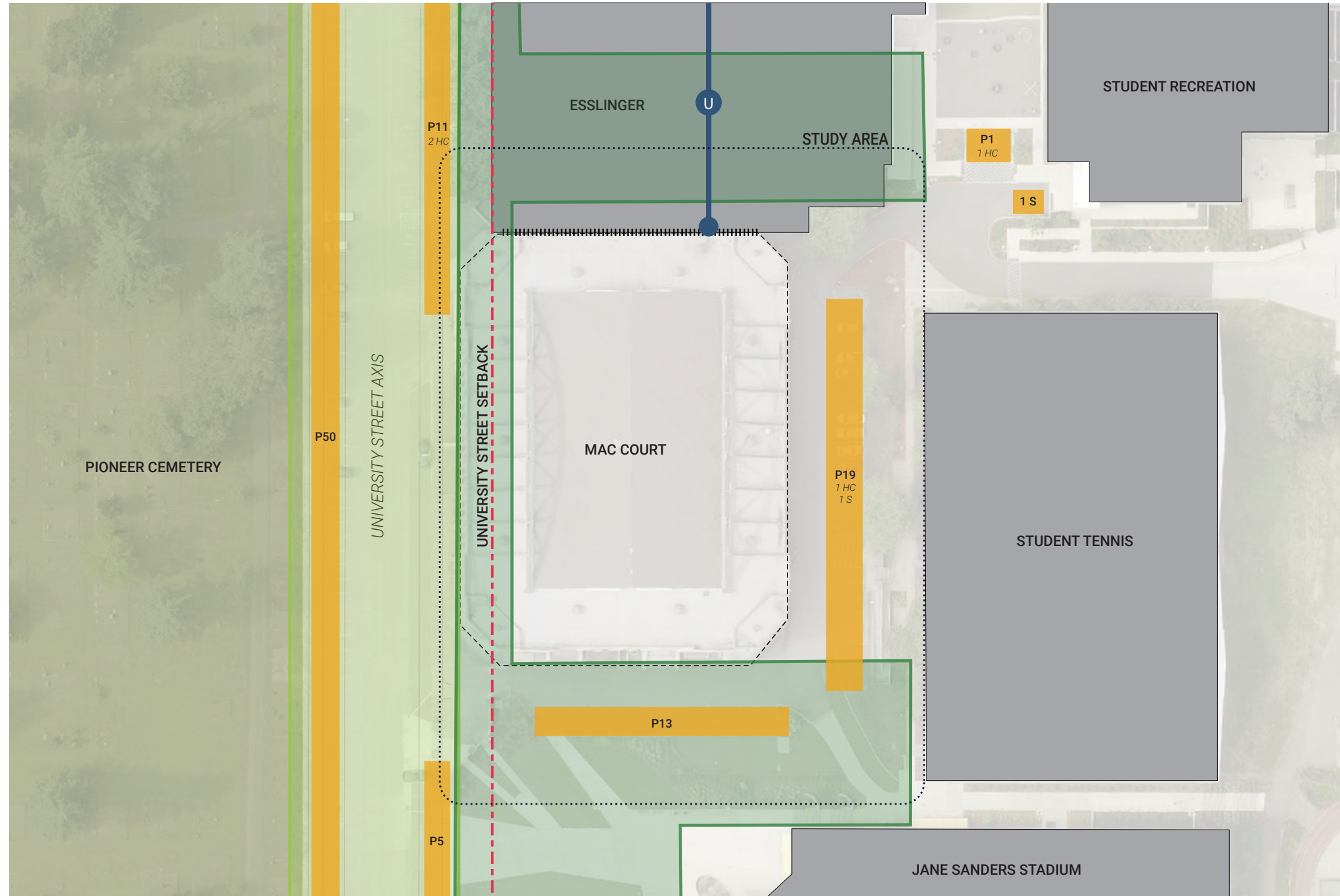
- KEY**
- CAMPUS PLAN DOS
 - FRAMEWORK VISION DOS
 - REGULATING LINES

MAC COURT Pedestrian & Bike Circulation, Service Access





- KEY**
- ● ● SERVICE ROUTE
 - ↔ BICYCLE ROUTE
 - ↔ PEDESTRIAN CIRCULATION

MAC COURT Utilities and Parking



KEY

-  CAMPUS PARKING
-  UTILITY TUNNEL

MAC COURT Criteria #4

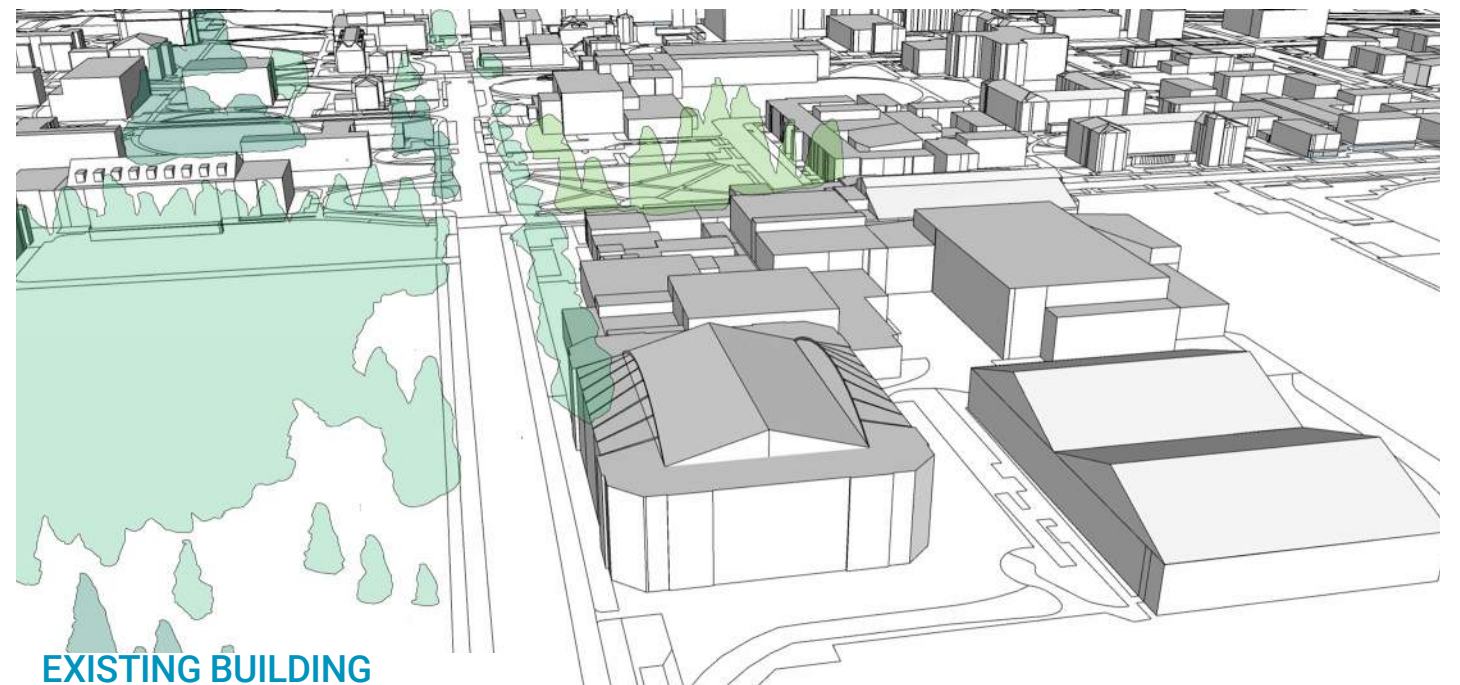
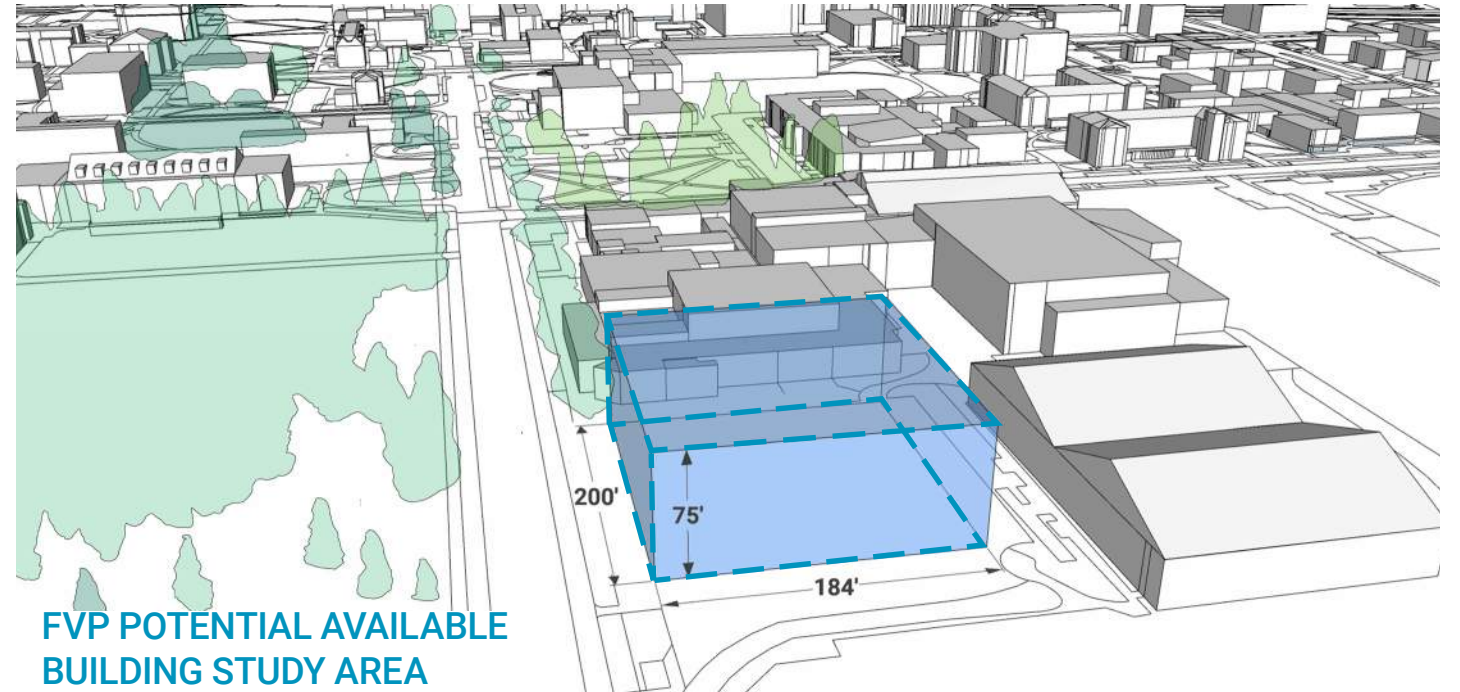
#4 - Density:

- Option 1: New Building

- Density will meet the Campus Plan.
- Massing studies show the potential of a building between 60 to 75 ft in total building height not significantly changing the scale and would be complementary to surroundings.
- C+FOB is smaller than the potential of this site as outlined in the FVP or Campus Plan.
- FVP outlines redevelopment of this area to academic use, including significant changes to Esslinger allowing for new designated open spaces to north and south of building.
- Massing studies show potential for future addition to the building.

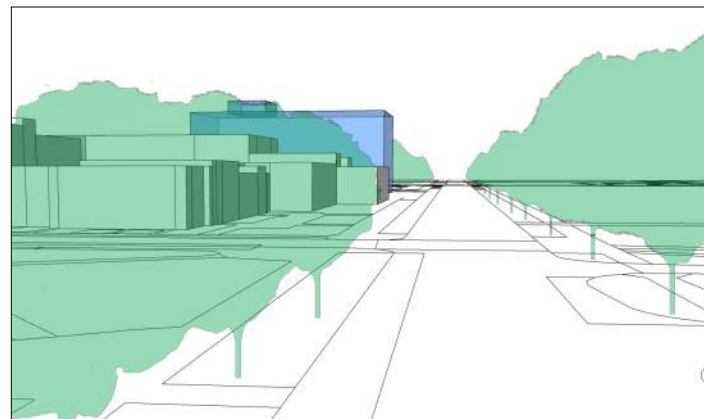
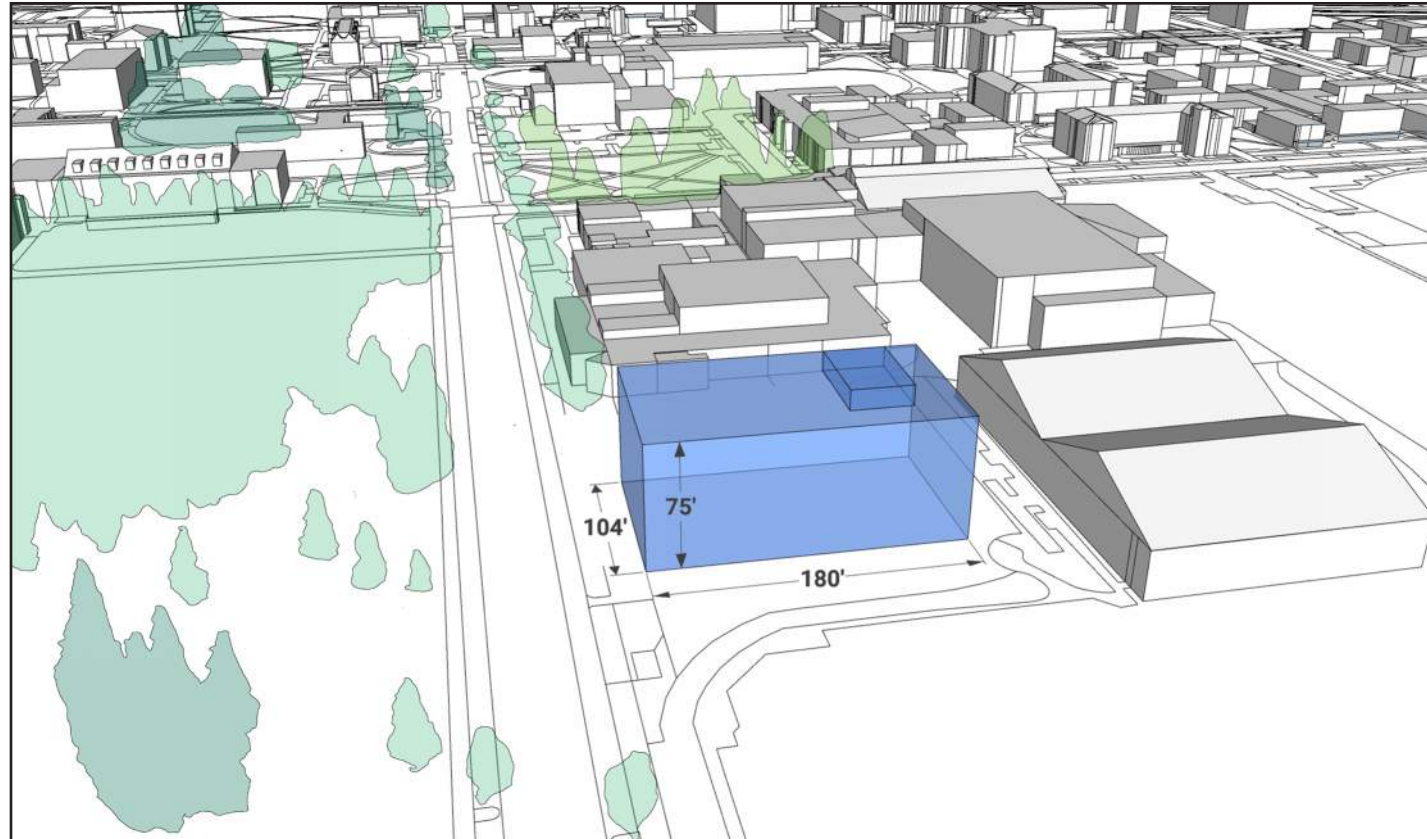
- Option 2: Reuse of Historic Building

- Existing building area is more than double the spatial program (60,000GSF+/-) needs at 124,860 GSF.
- Maintaining and renovating the existing building means no changes to the Campus Plan Density
- Does not meet the vision of the Framework to create a new building and showing significant redevelopment of this area to academic use including significant changes to Esslinger allowing for new designated open spaces to north and south of building.

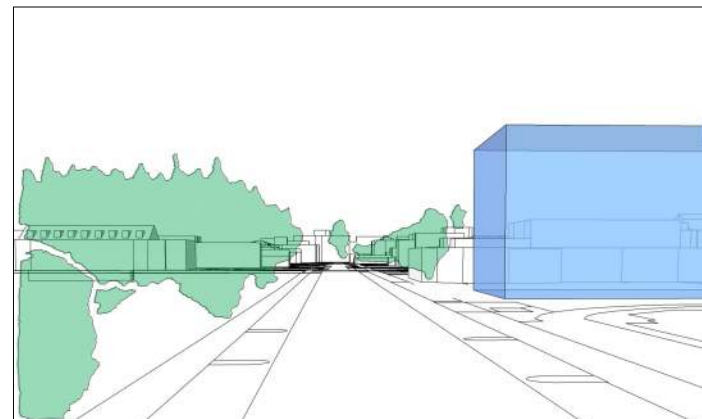


MAC COURT Criteria #4

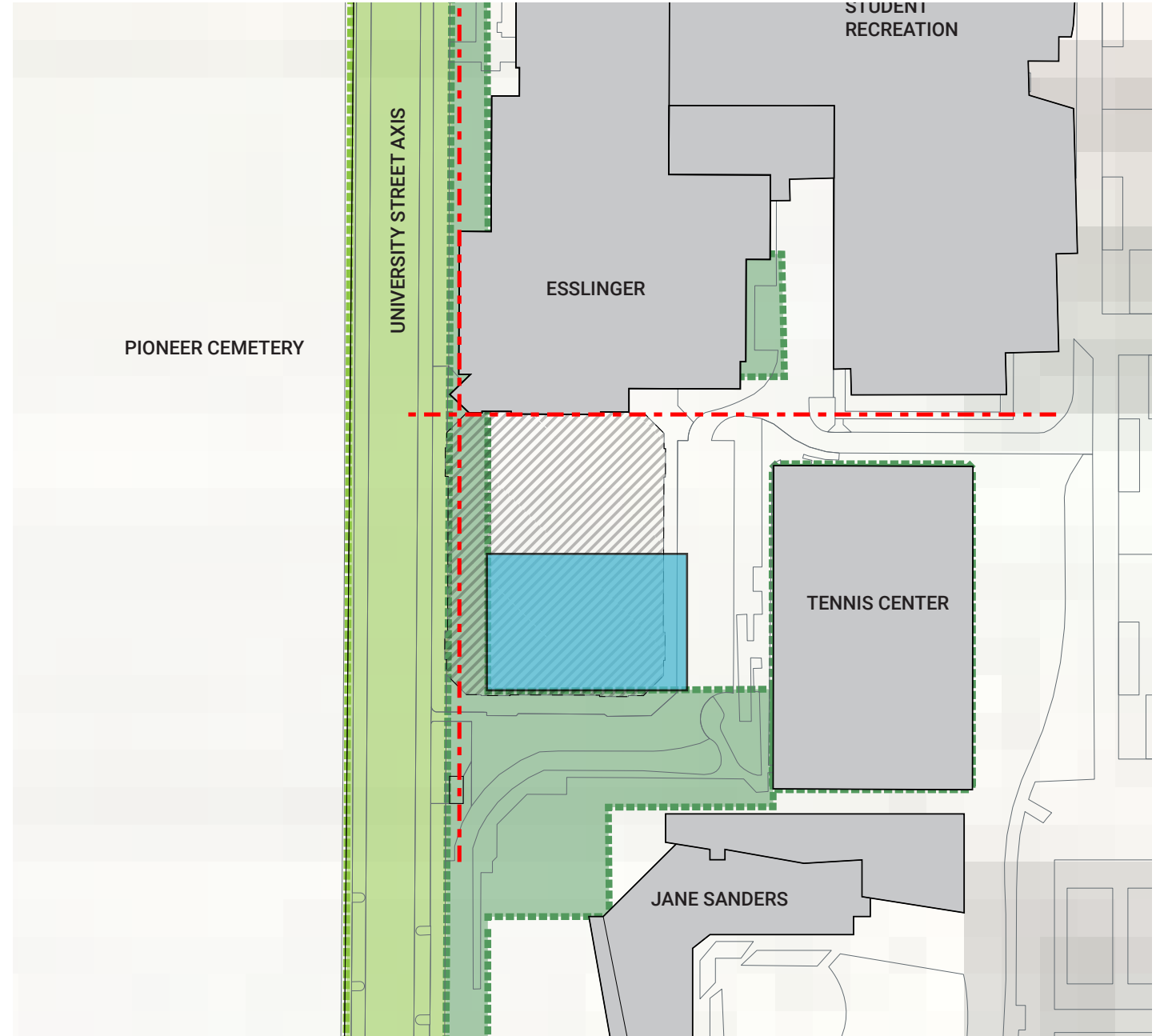
DENSITY



UNIVERSITY ST - LOOKING SOUTH



UNIVERSITY ST - LOOKING NORTH



MAC COURT Summary of Key Criteria Findings

#1 - Specific Program Needs:

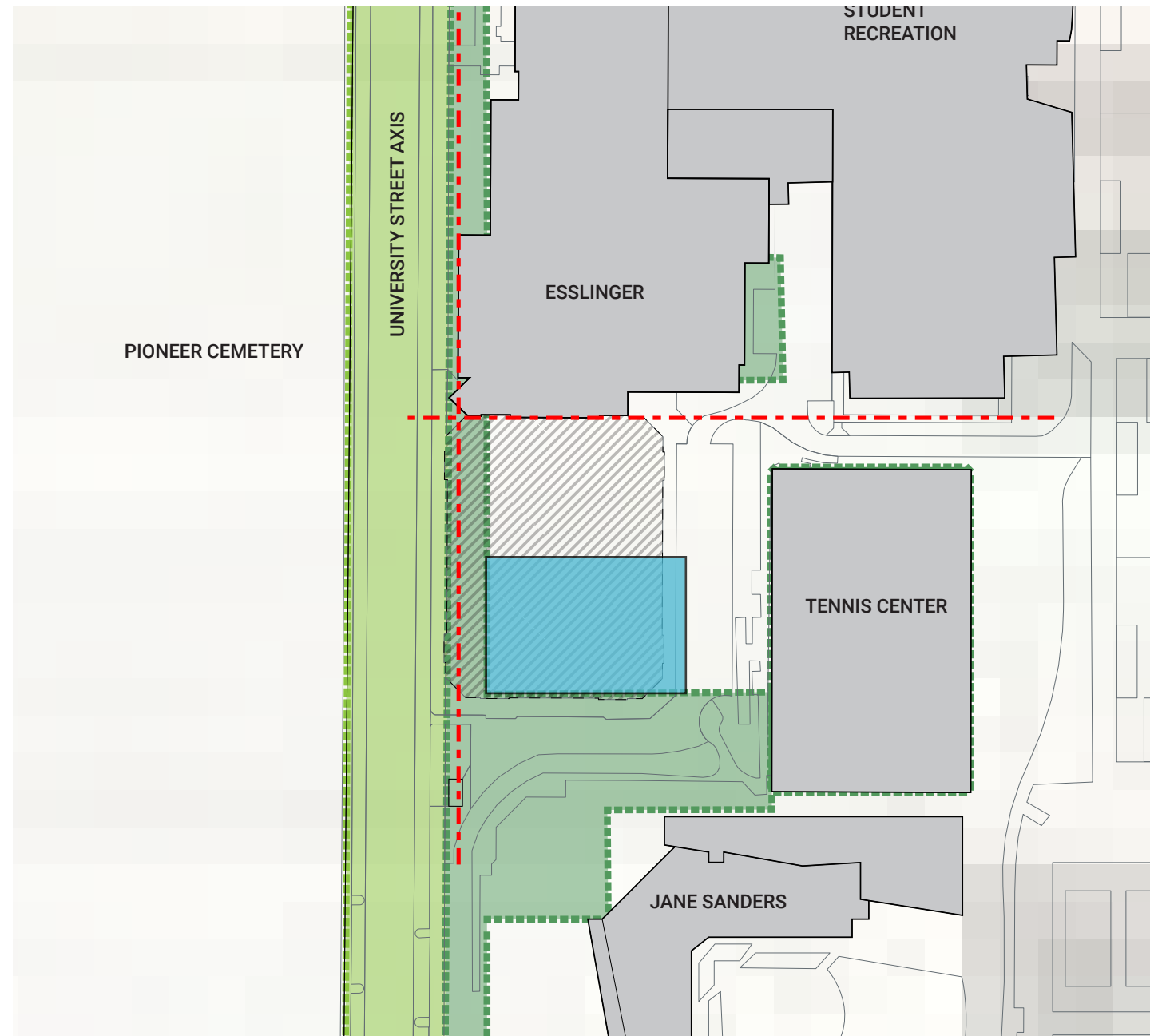
- Just outside the southern edge of the 7-minute walking circle
- Not near other buildings on campus occupied by departments that will be in the C+FOB

#2 - Site Considerations and Cost:

- The cost to either deconstruct or renovate and seismically upgrade such a large, historically significant building is extremely challenging within the project's current budget and scope
- Displacement costs to replace existing uses and parking

#4 - Density:

- Framework outlines significant redevelopment of this area to academic use including significant changes to Esslinger allowing for new designated open spaces to north and south of building.
 - Challenging to fulfill this vision, developing the Mac Court area in isolation.



MAC COURT Summary of Key Criteria Findings

#5 - Space Use and Organization:

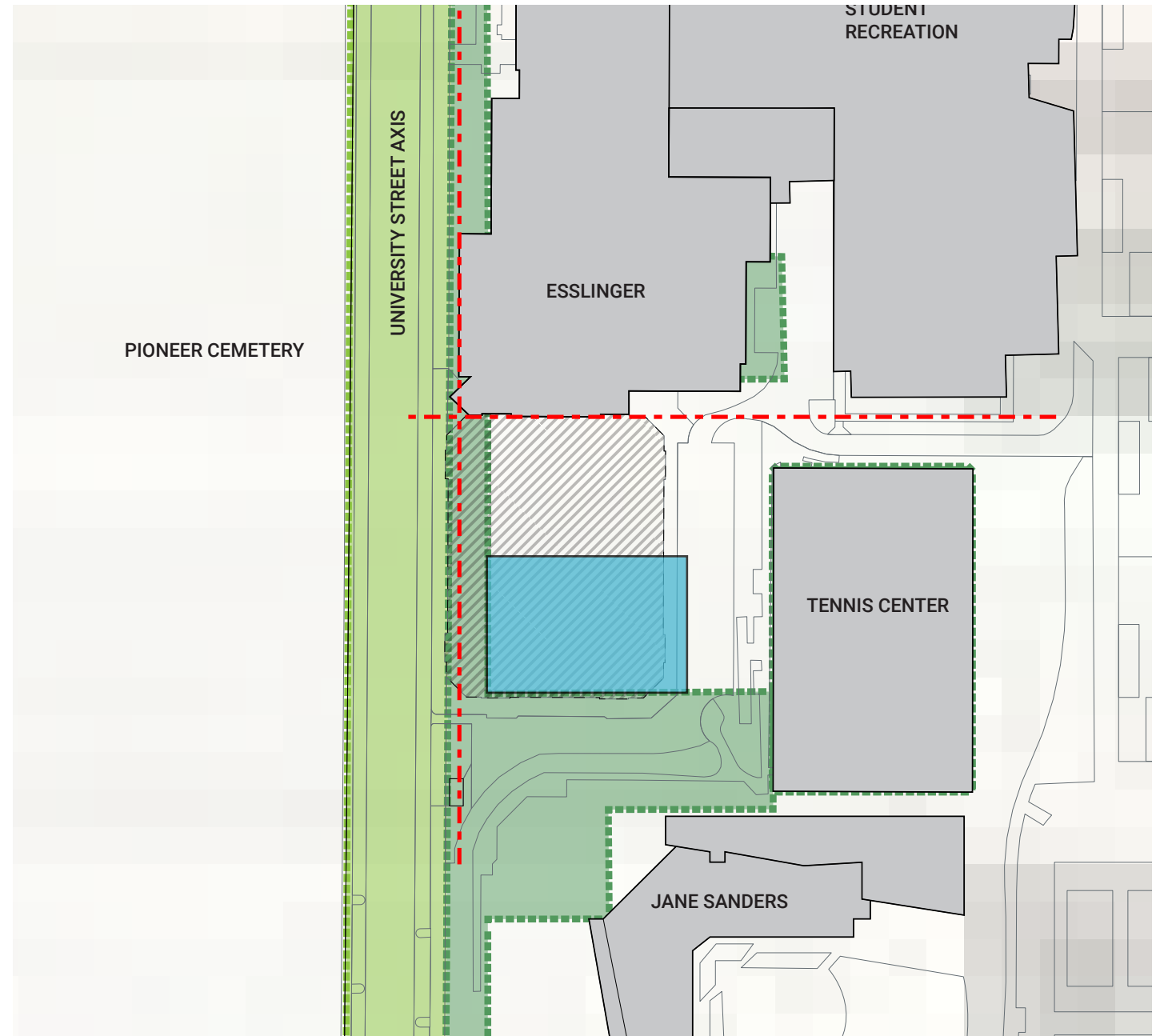
- Proposed academic use meets primary use per Campus Plan + Framework Vision Project (FVP), but does not facilitate the potential for underground parking per the FVP.

#6 - Replacement of Displaced Uses:

- Options to replace Athletics and PE + Rec uses are limited without expansion of nearby facilities.

#7 - Architectural Style and Historic Considerations

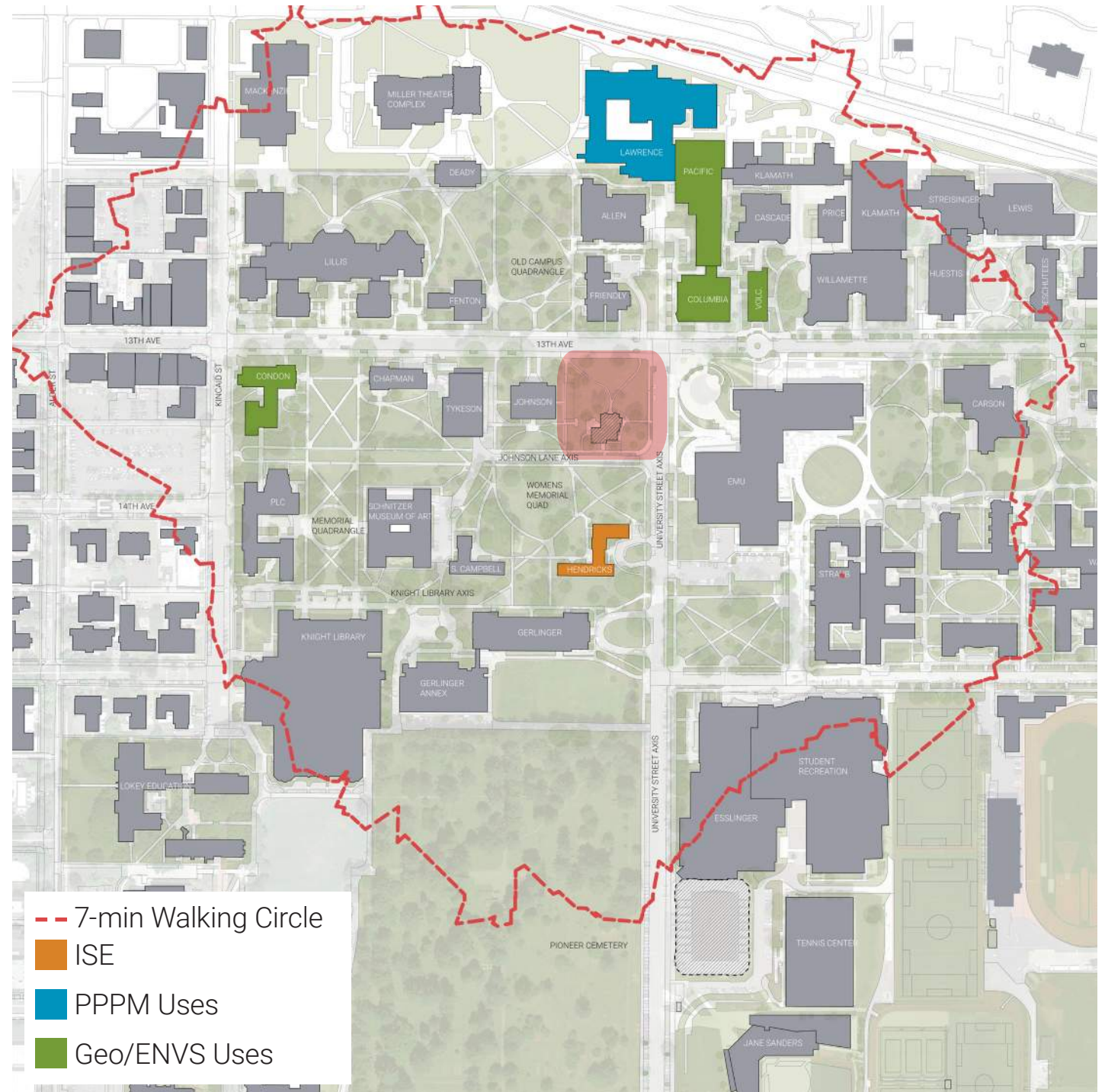
- **Reuse and improvement of existing building would preserve and retain the architectural context of the area.**
- **In the scenario of a “build new” option, the deconstruction of Mac Court would require a consultation with the State Historic Preservation Office due to the historic significance of the building and its eligibility for listing in the National Register of Historic Places.**



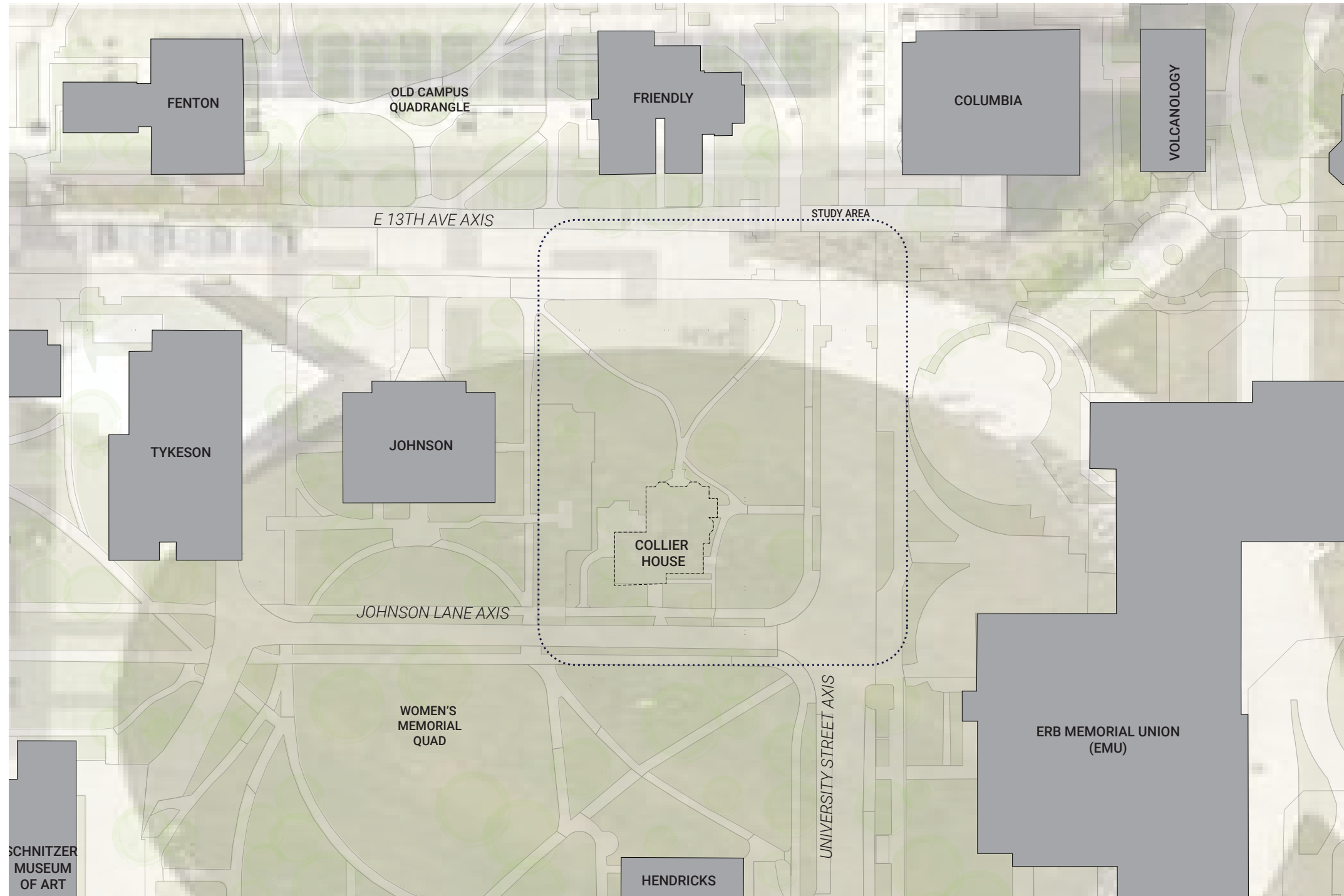
COLLIER HOUSE Criteria #1 – Specific Program Needs

Location:

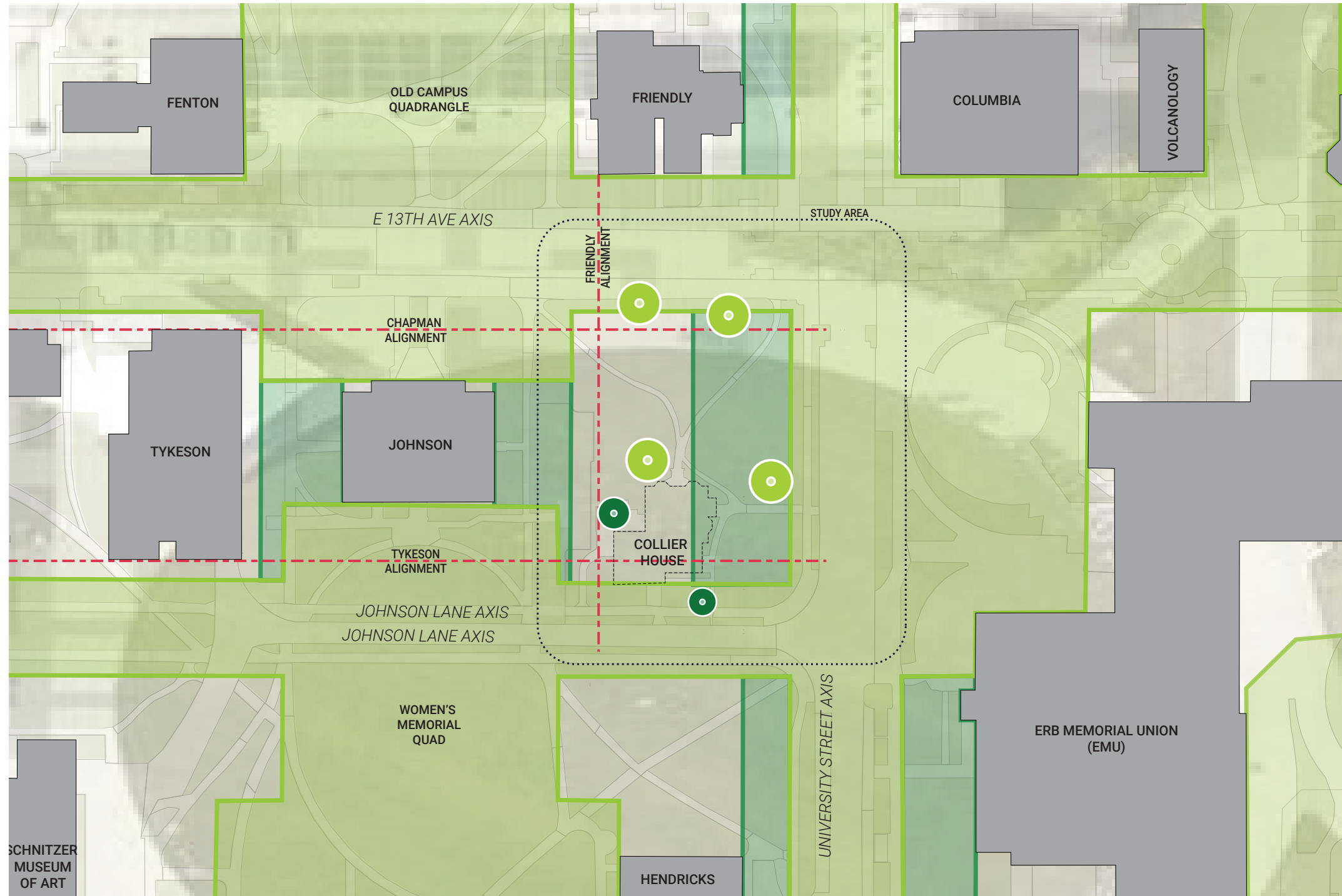
- Highly visible site with frontage along primary campus axes of University Street and 13th Avenue.
- Site visibility is strengthened by adjacency to EMU and the campus heart.
- Centrally located within the academic core of campus and the 7-minute walking circle.
- Proximity and/or adjacency to other campus academic buildings with connections to the departments that will occupy the C+FOB.



COLLIER HOUSE Building Site Study Area

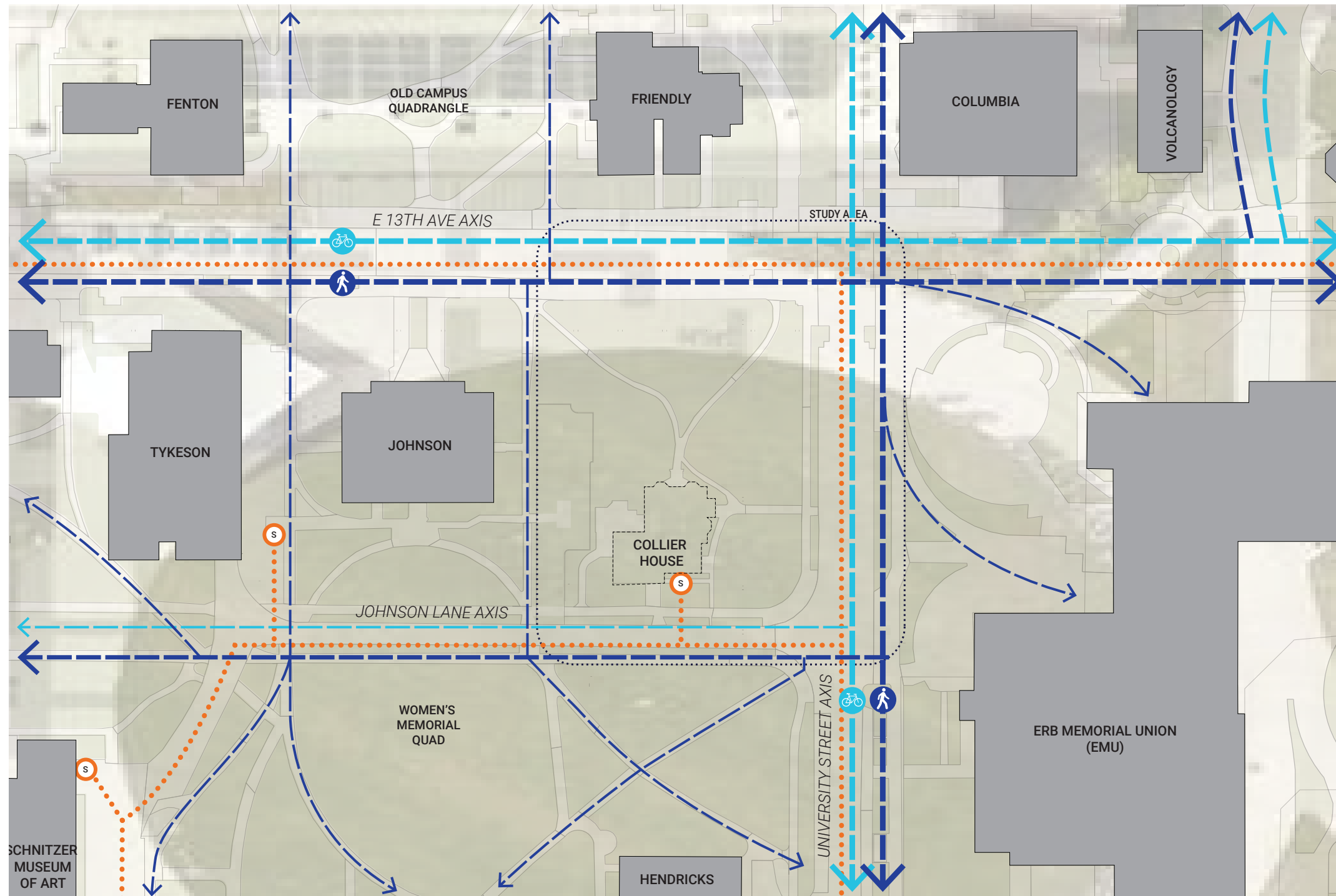


COLLIER HOUSE Designated Open Space



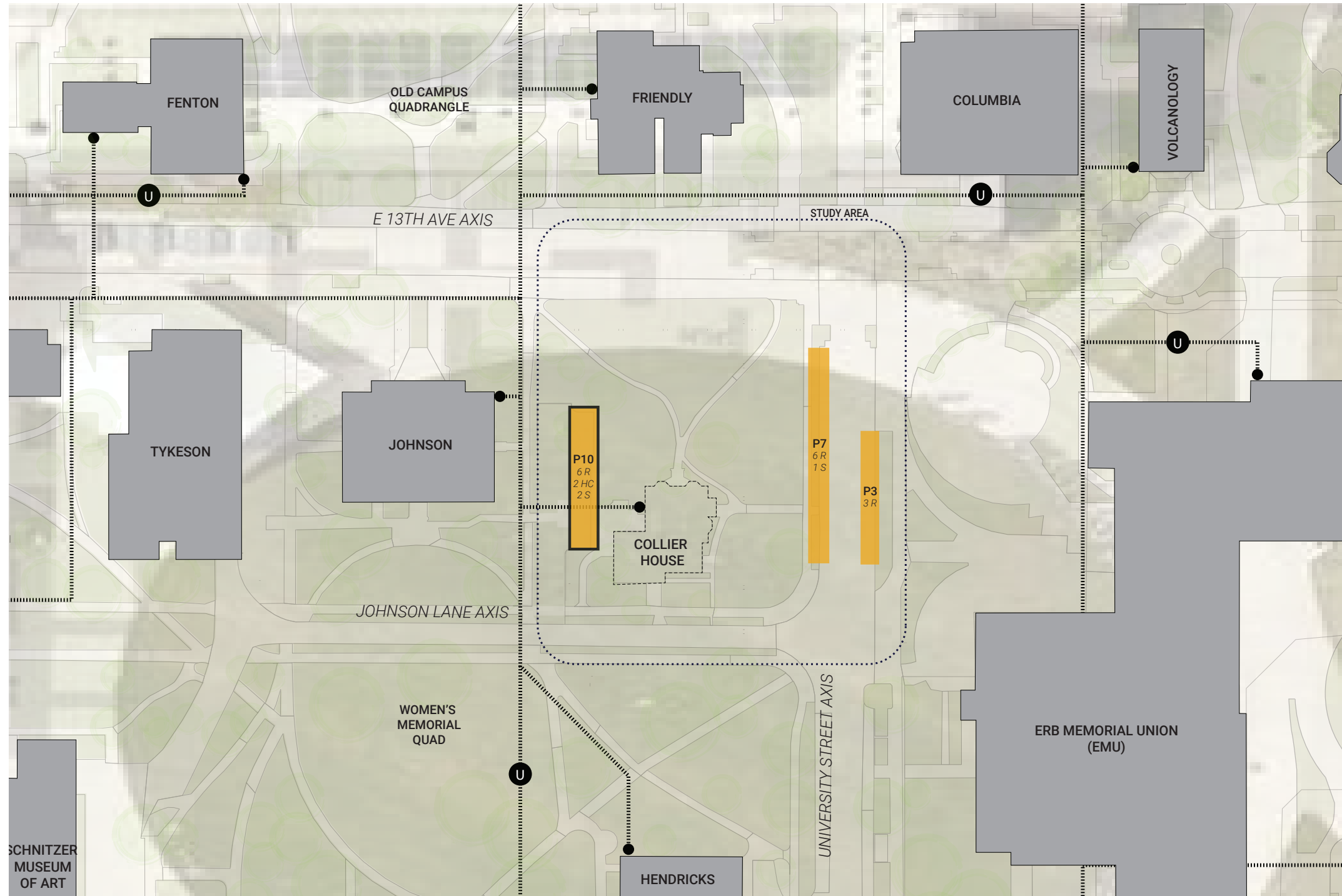
- KEY**
- CAMPUS PLAN DOS
 - FRAMEWORK VISION DOS
 - REGULATING LINES
 - SIGNIFICANT TREES
 - EDUCATIONAL TREES

COLLIER HOUSE Pedestrian & Bike Circulation, Service Access






- KEY**
- SERVICE ROUTE
 - ↔ BICYCLE ROUTE
 - ↔ PEDESTRIAN CIRCULATION

COLLIER HOUSE Utilities and Parking

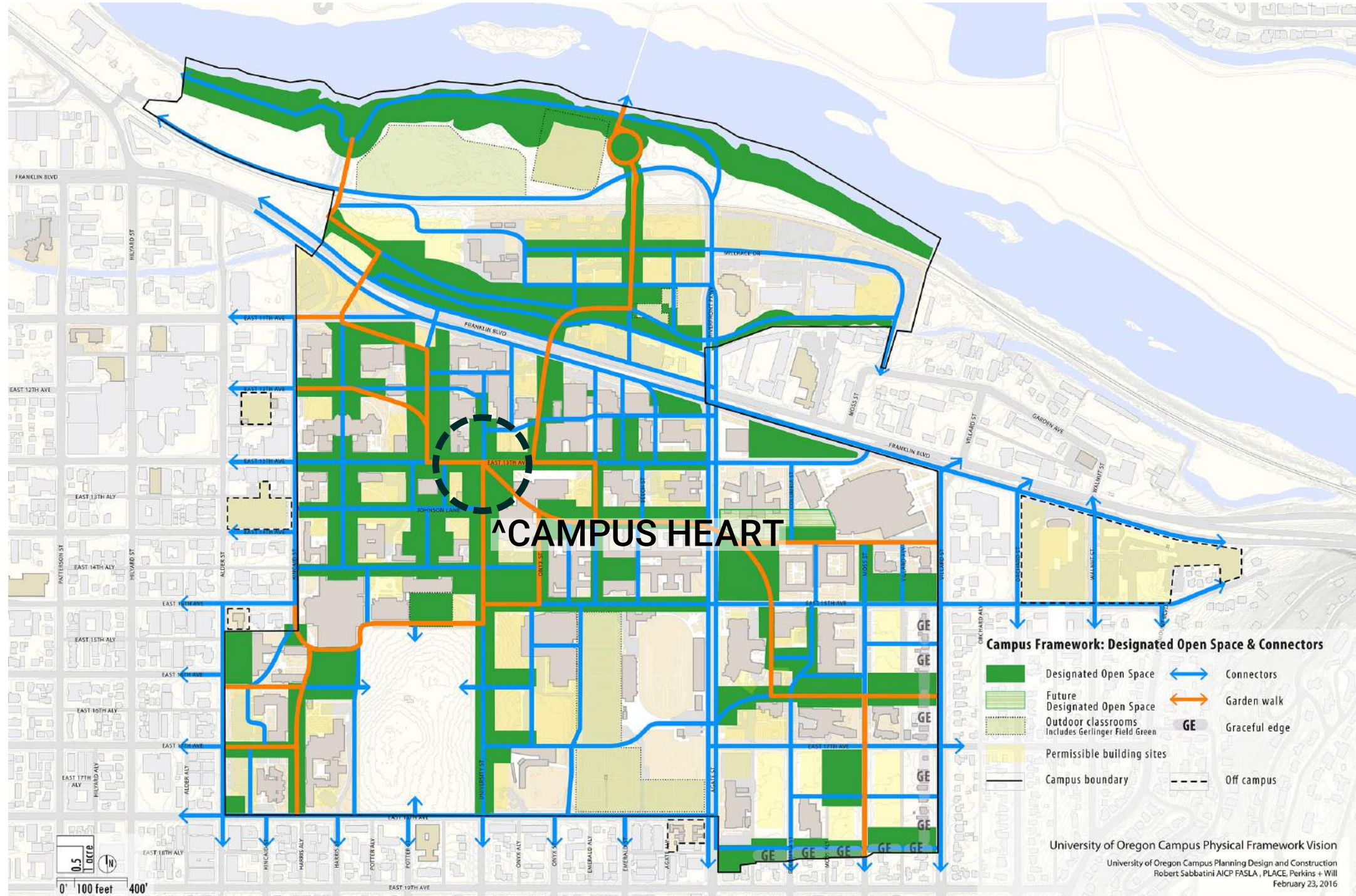


KEY

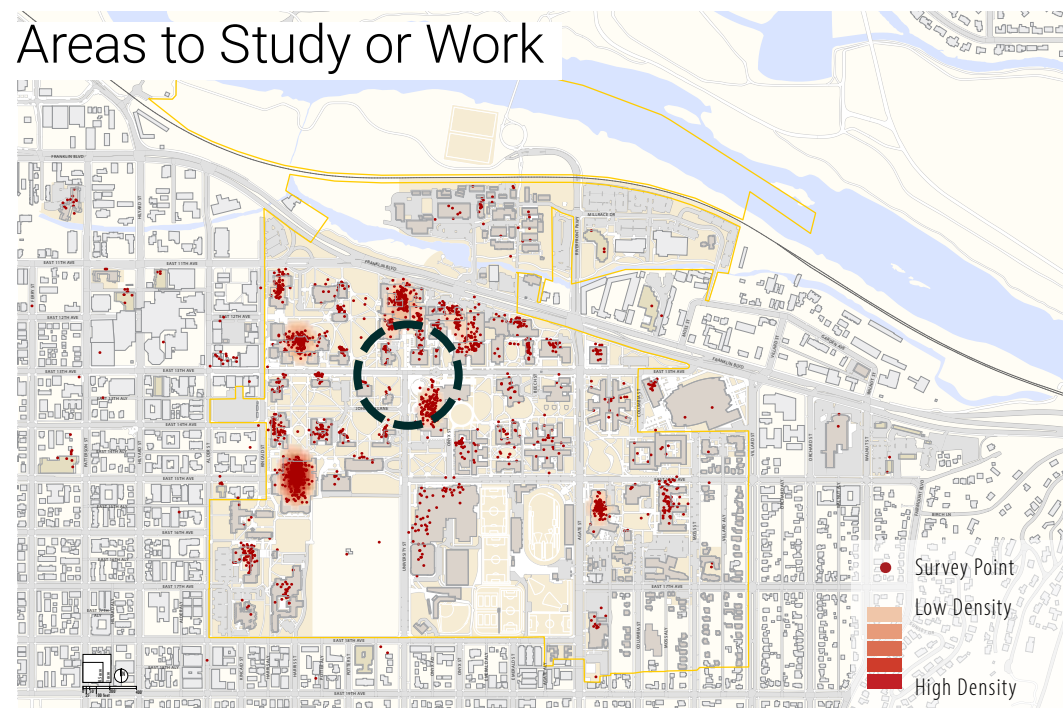
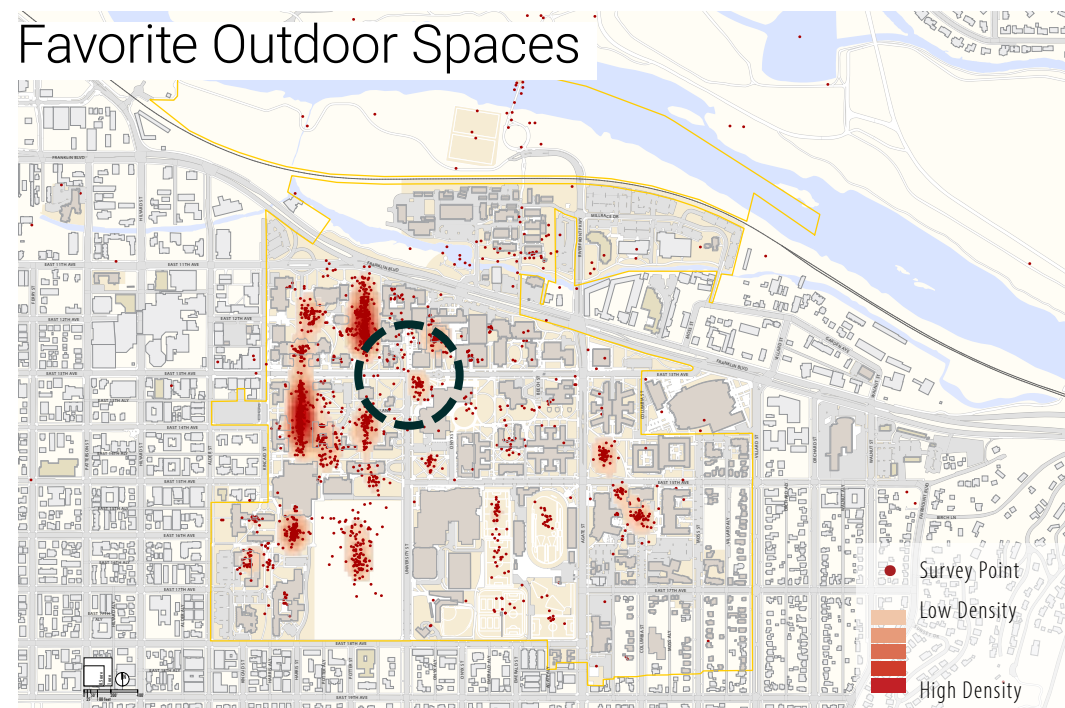
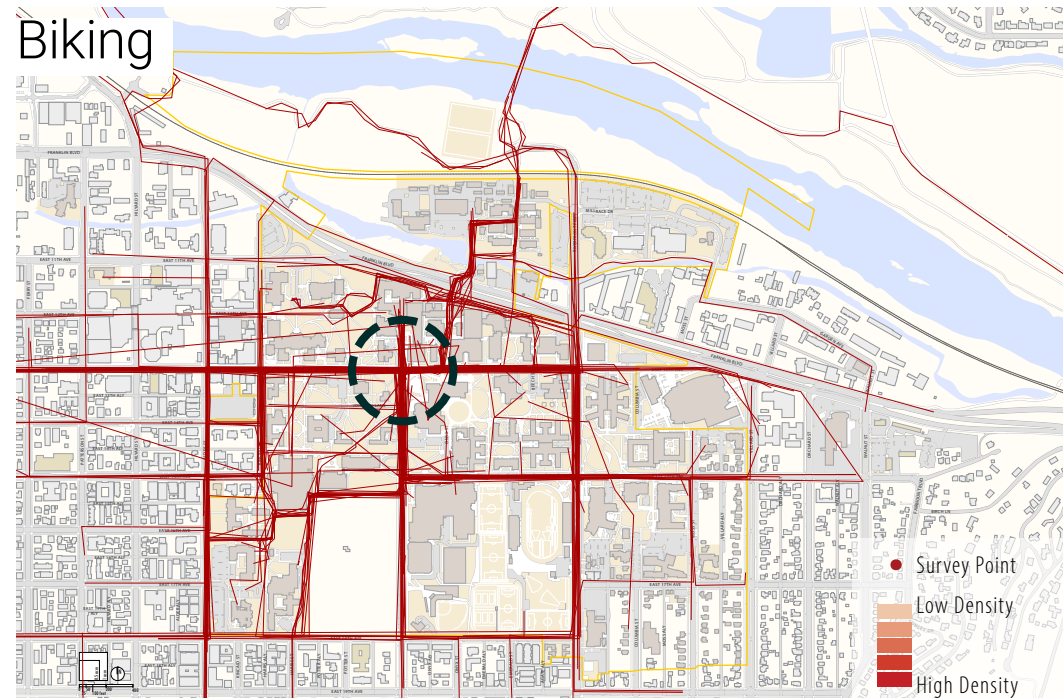
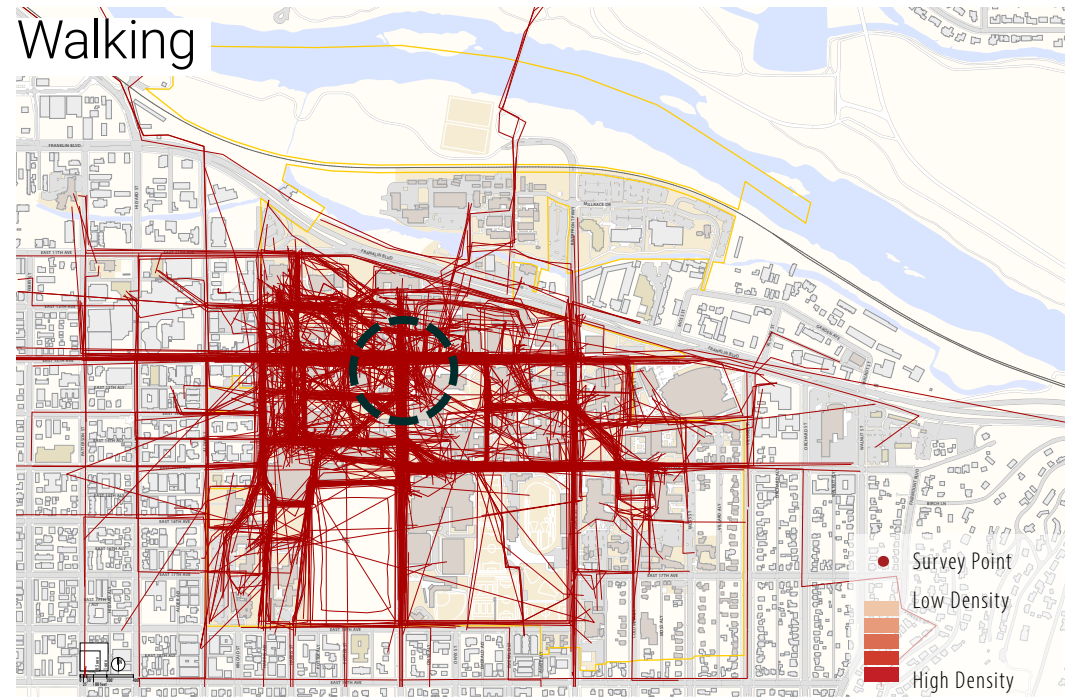
-  CAMPUS PARKING
-  CAMPUS PARKING TO REMAIN
-  UTILITY TUNNEL

Campus Heart Study

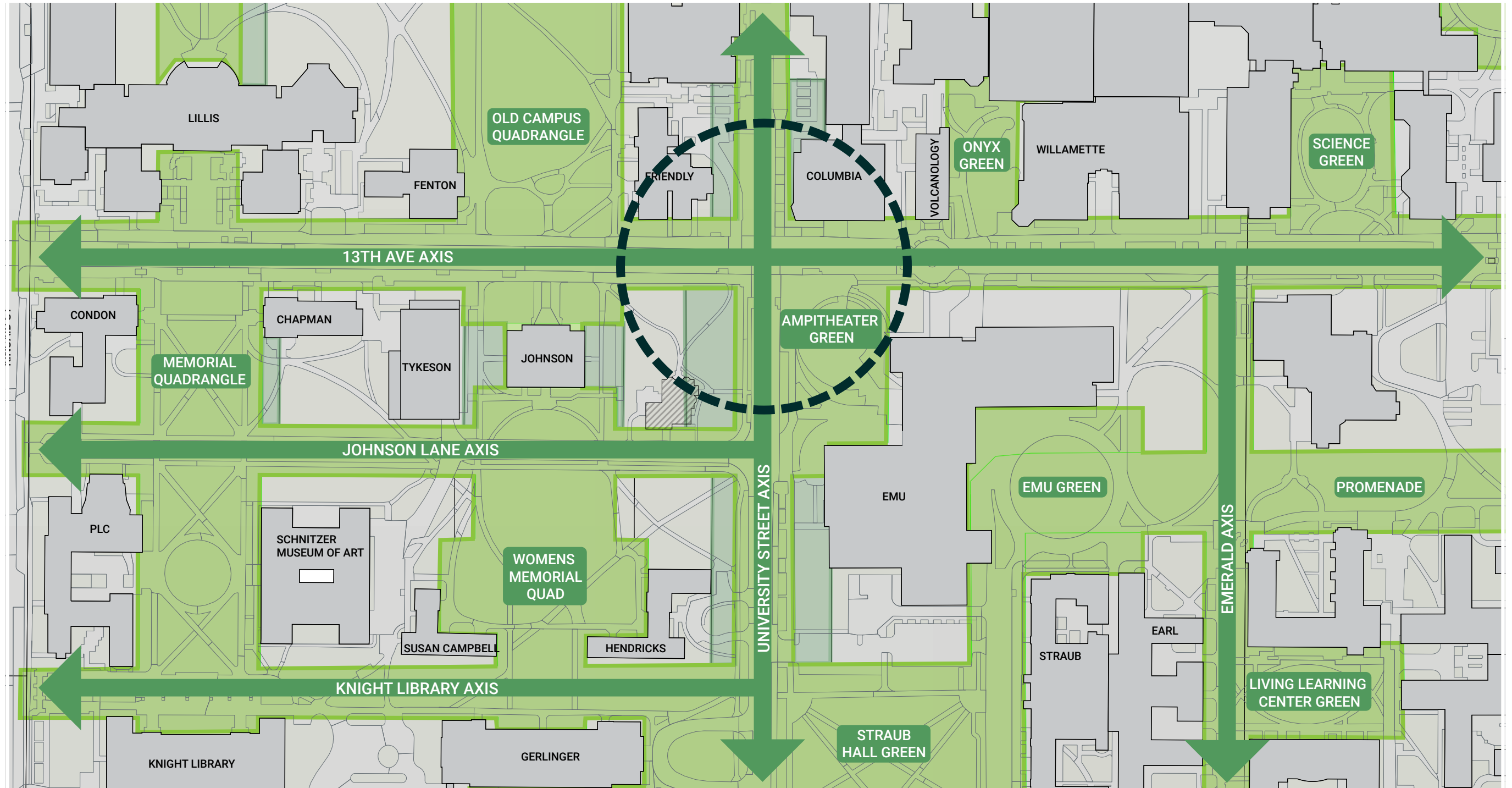
FVP Campus Framework



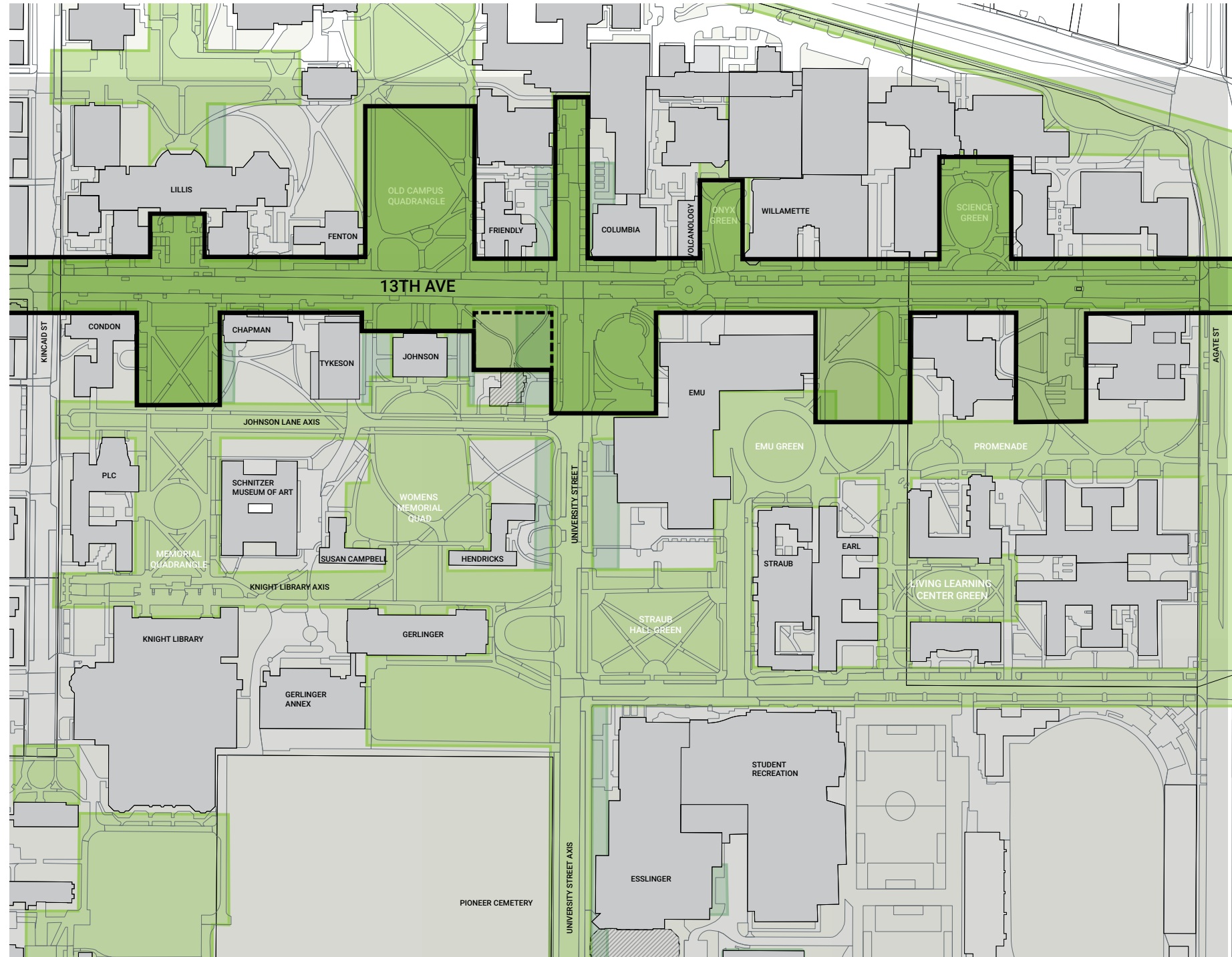
FVP Heat Maps



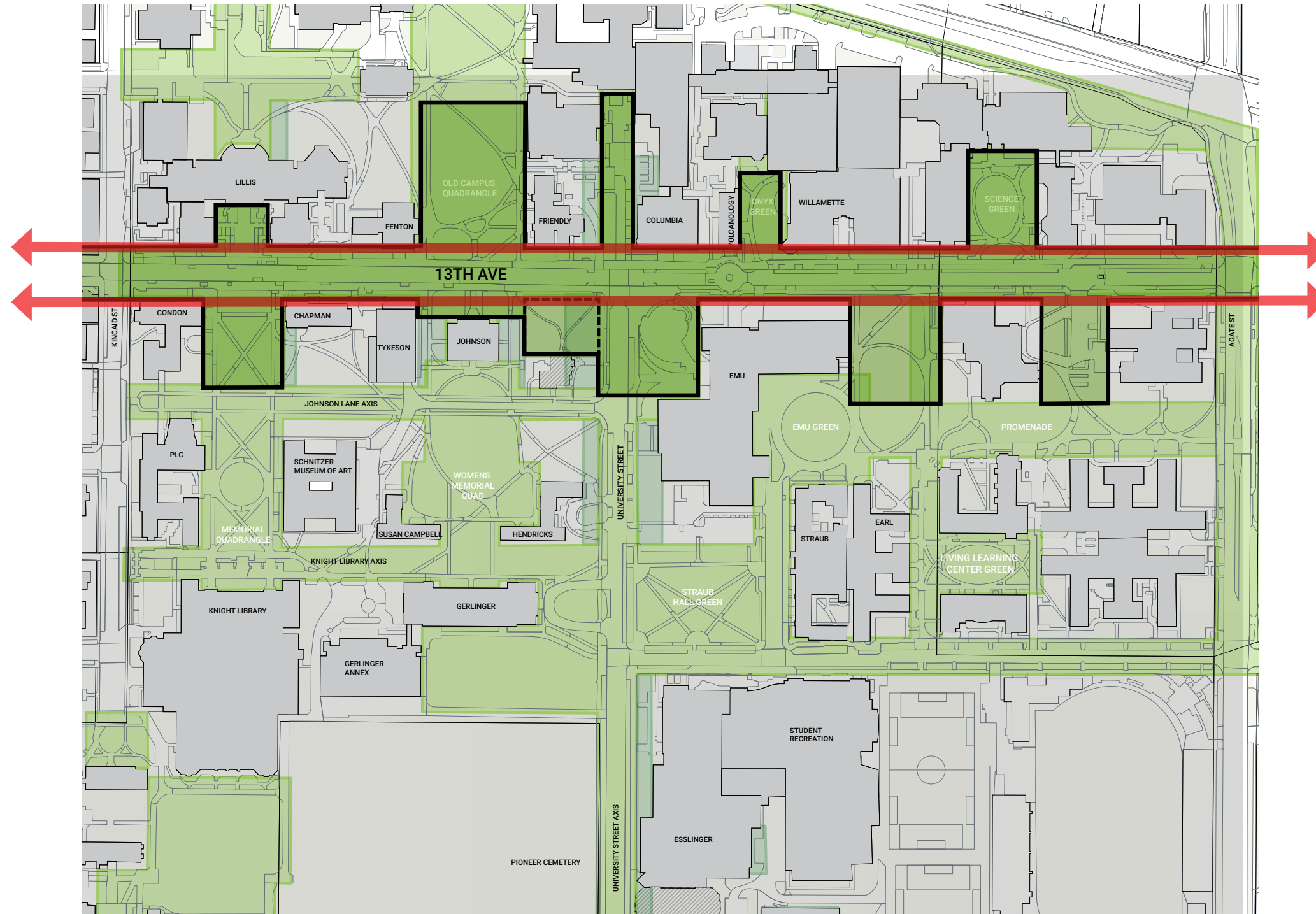
Open Space



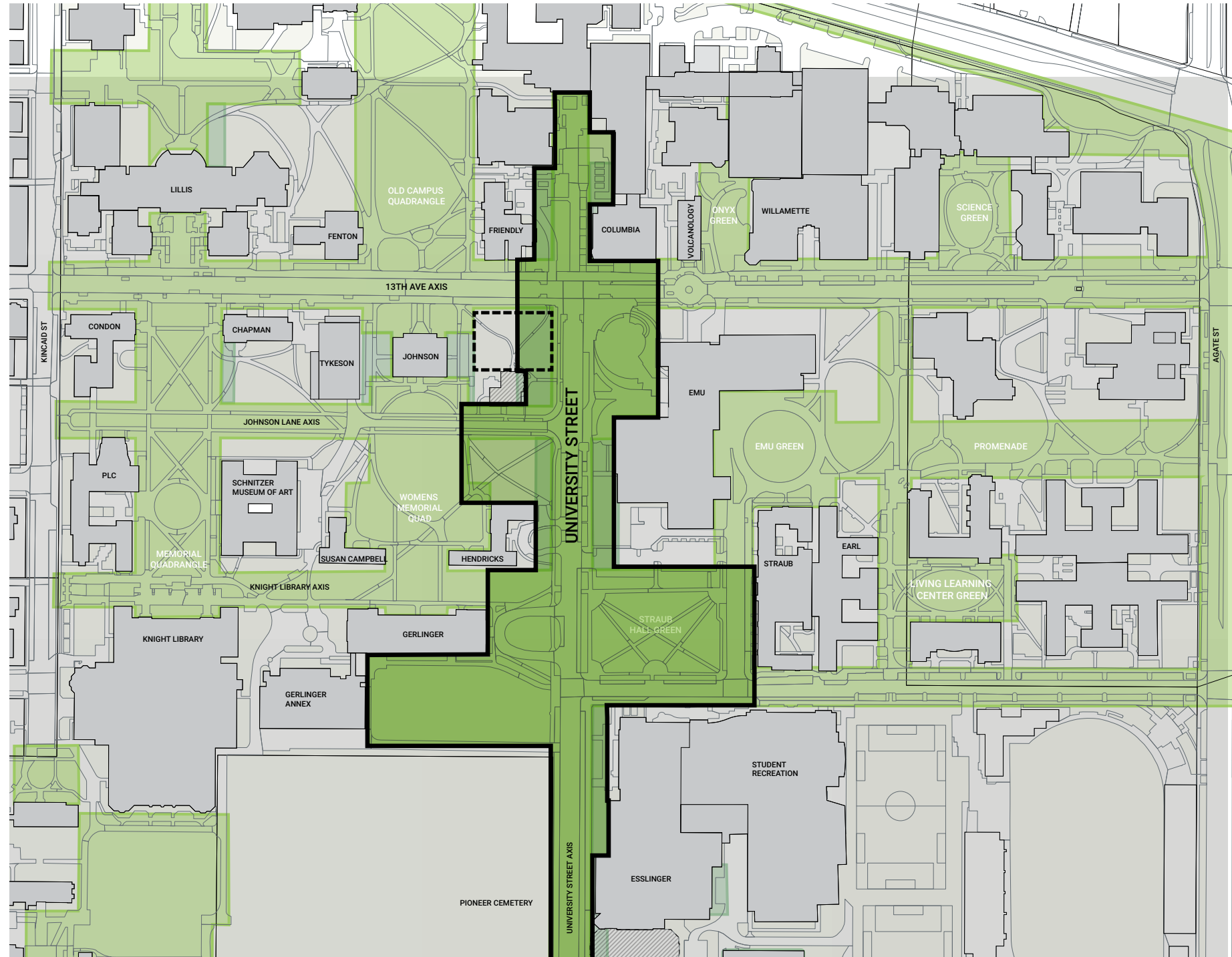
Reinforced Open Space - 13th Ave



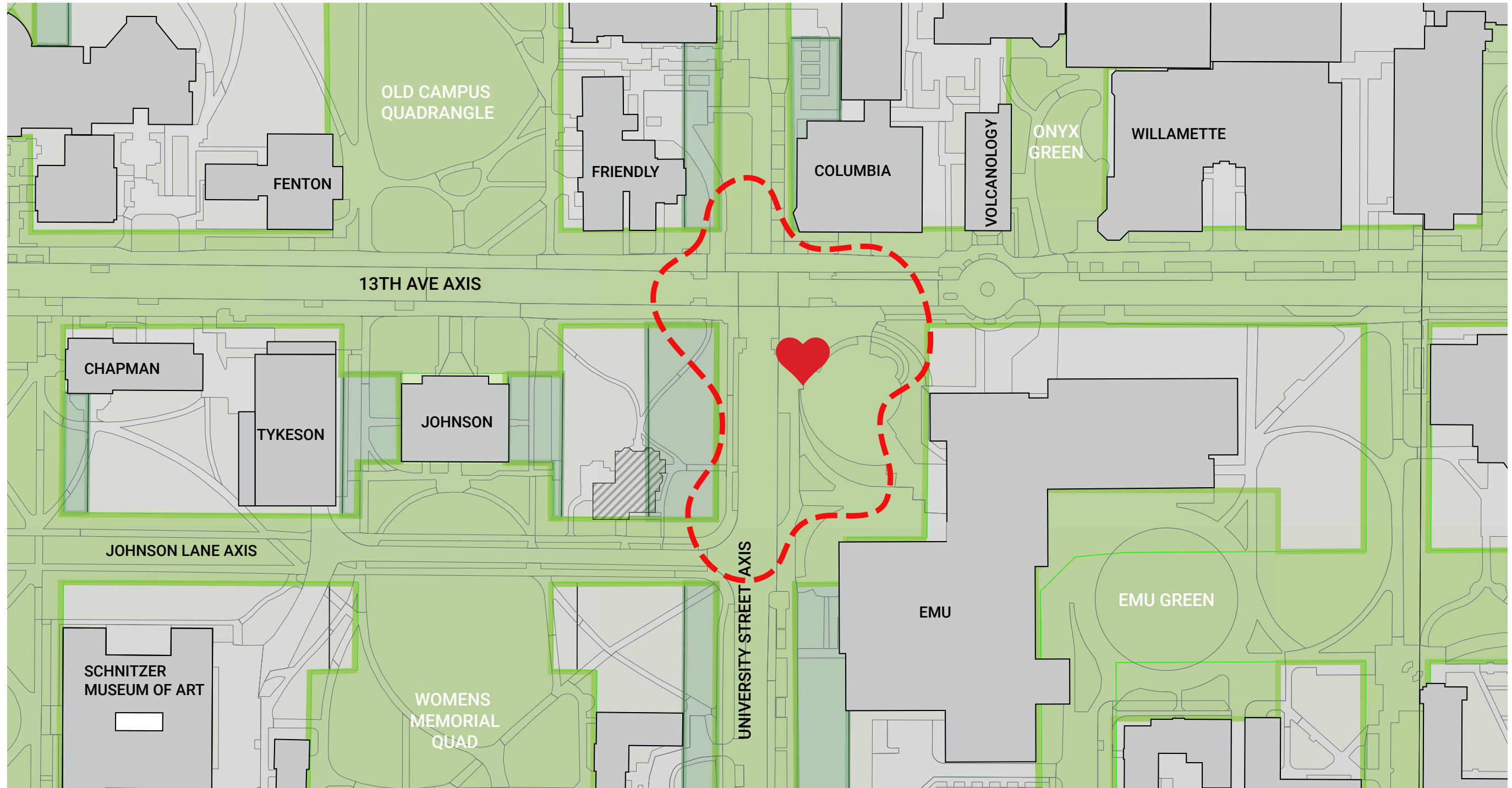
Reinforced Open Space - 13th Ave



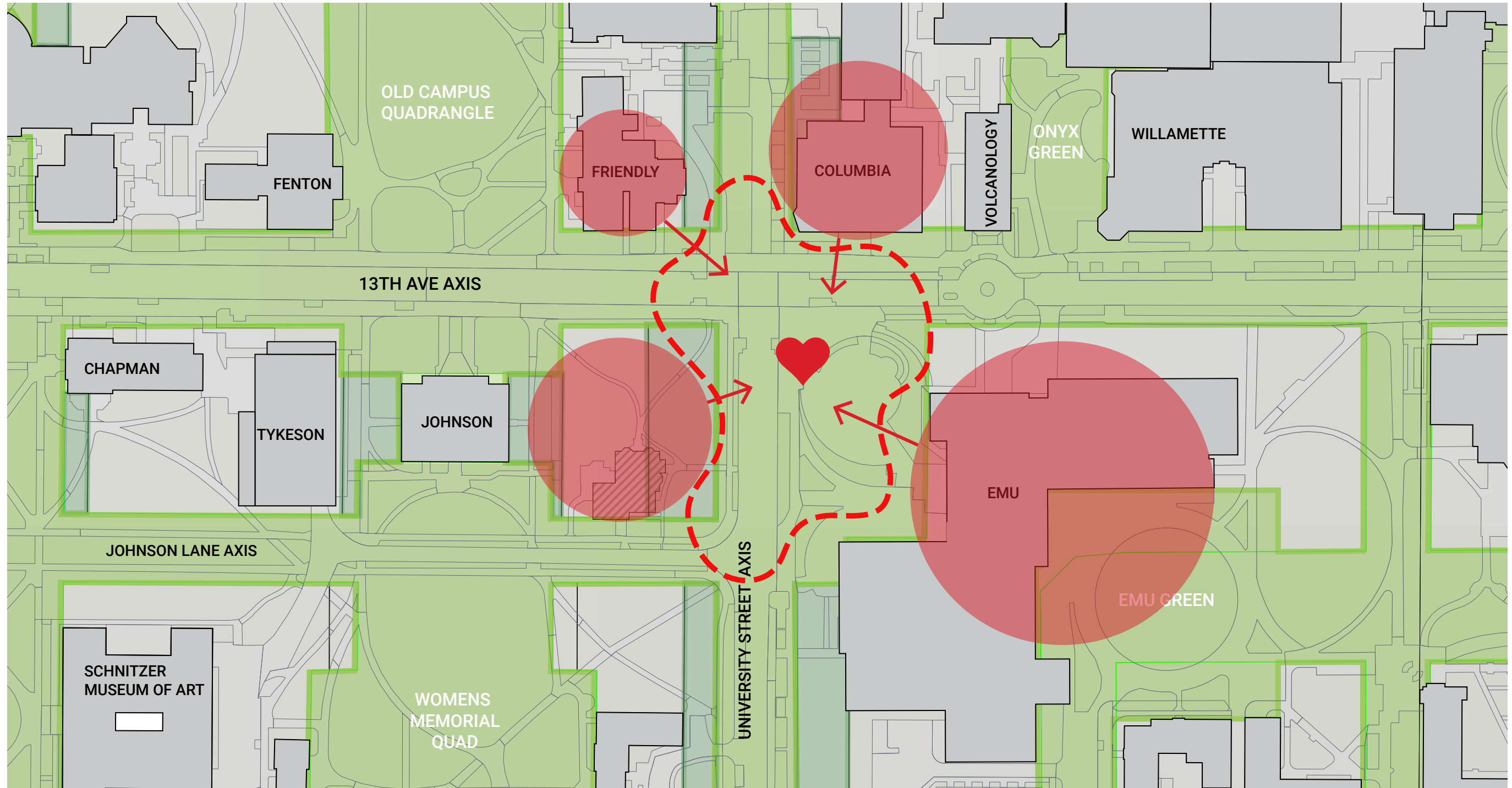
Open Space - University Street



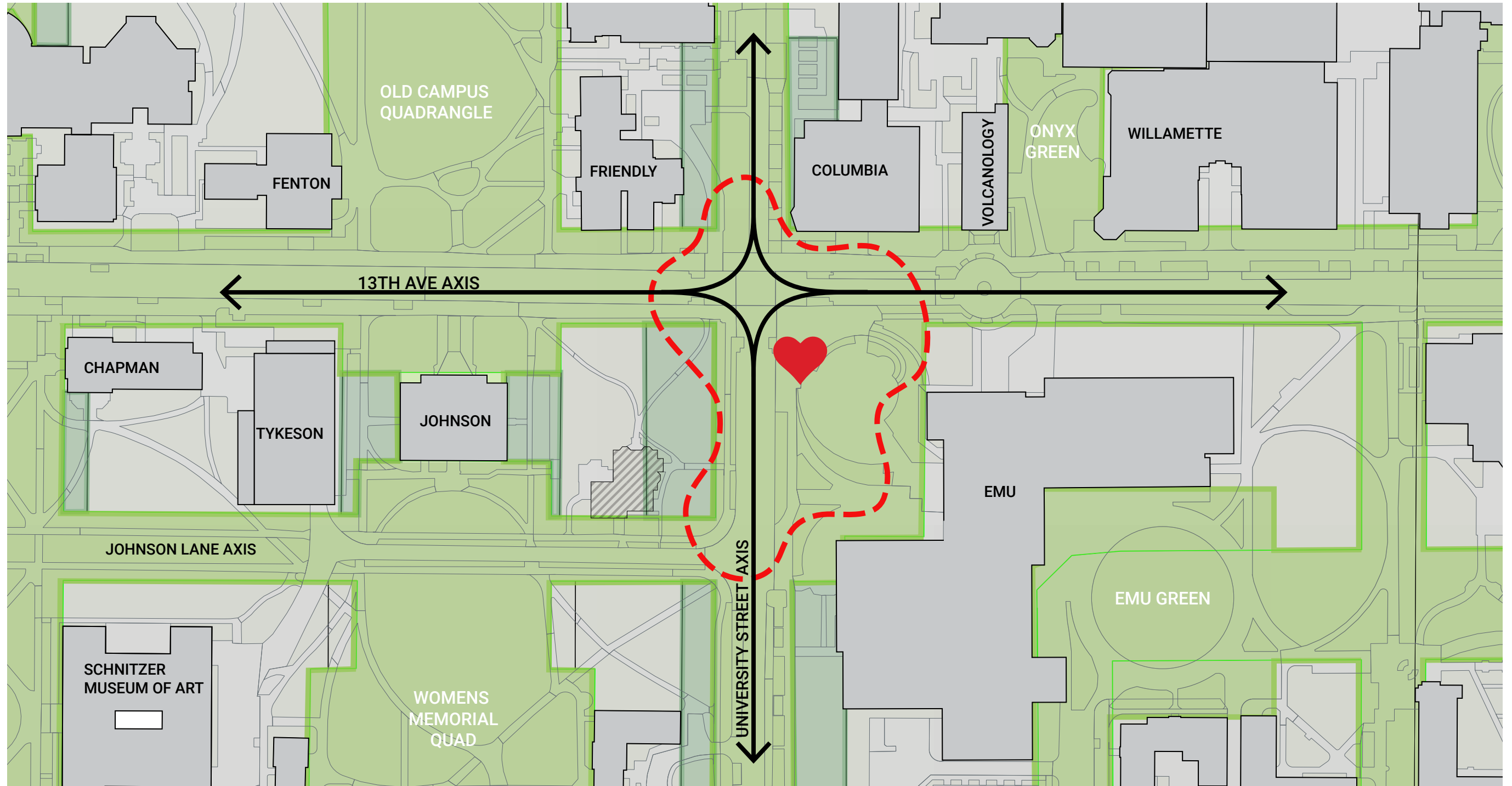
Campus Heart Area | Existing



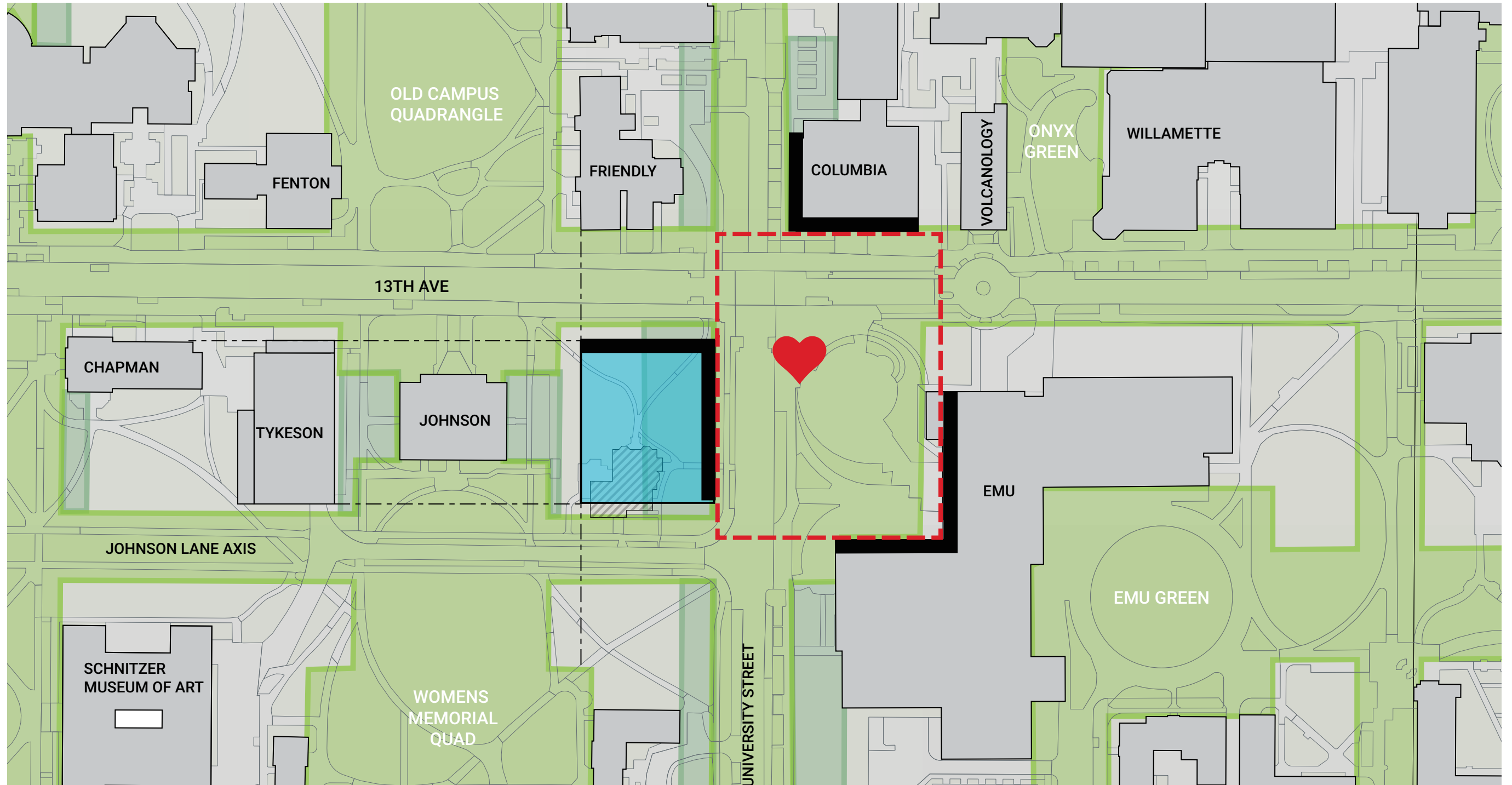
Campus Heart Contributing Energy



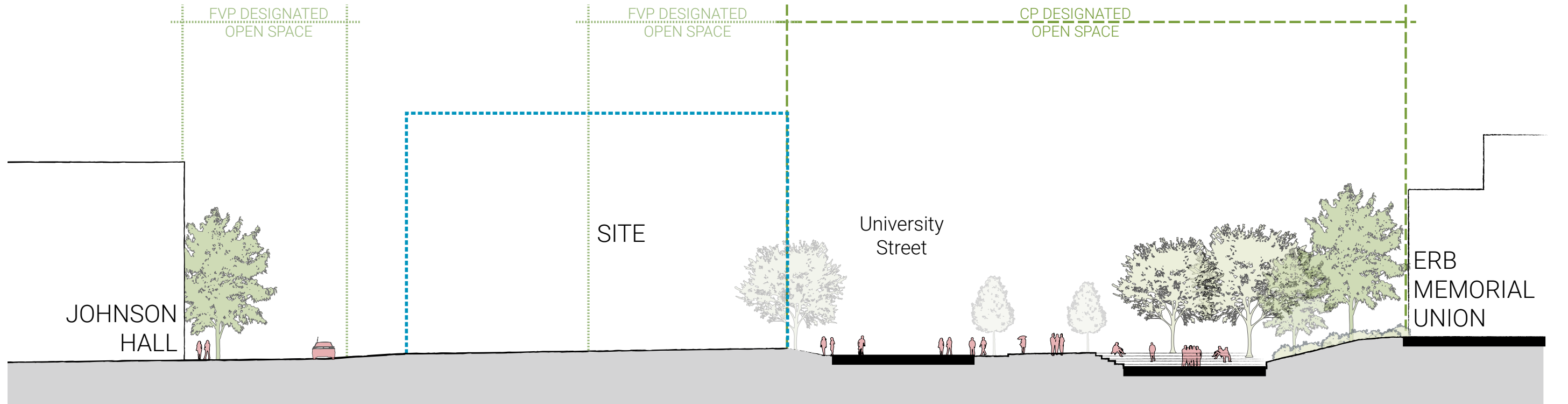
Campus Heart Circulation



Campus Heart - Defined By Building Edges

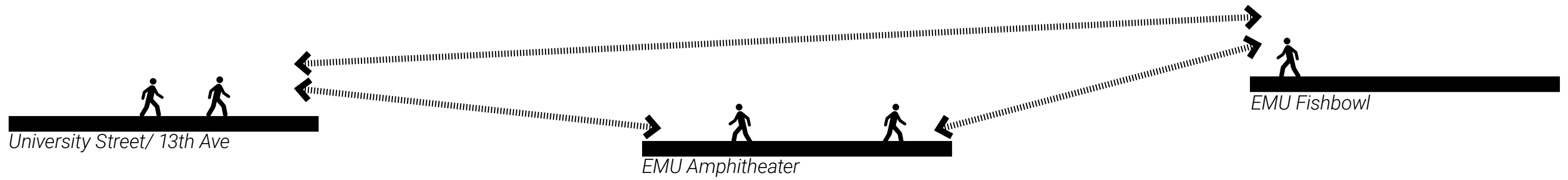


Campus Heart - Levels

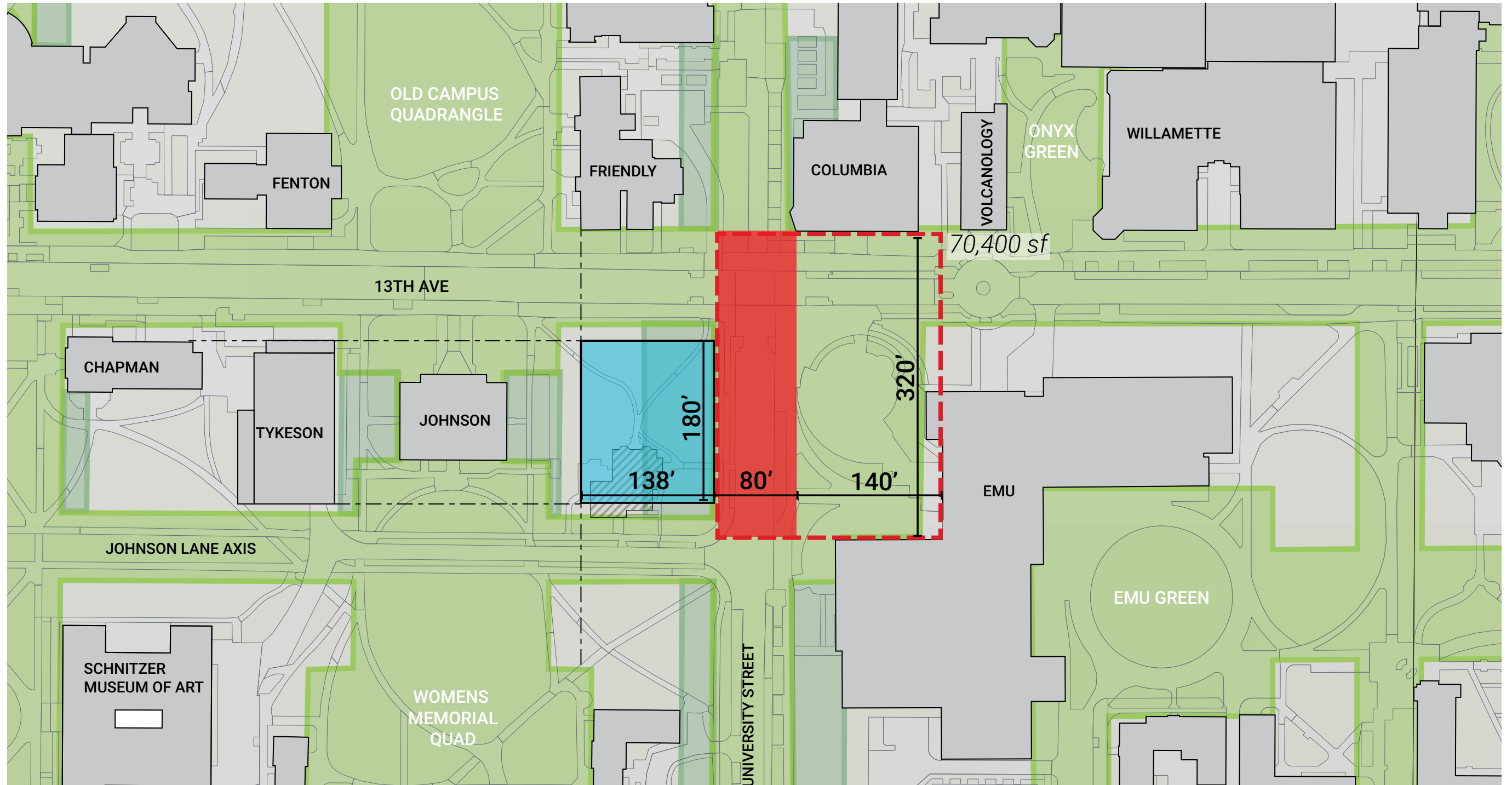


E/W SITE SECTION

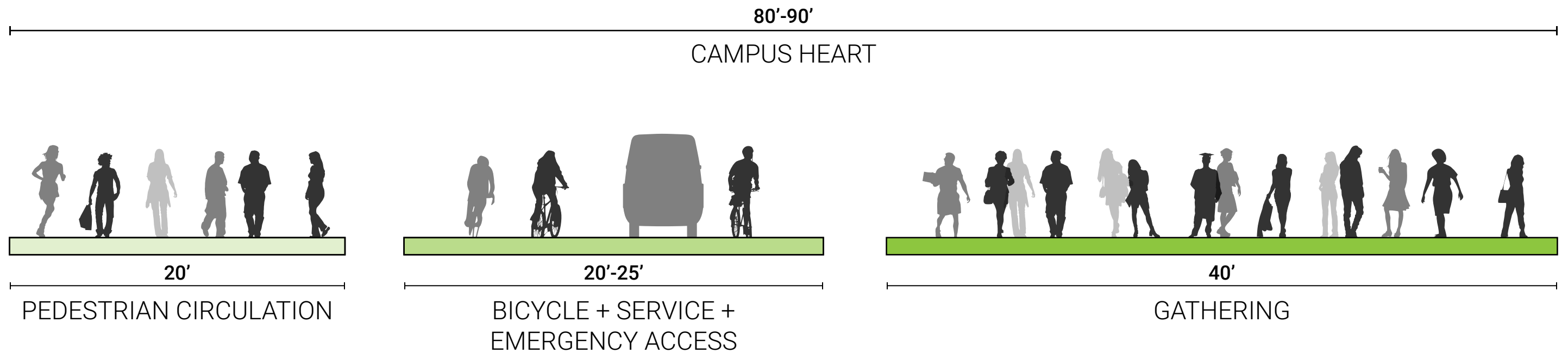
Campus Heart - Levels



Campus Heart - Building Footprint

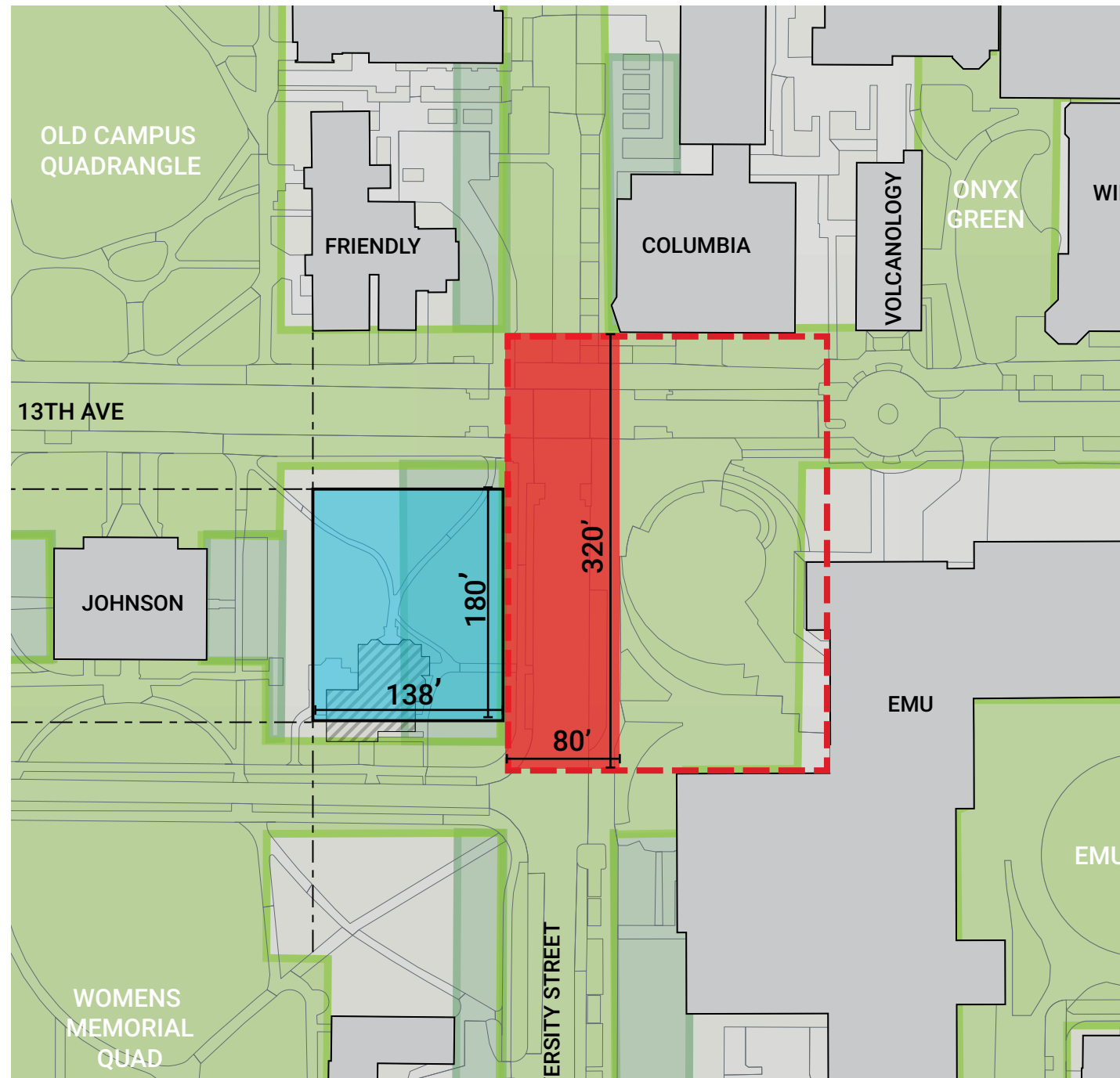


Campus Heart - Space Allocations

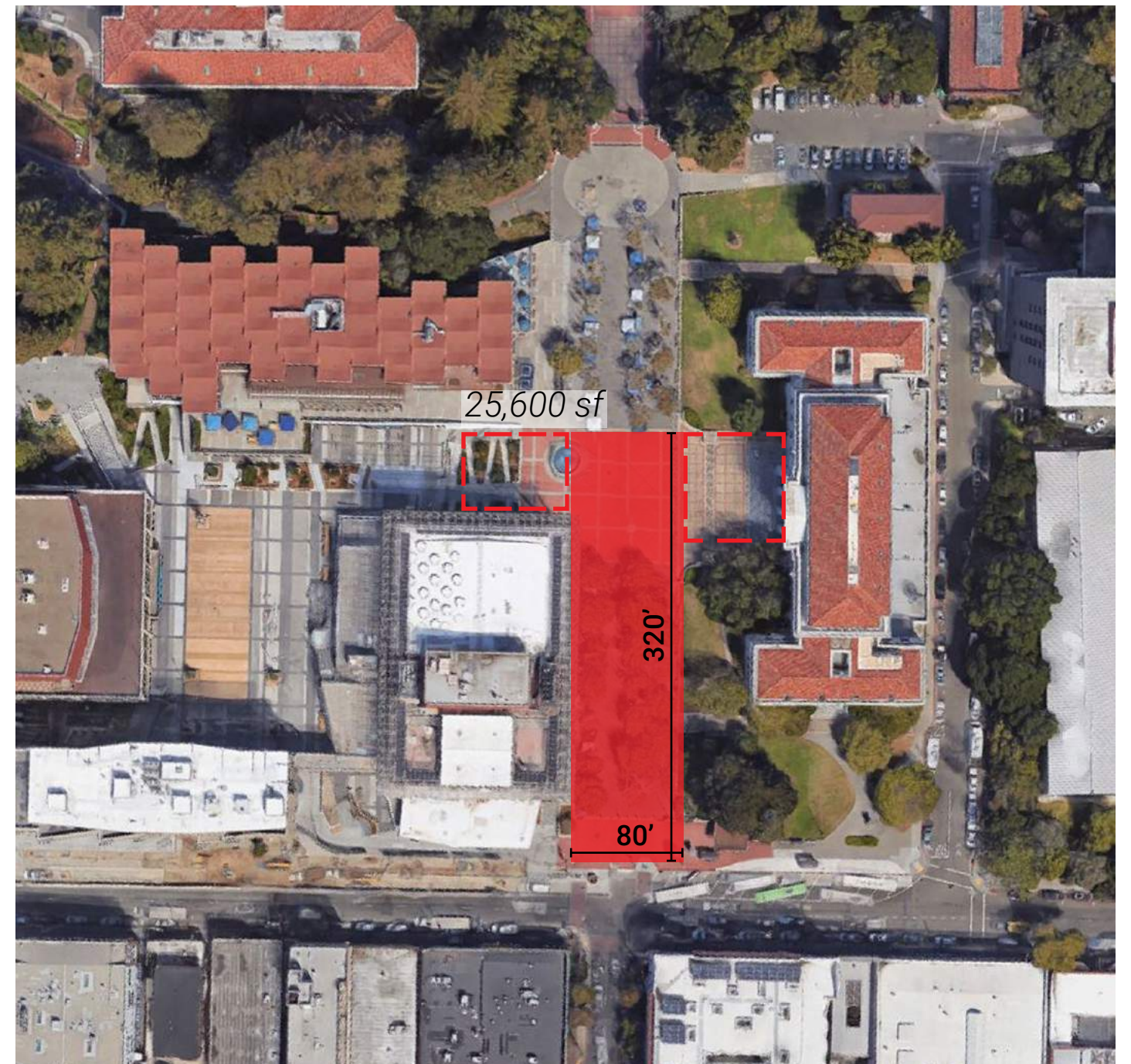


Campus Heart - Precedents

UO - 23,500 STUDENTS



UPPER SPROUL PLAZA - UC BERKELEY - 41,000 STUDENTS



Campus Heart - Precedents

UPPER SPROUL PLAZA - UC BERKELEY - 41,000 STUDENTS

Daily Activity



Small Event

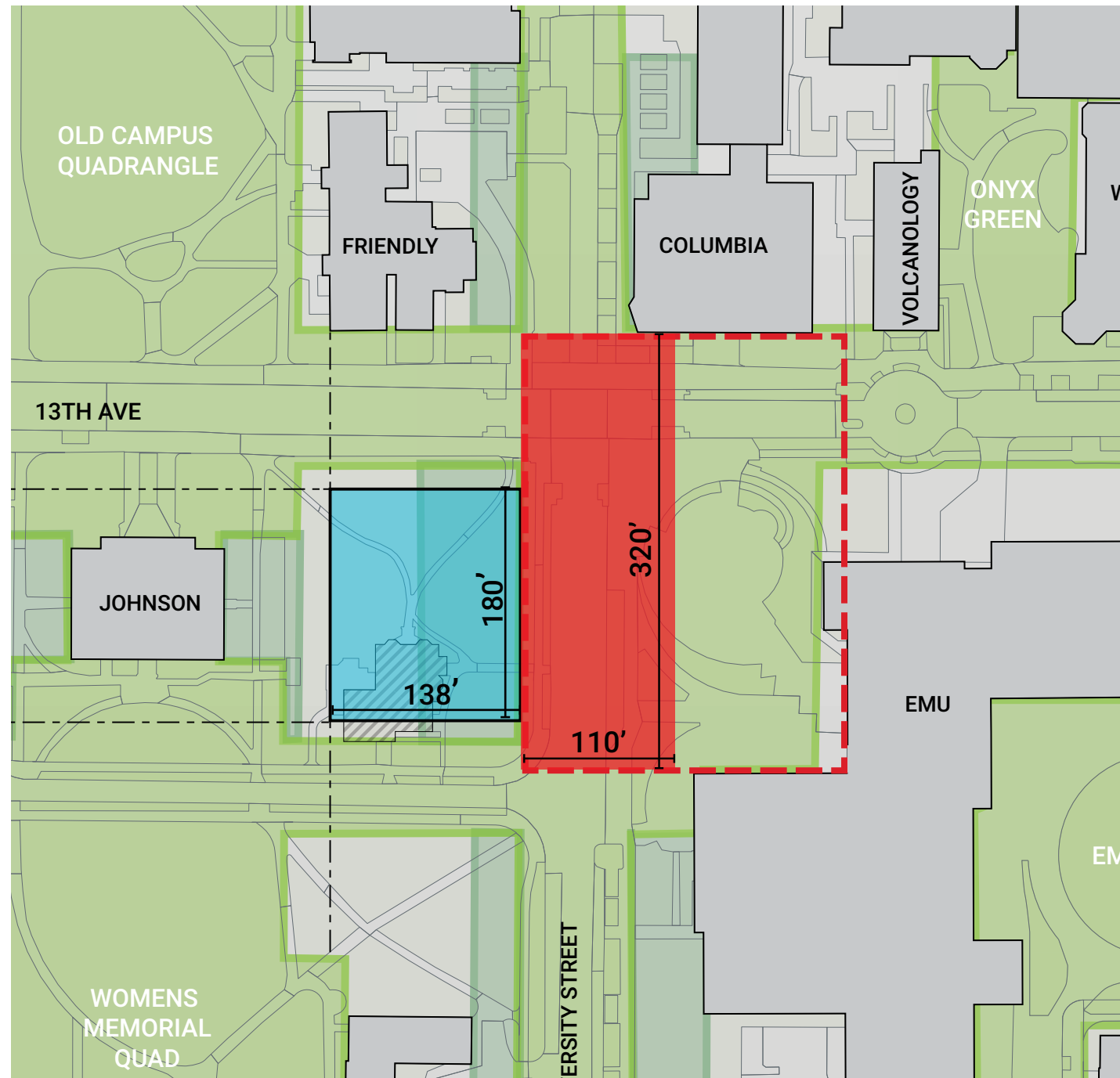


Large Event

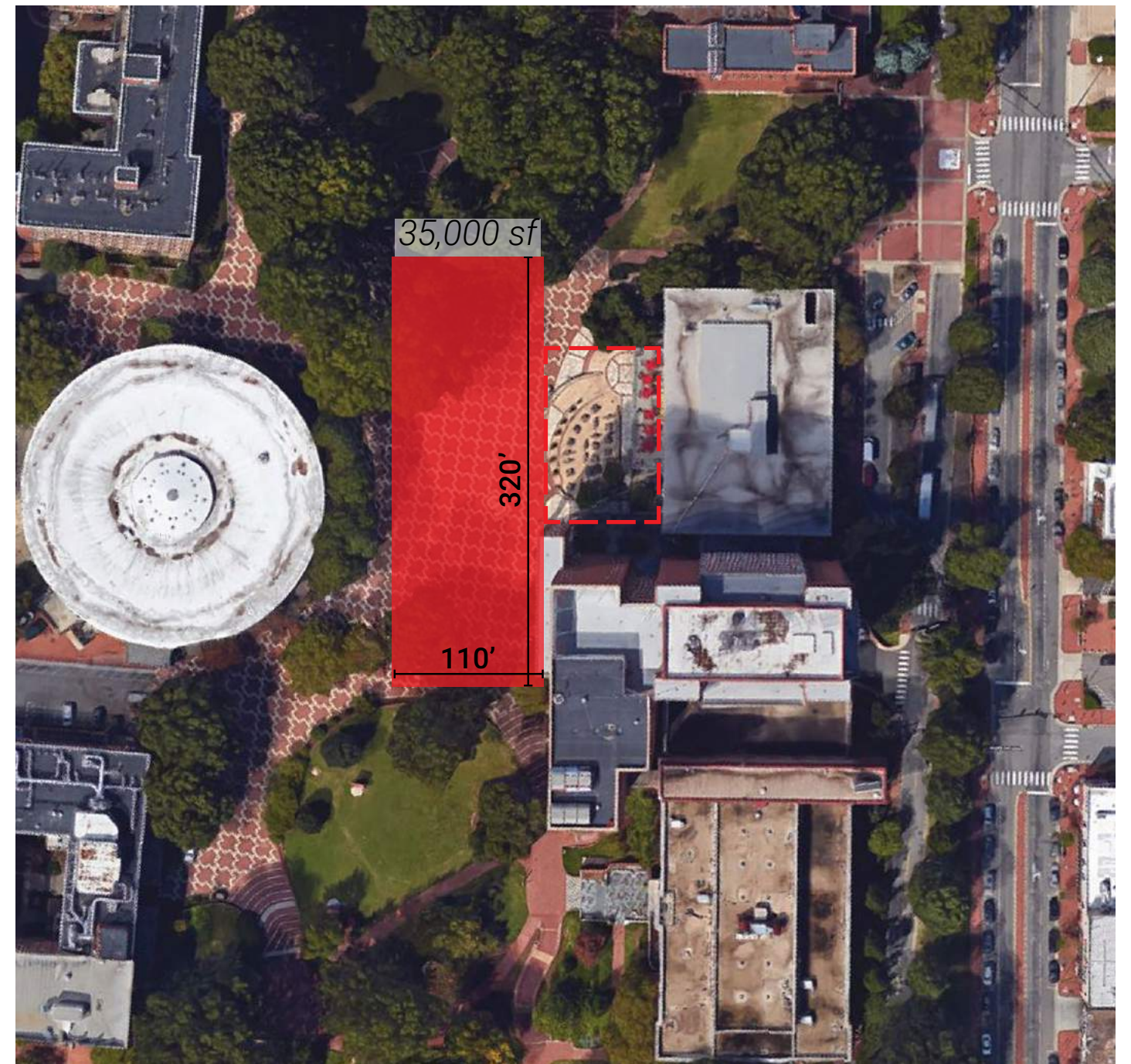


Campus Heart - Precedents

UO - 23,500 STUDENTS



THE BRICK YARD - NORTH CAROLINA STATE - 34,000 STUDENTS



Campus Heart - Precedents

THE BRICK YARD - NORTH CAROLINA STATE - 34,000 STUDENTS

Daily Activity



Small Event

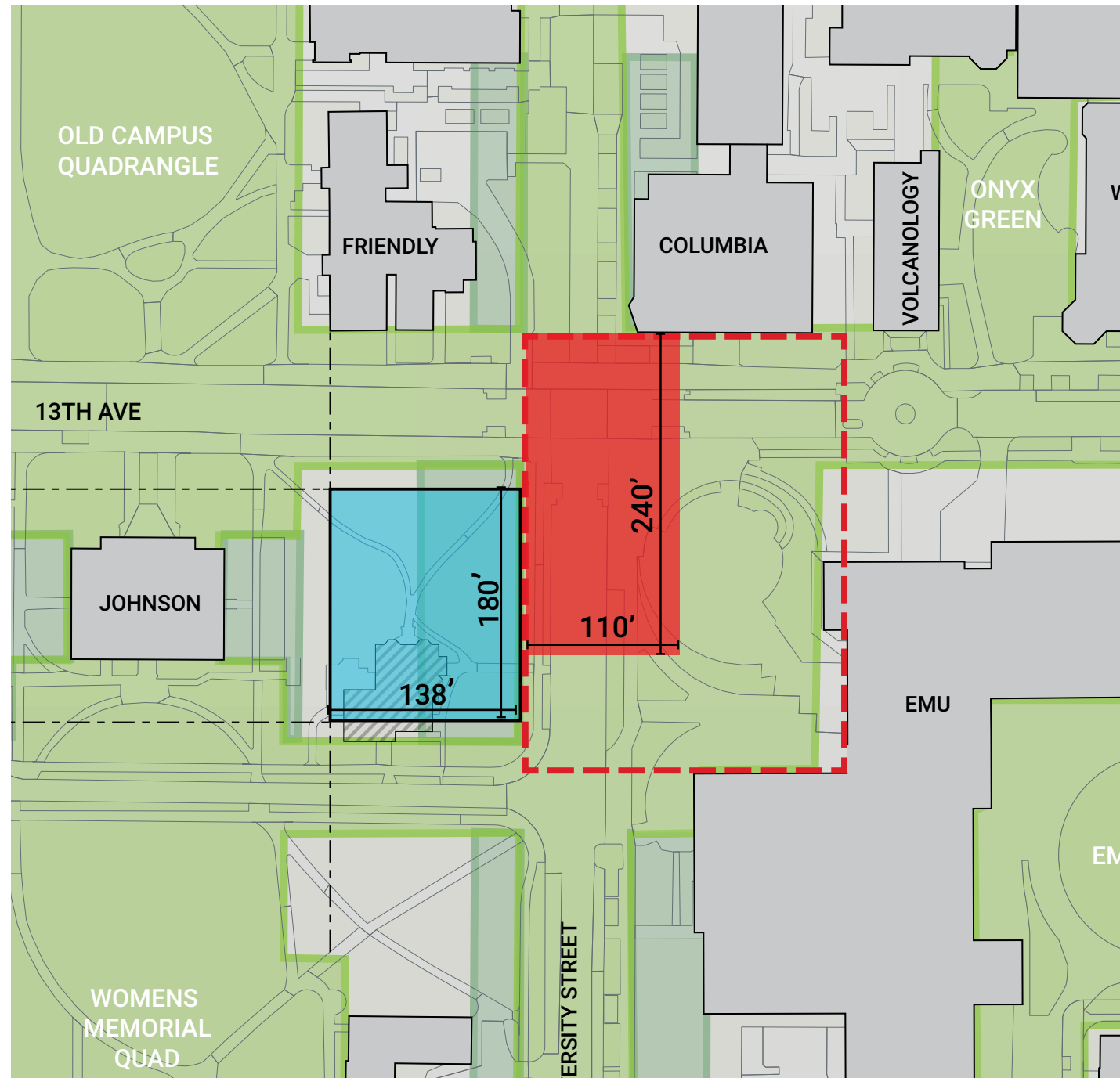


Large Event

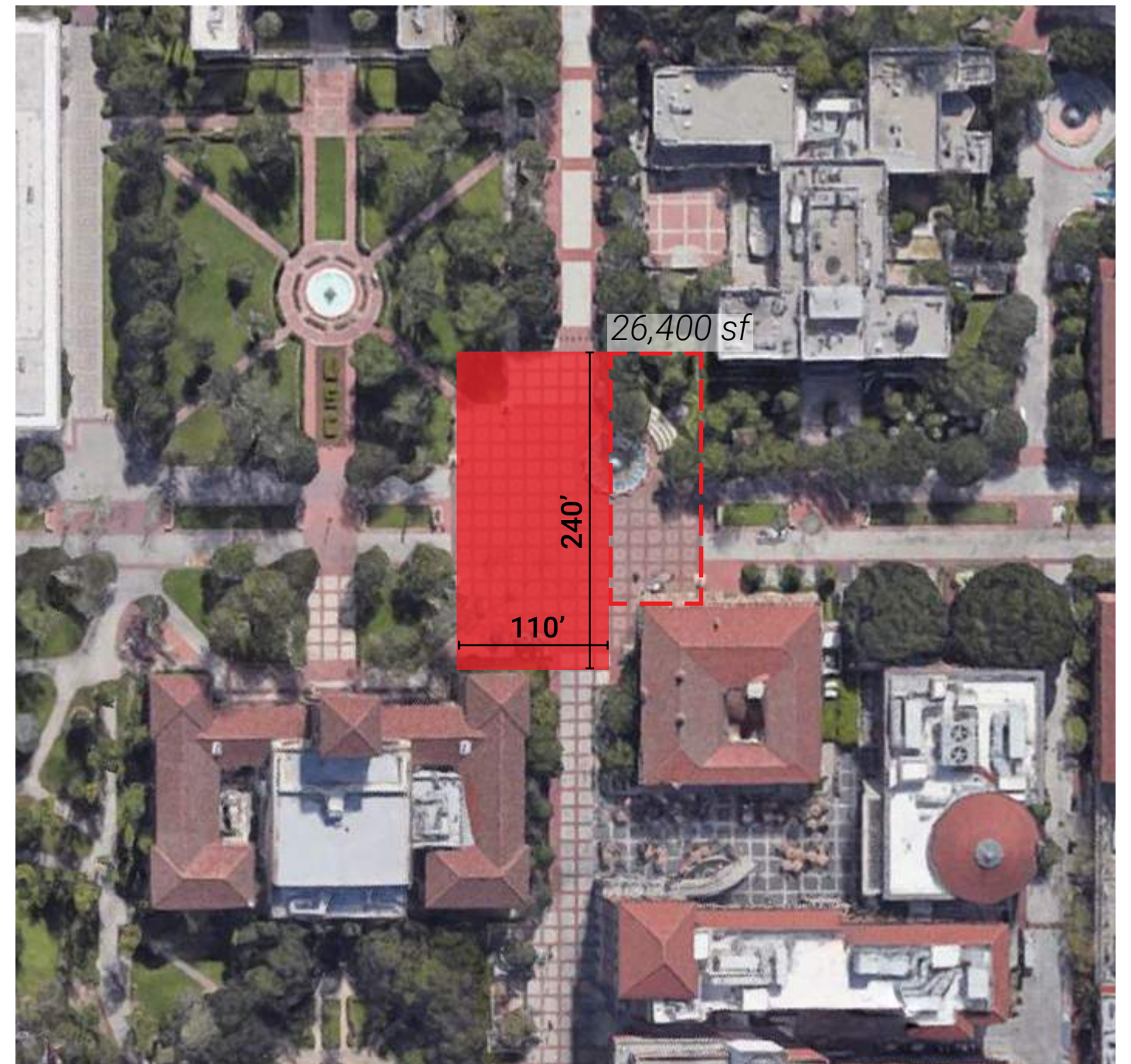


Campus Heart - Precedents

UO - 23,500 STUDENTS



CAMPUS CENTER - USC - 44,000 STUDENTS



Campus Heart - Precedents

CAMPUS CENTER - USC - 44,000 STUDENTS

Daily Activity



Small Event



Large Event



COLLIER HOUSE Criteria #3 – Open Space Framework

THE FRAMING OF OPEN SPACE

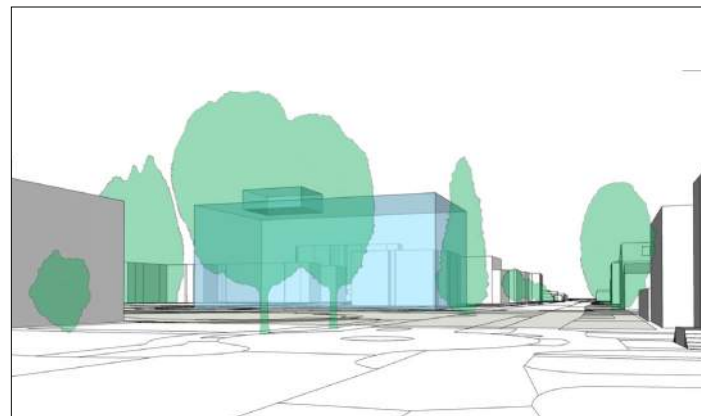
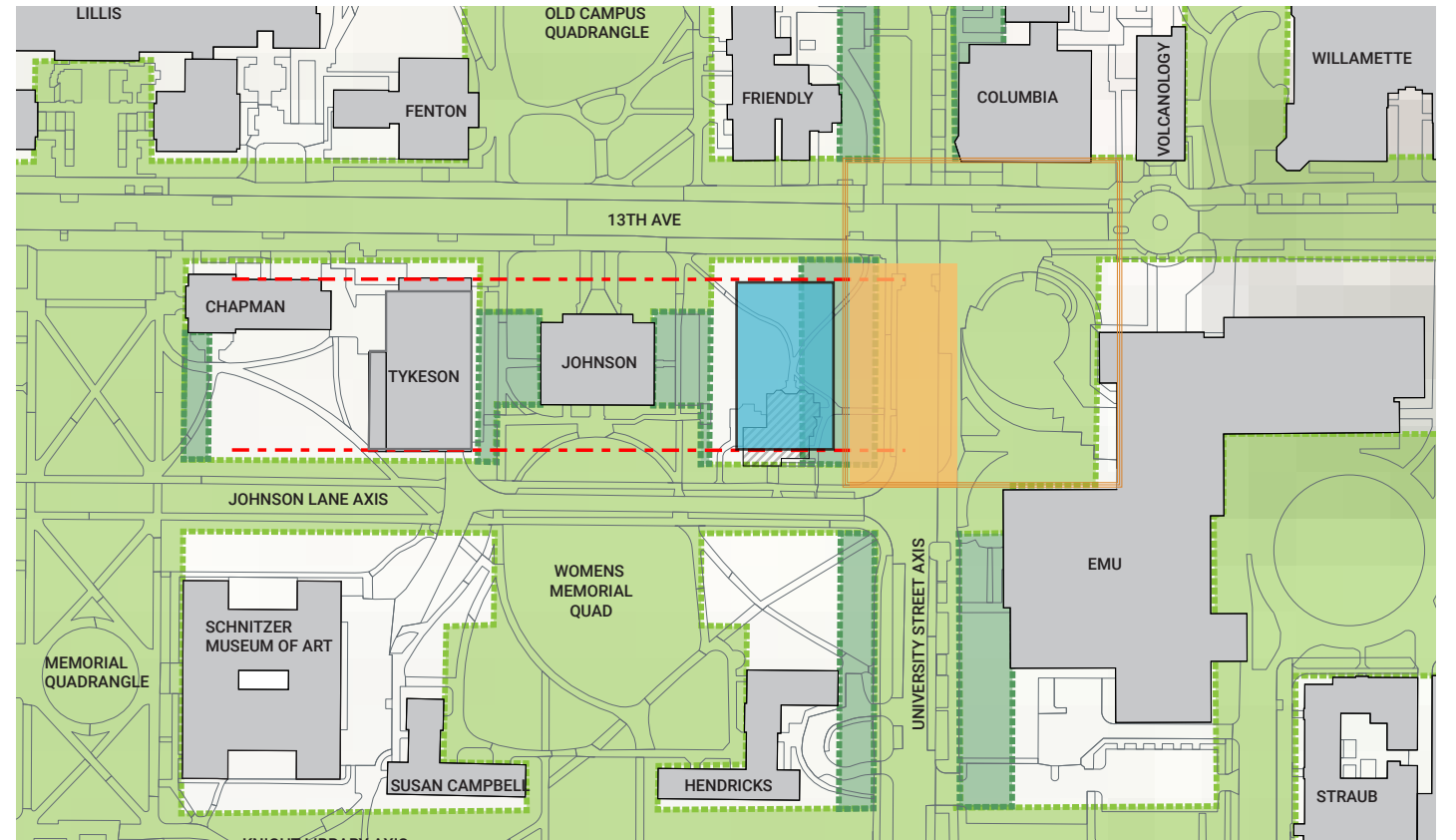
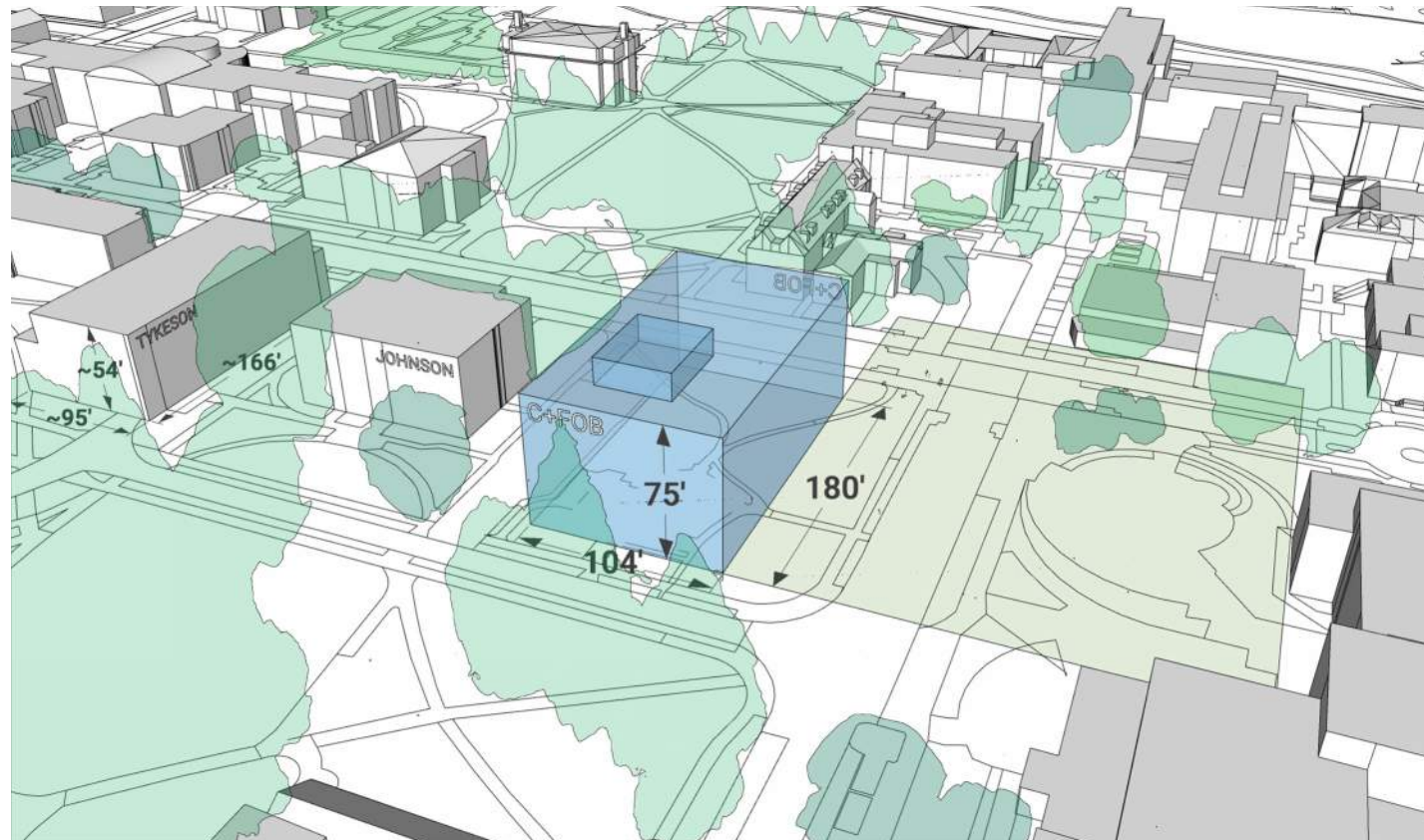


COLLIER HOUSE Criteria #3 – Open Space Framework

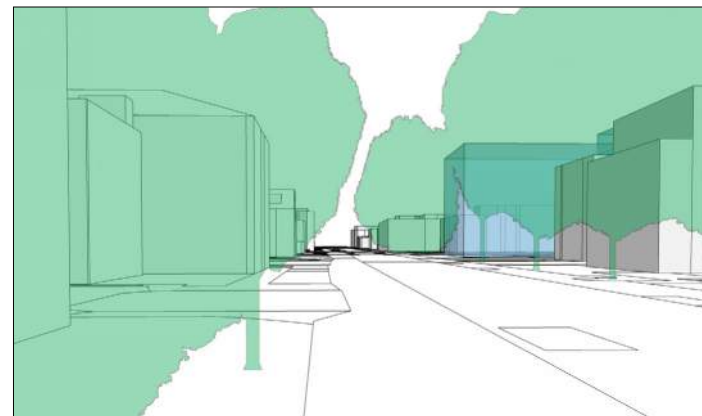


COLLIER HOUSE Criteria #4 – Density

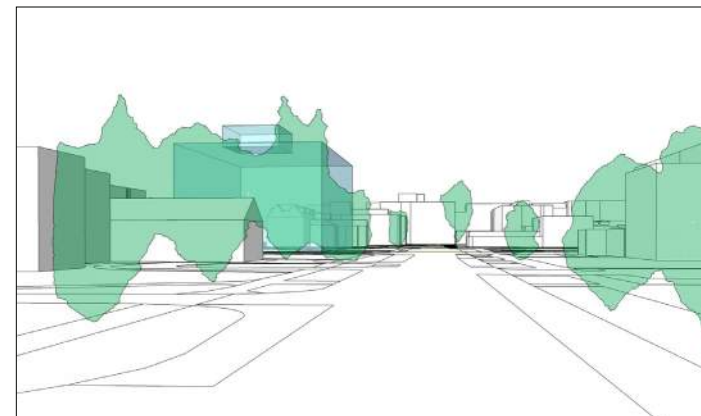
OPTION 1



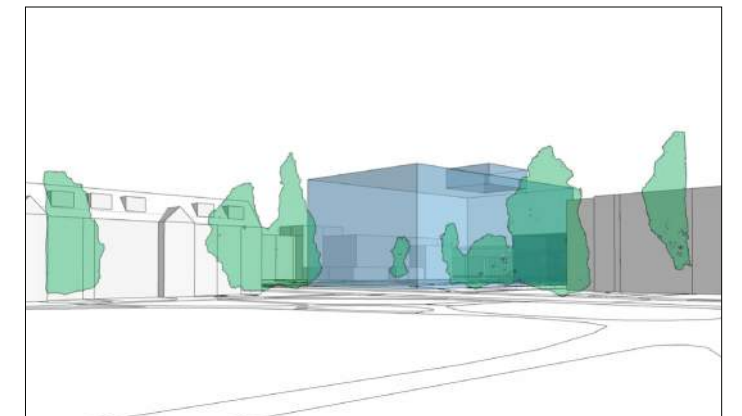
13TH AVE - LOOKING WEST



13TH AVE - LOOKING EAST



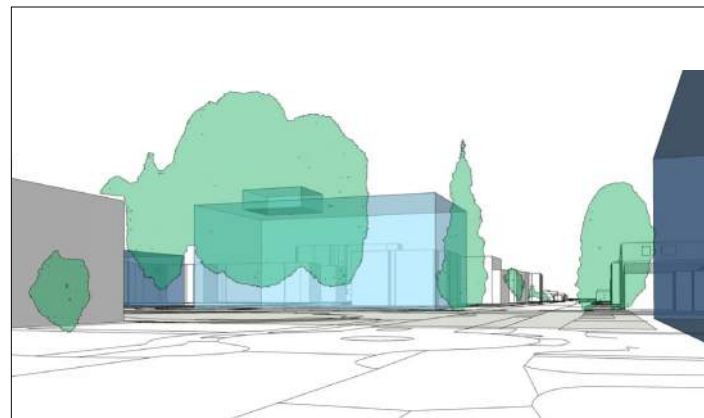
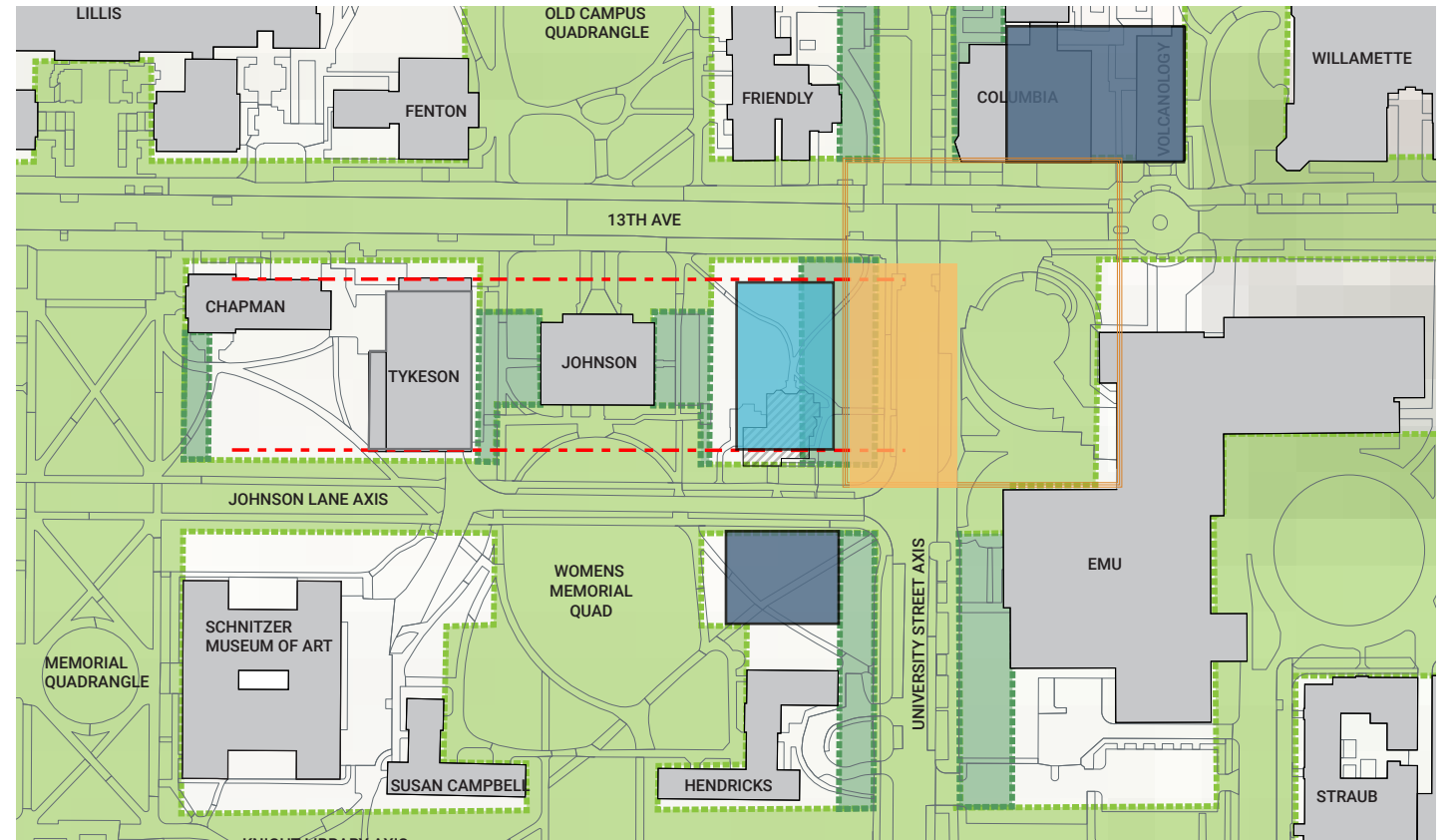
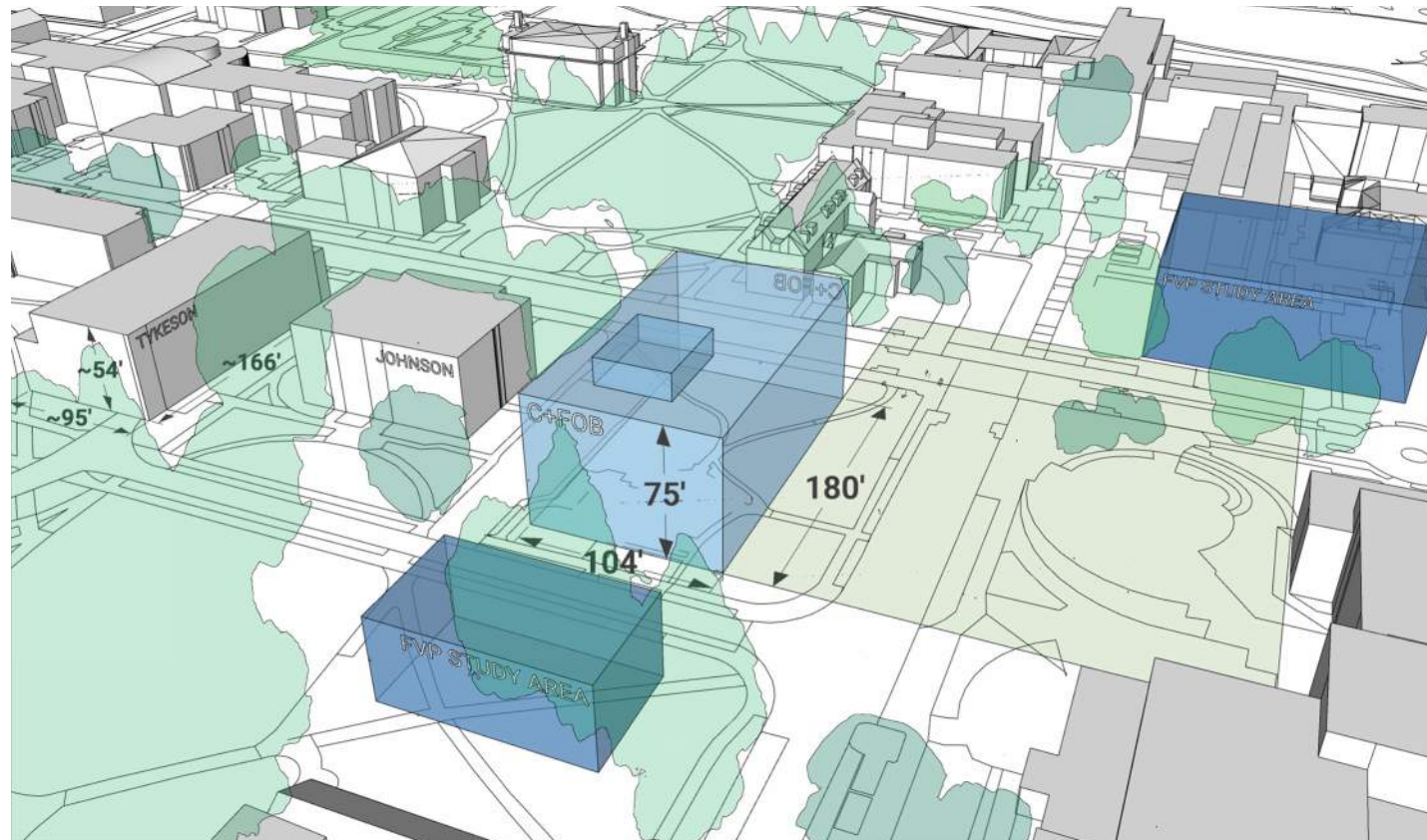
UNIVERSITY ST - LOOKING NORTH



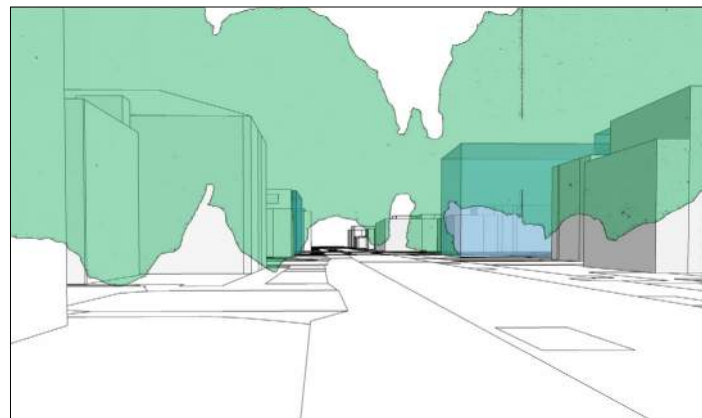
FROM OLD CAMPUS QUAD

COLLIER HOUSE Criteria #4 – Density

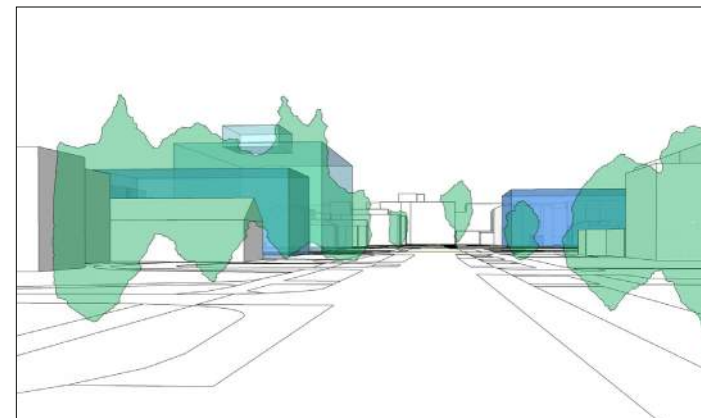
OPTION 1



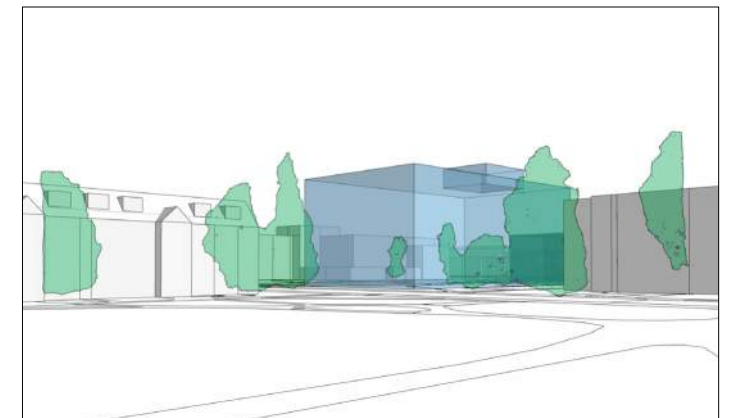
13TH AVE - LOOKING WEST



13TH AVE - LOOKING EAST



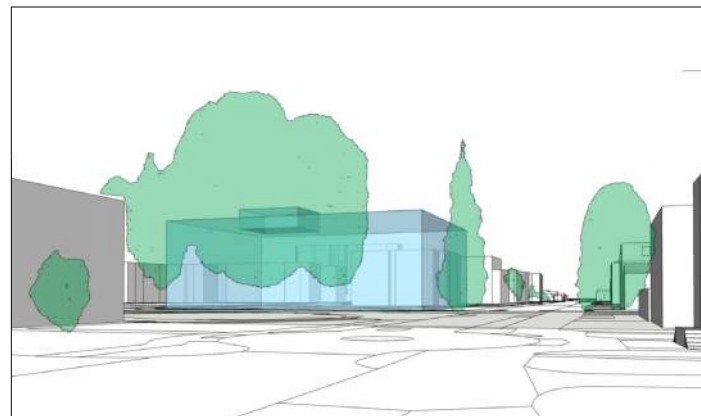
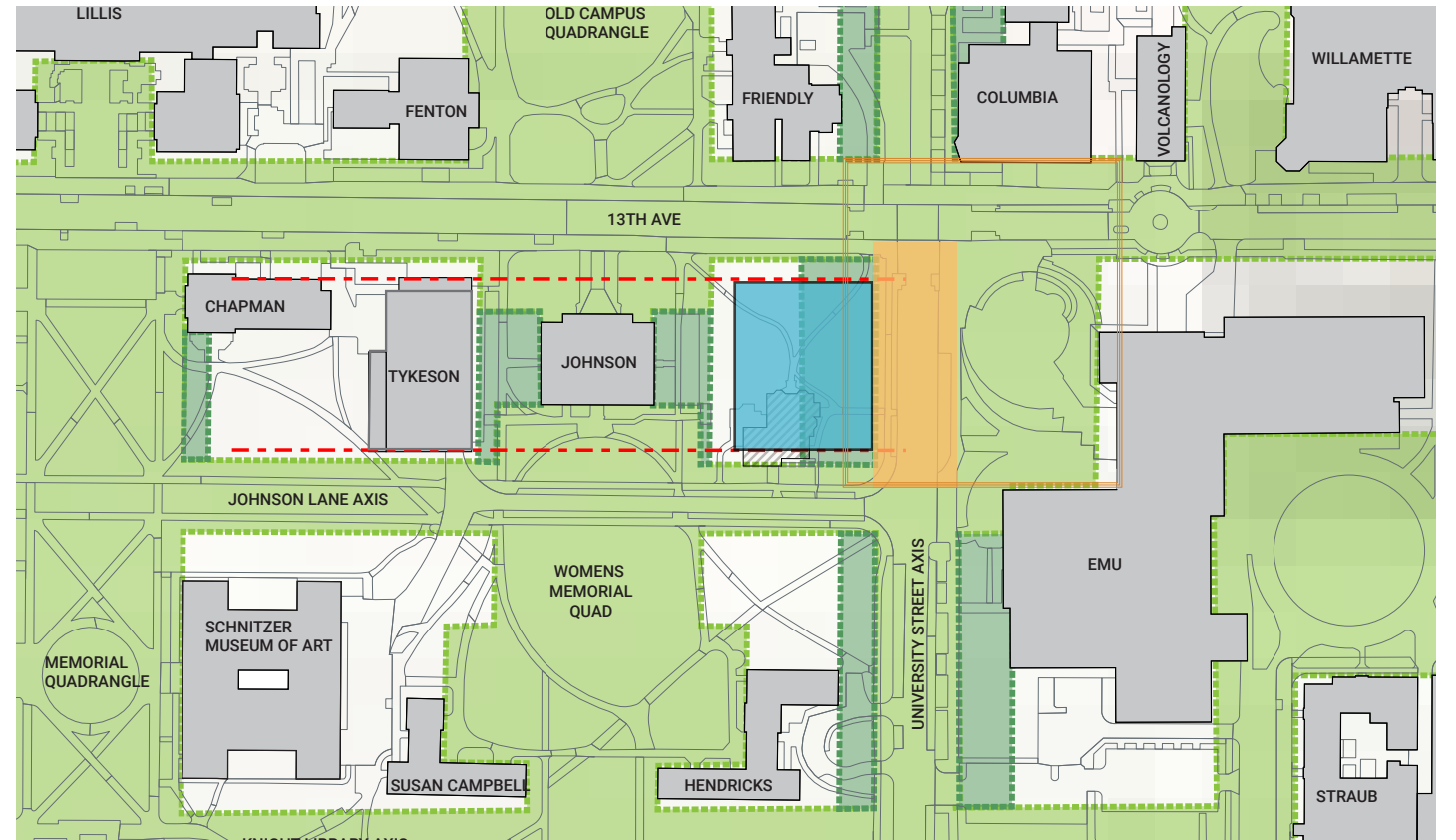
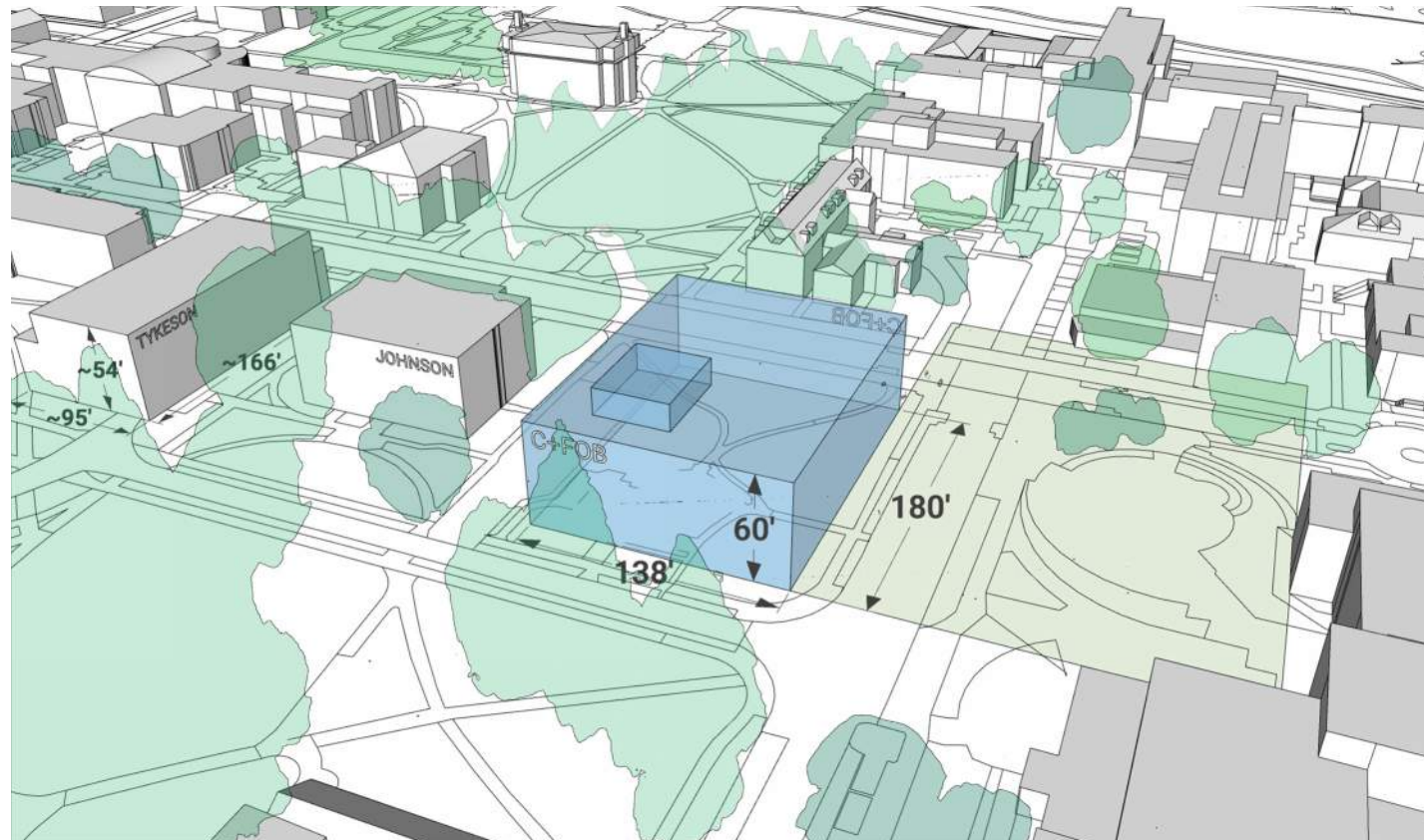
UNIVERSITY ST - LOOKING NORTH



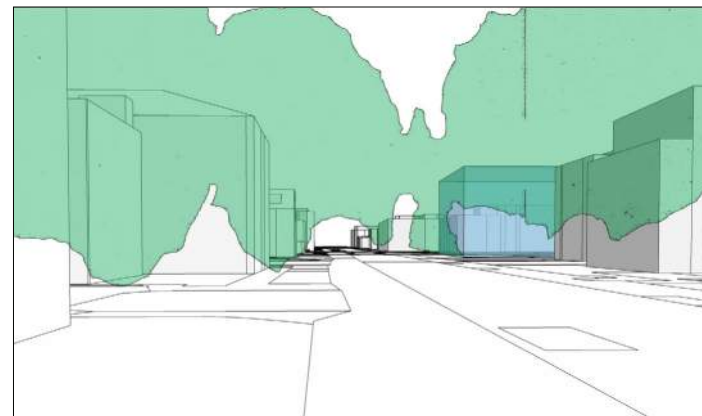
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COLLIER HOUSE Criteria #4 – Density

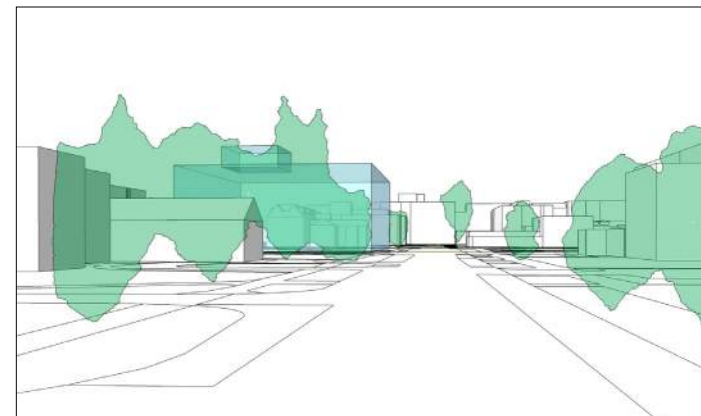
OPTION 2



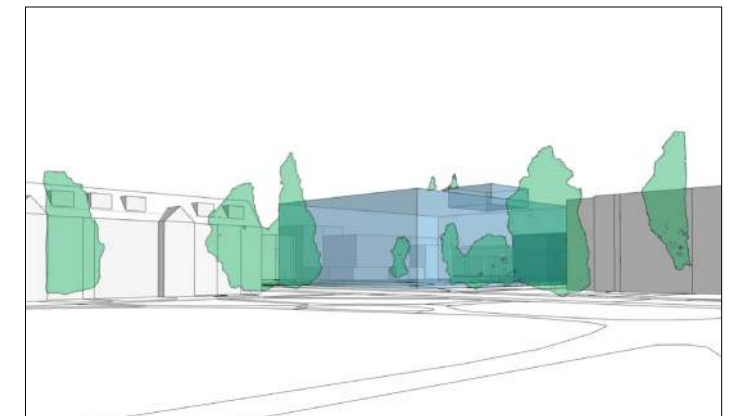
13TH AVE - LOOKING WEST



13TH AVE - LOOKING EAST



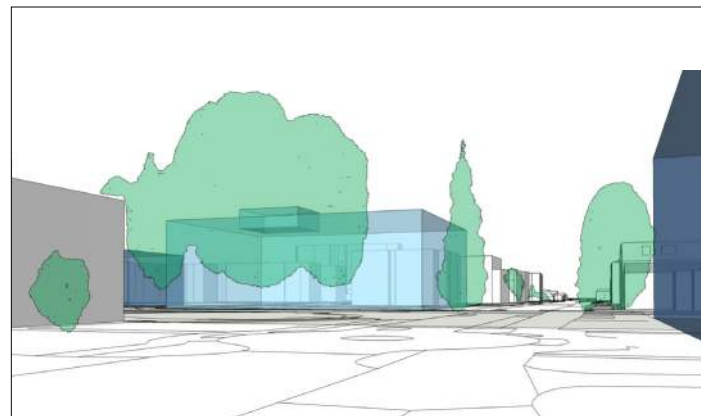
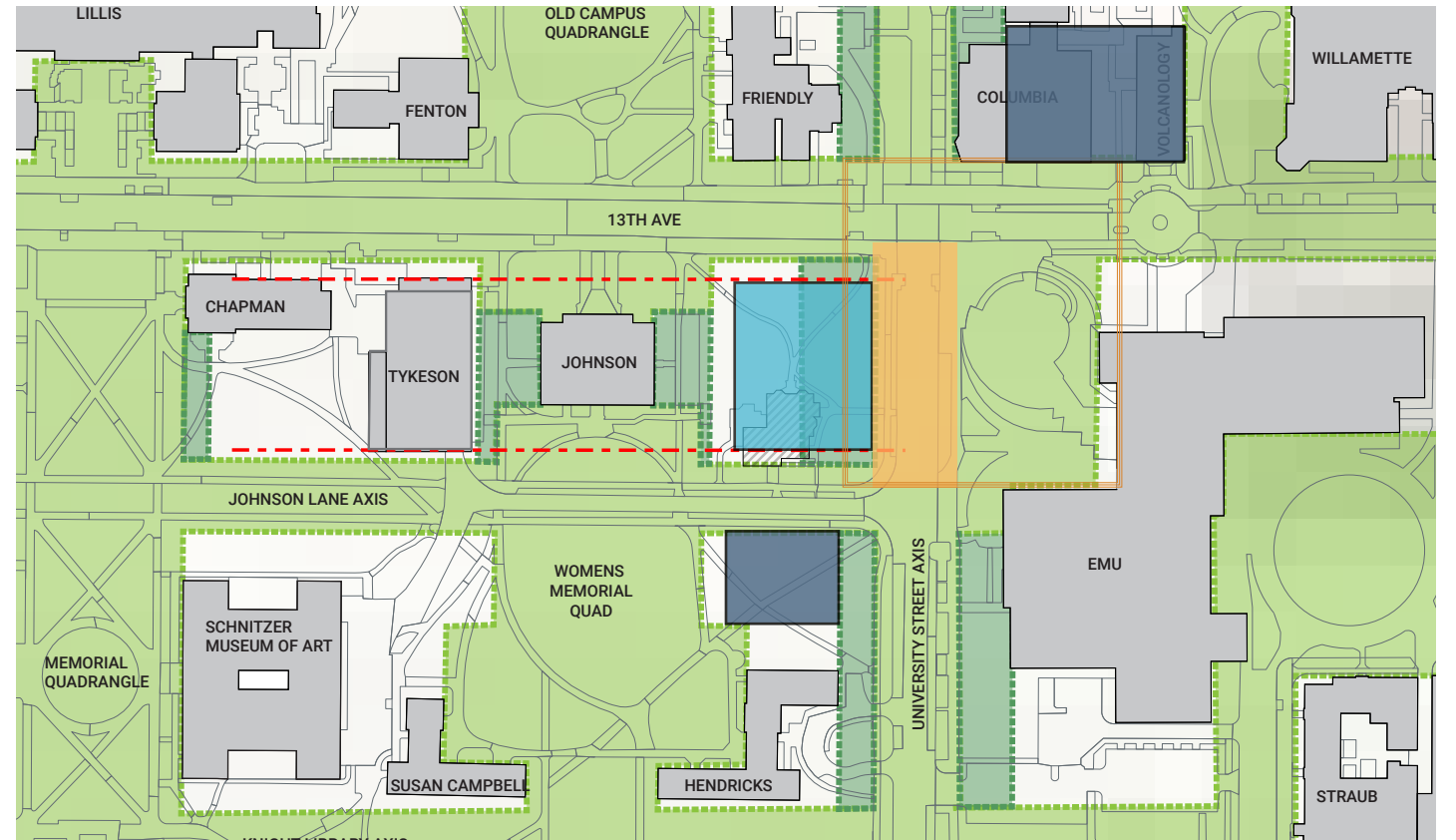
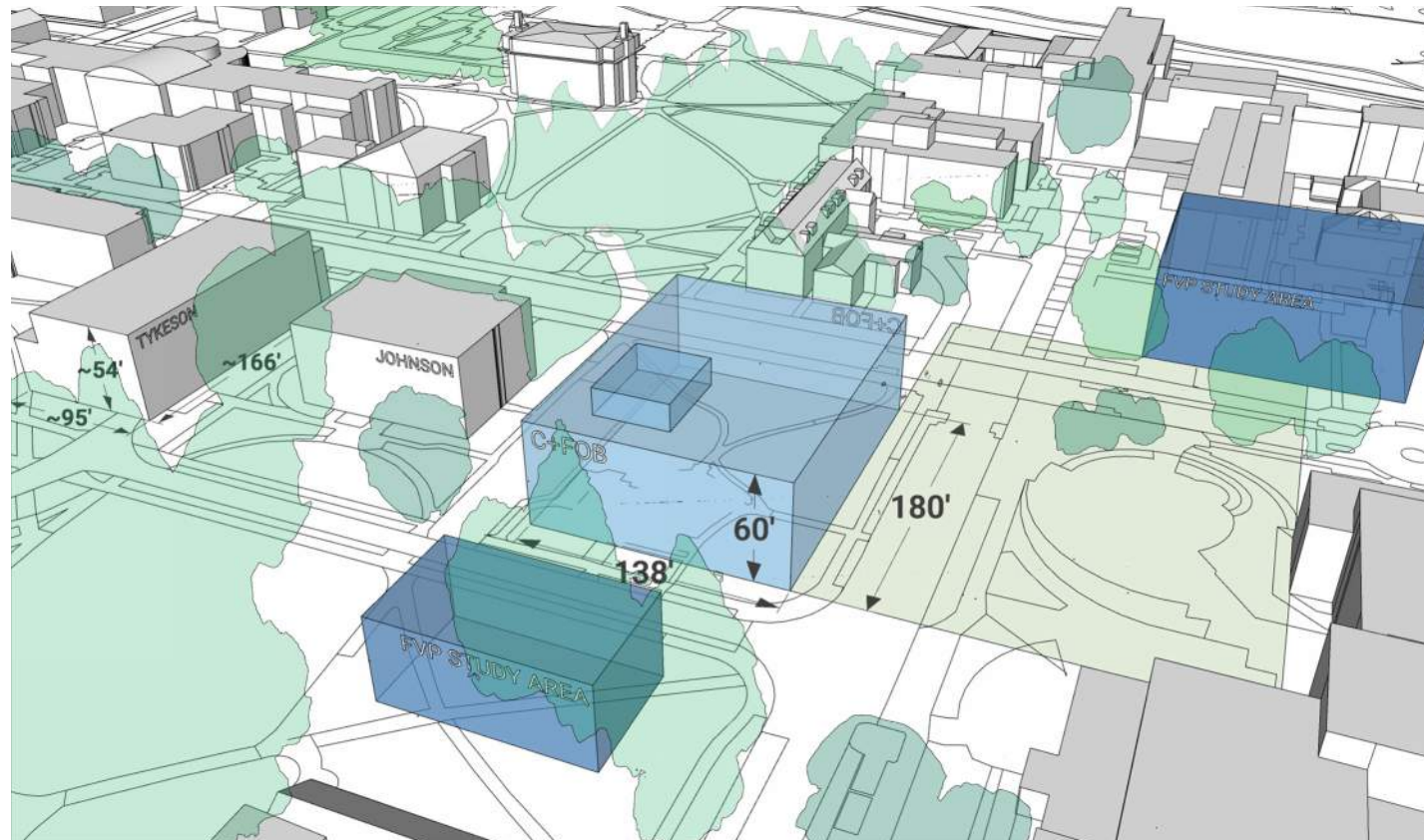
UNIVERSITY ST - LOOKING NORTH



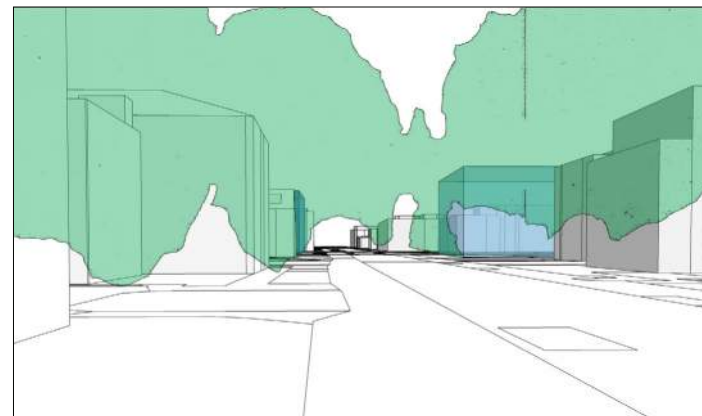
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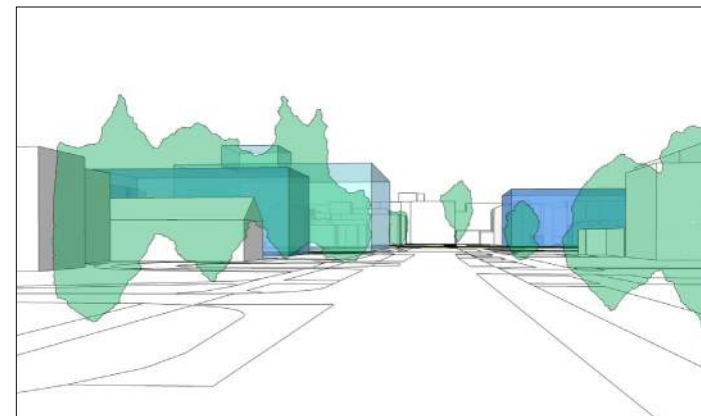
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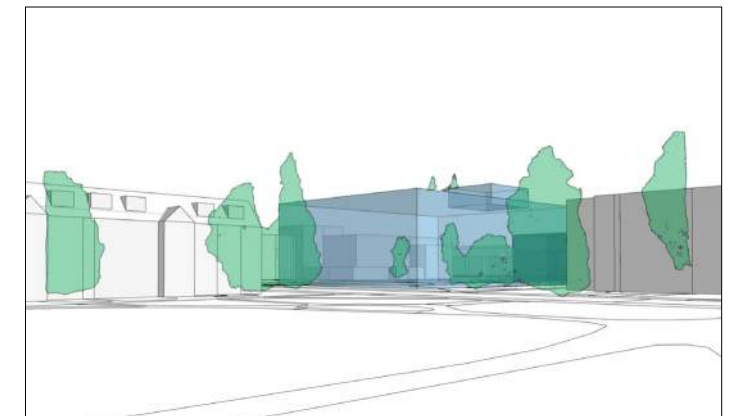
13TH AVE - LOOKING WEST



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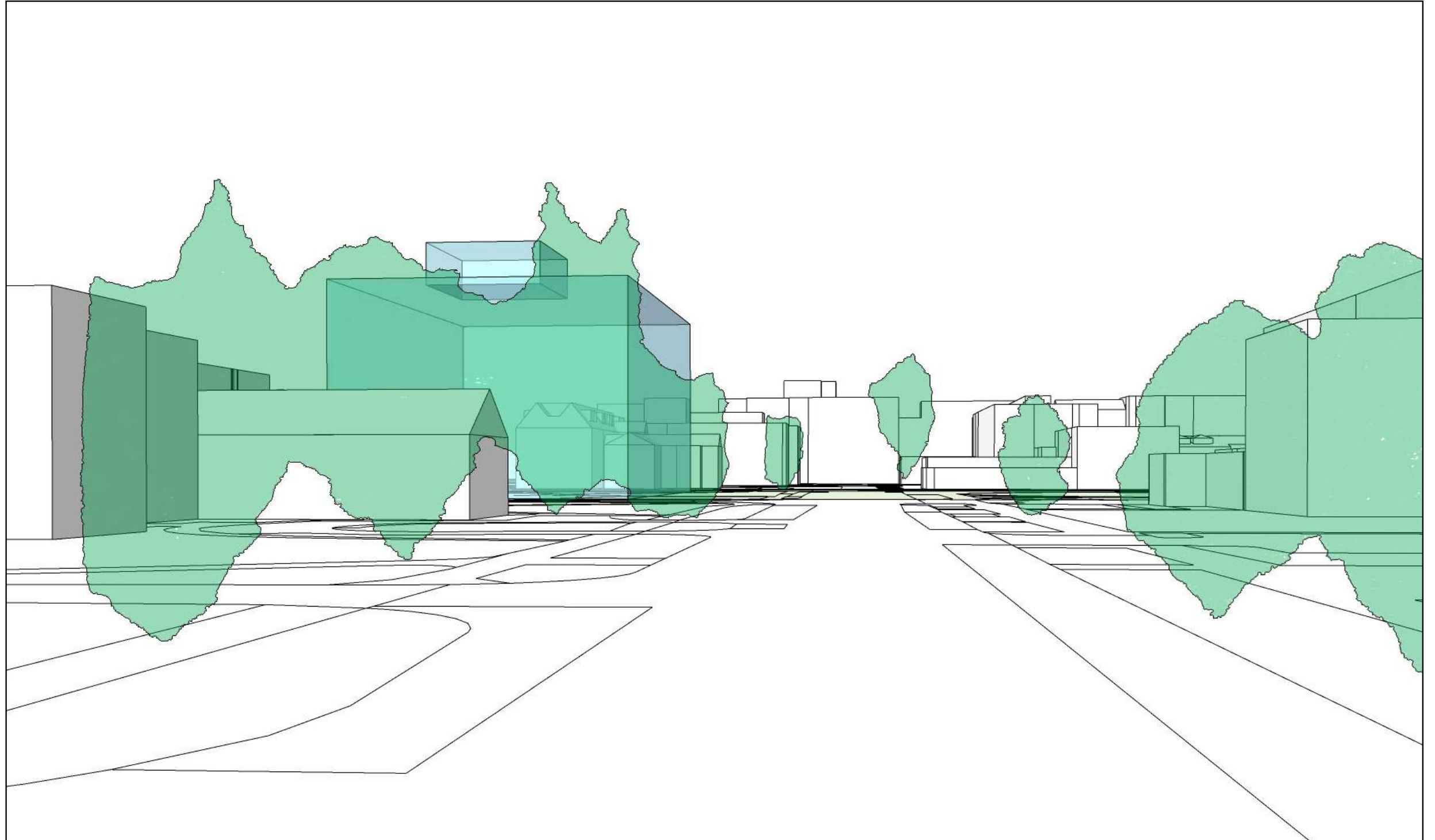


UNIVERSITY ST - LOOKING NORTH



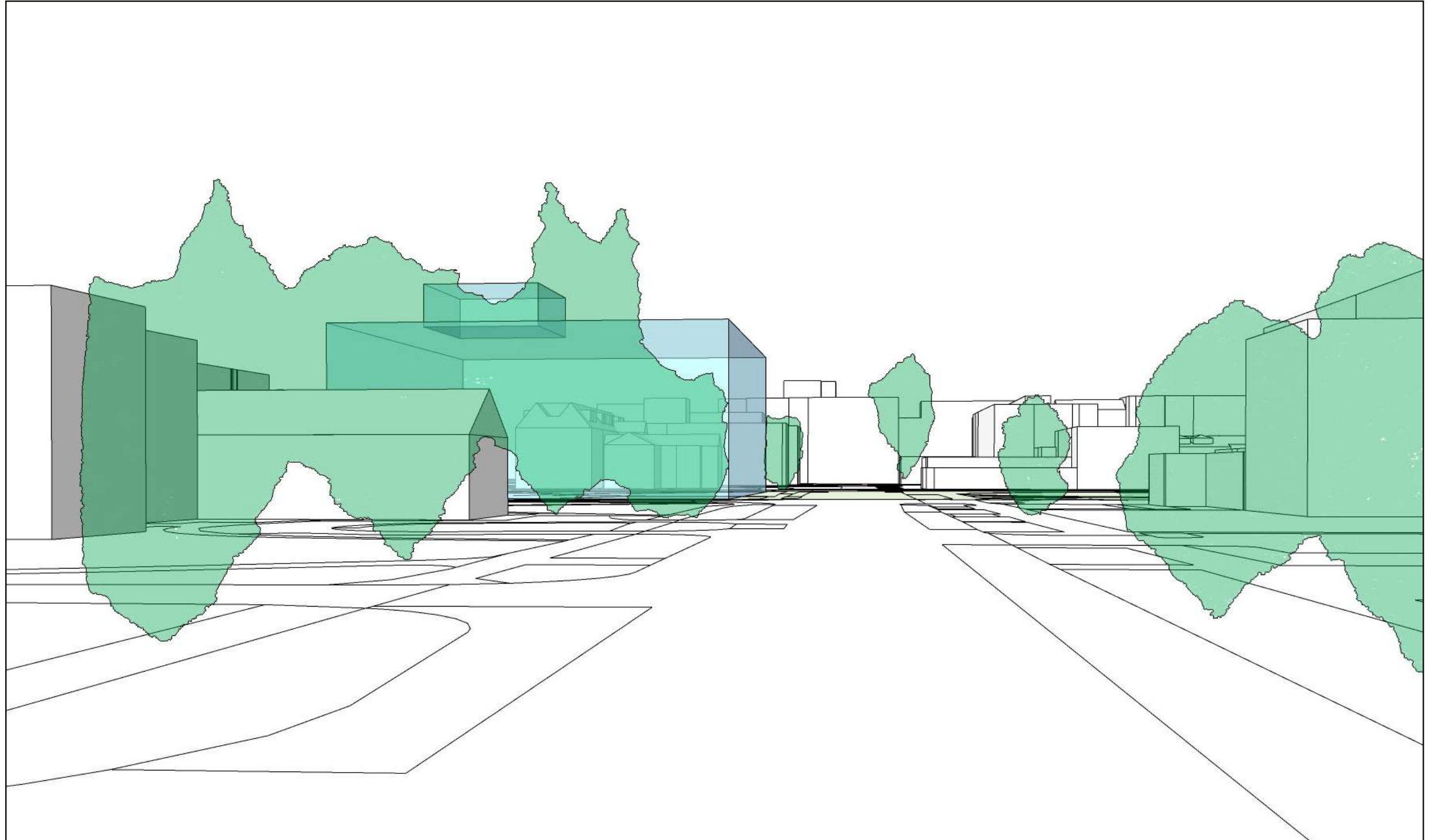
FROM OLD CAMPUS QUAD

COLLIER HOUSE Criteria #4 – Density



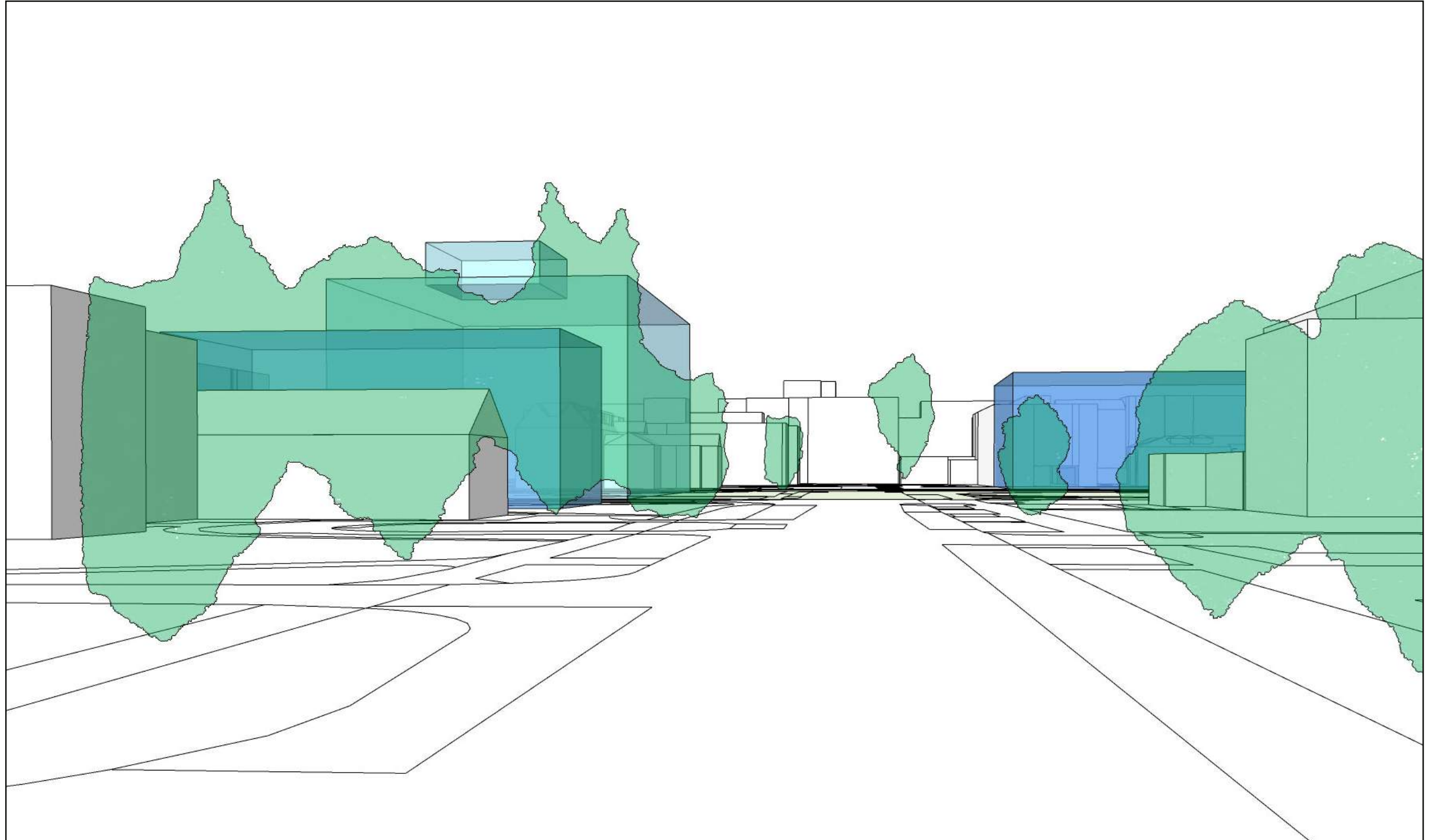
UNIVERSITY ST - LOOKING NORTH

COLLIER HOUSE Criteria #4 – Density



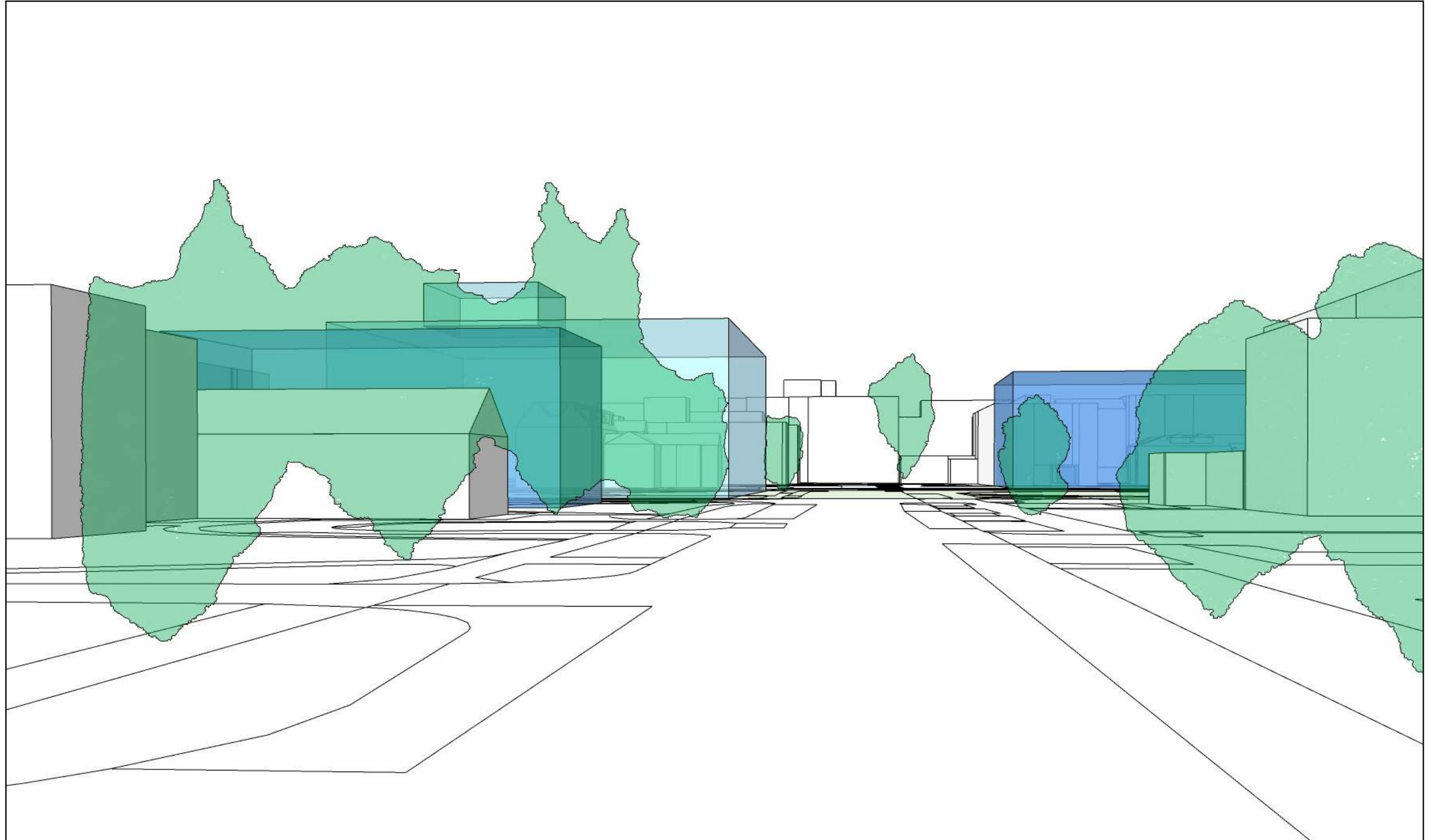
UNIVERSITY ST - LOOKING NORTH

COLLIER HOUSE Criteria #4 – Density



UNIVERSITY ST - LOOKING NORTH - FVP

COLLIER HOUSE Criteria #4 – Density



UNIVERSITY ST - LOOKING NORTH - FVP

COLLIER HOUSE Criteria #4 – Density

OPTION 1 - 75' TALL



OPTION 2 - 60' TALL



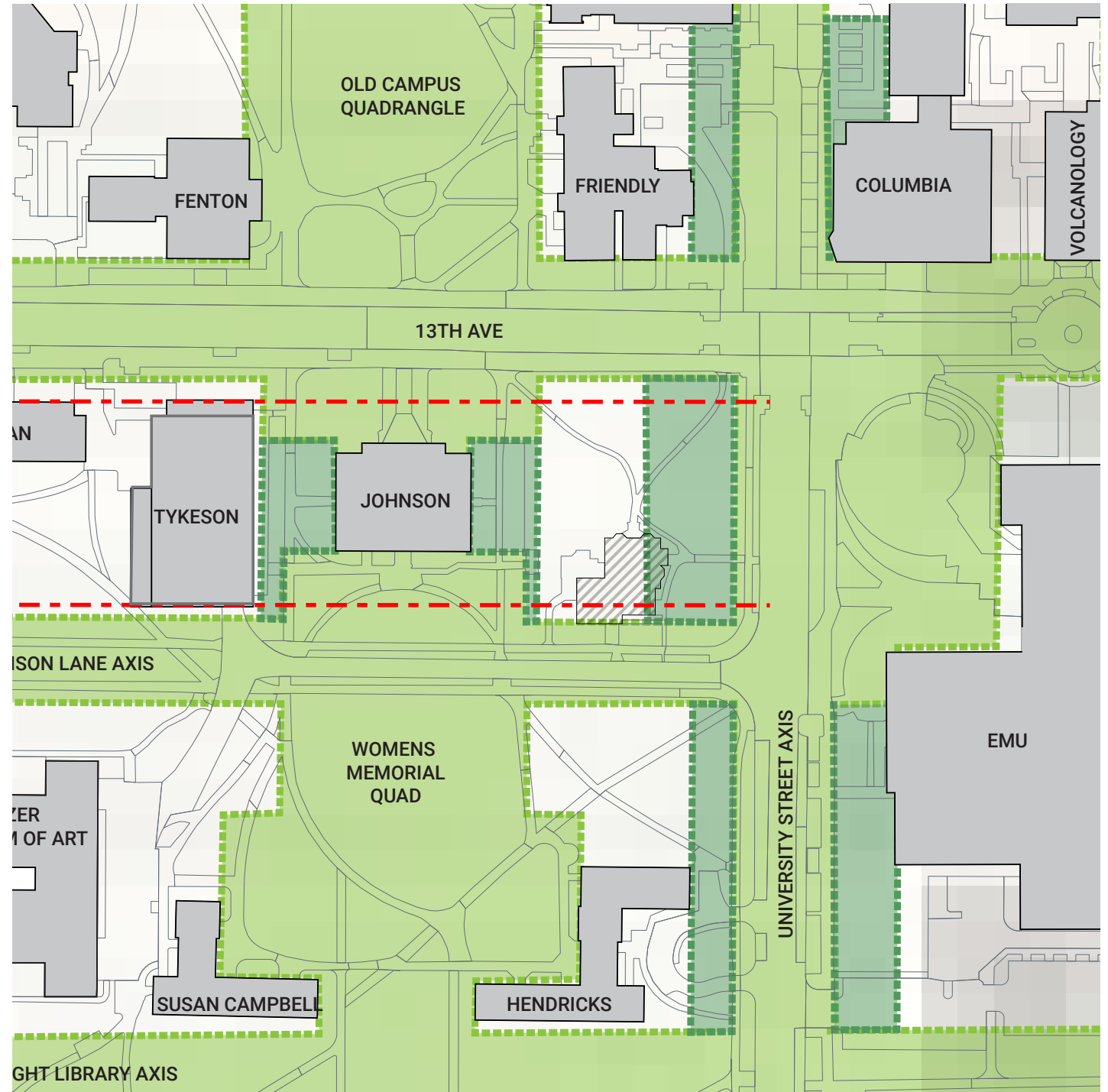
COLLIER HOUSE Summary of Key Criteria Findings

#1 - Specific Program Needs:

- Centrally located within the academic core of campus and the 7-minute walking circle.
- Difficult to accommodate service parking and service access to the site.
- Site location is strengthened by adjacency to the EMU and the campus heart.
- Adjacent to buildings occupied by departments that will have space in the CFOB.

#2 - Site Considerations and Cost:

- Site is located in a City of Eugene Historic Special Area Zone (H-Historic).
- Relocation of the historic Collier House requires a Historic Move Application.
- Costs of relocation site selection study and physical relocation of the Collier House.
- Impacts to significant, mature trees.
- Displacement costs for academic programs and parking.
- Site improvements along University Street, 13th Avenue, and the Campus Heart.
- Will likely require a partial basement for MEP systems.



COLLIER HOUSE Summary of Key Criteria Findings

#3 - Open Space Framework:

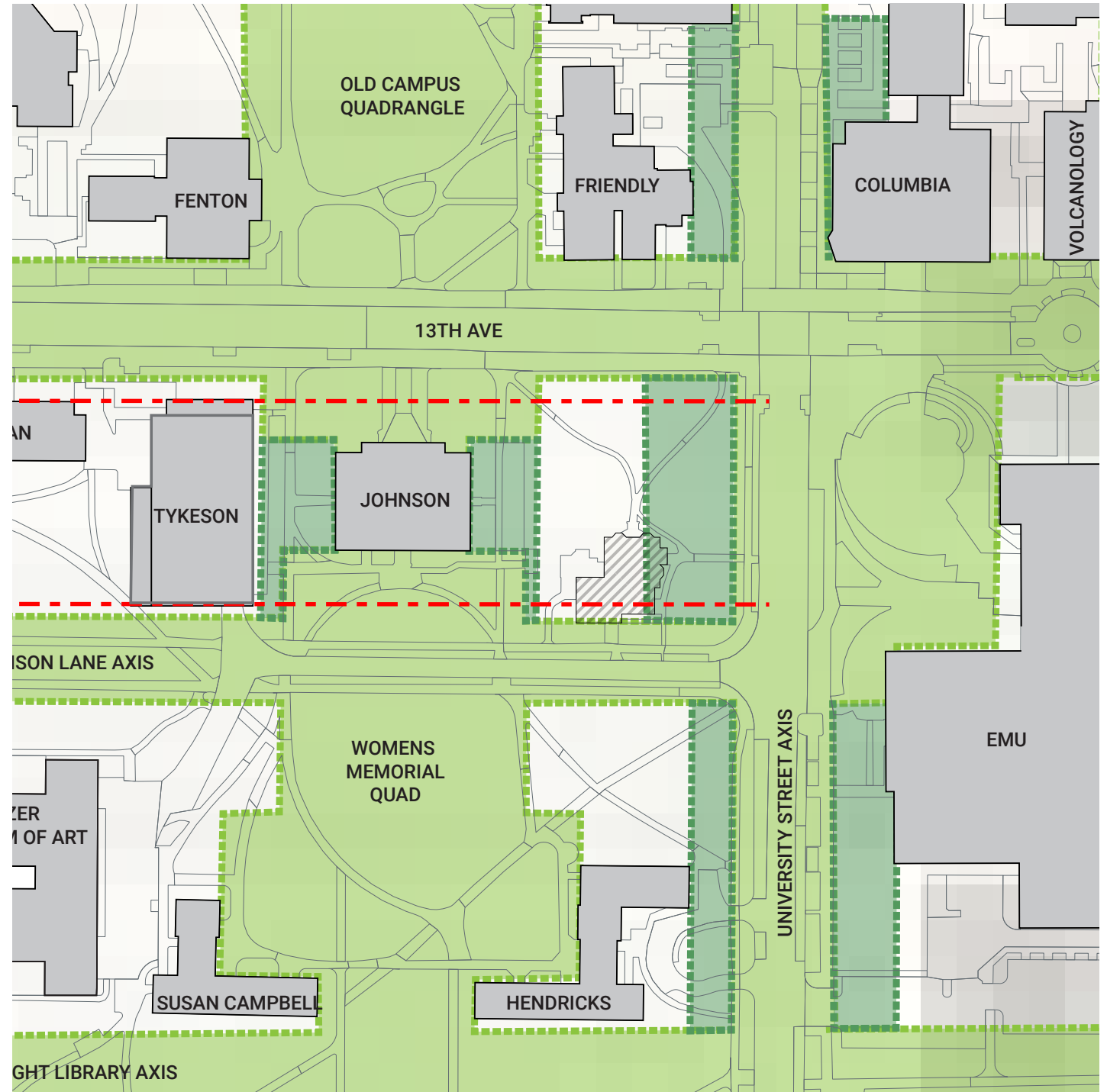
- The building footprint requires a study for the appropriate size of the campus heart.

#4 - Density:

- Density would exceed the currently allowable density for the area per the Campus Plan.
- Density would also exceed the recommended density per the Framework Vision Project.

#7 - Architectural Style and Historic Preservation:

- The Collier House building and site are of primary historic significance and are designated as City Historic Landmarks. A site selection study is underway to determine where the best potential relocation site for the Collier House would be.



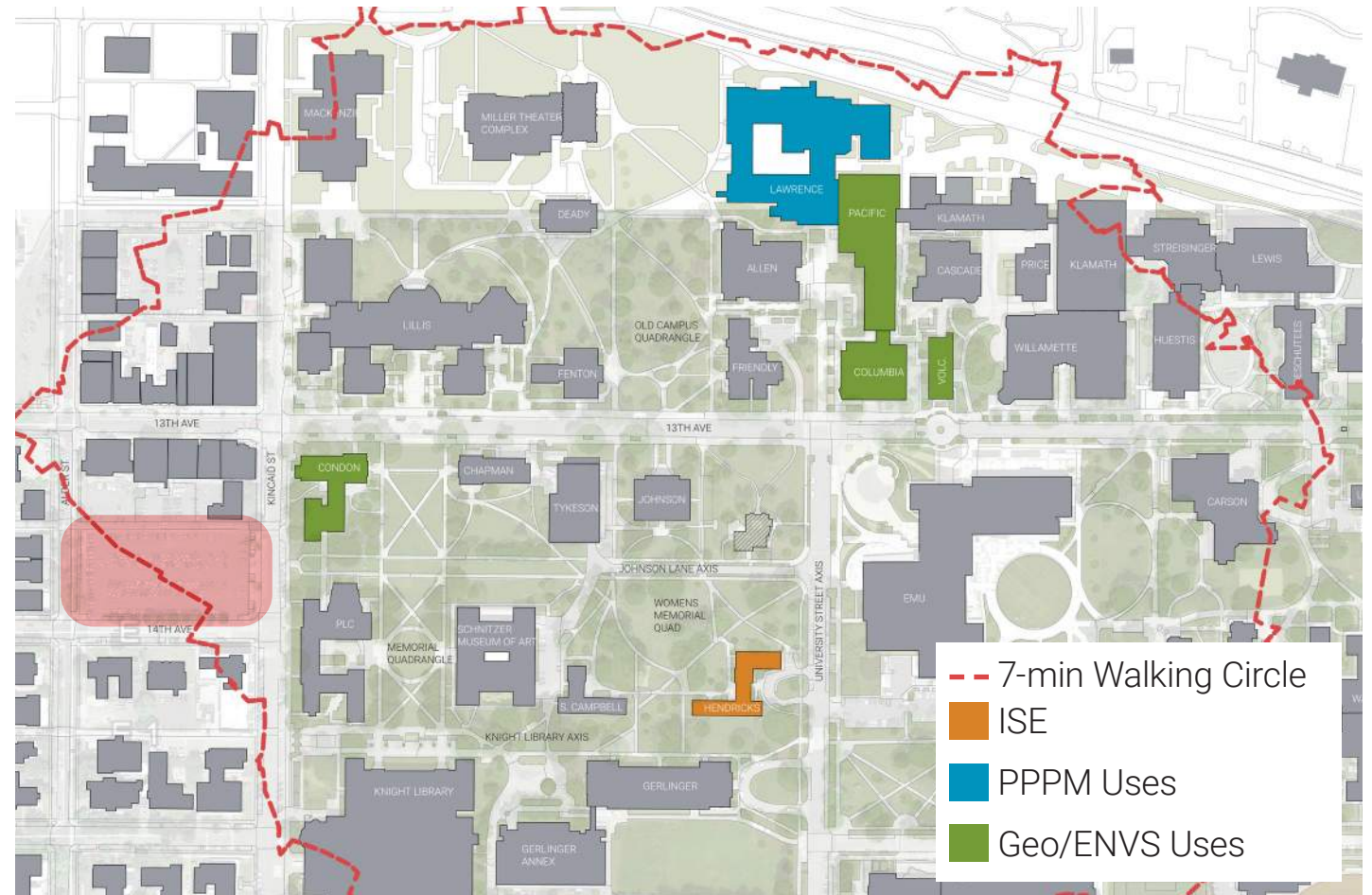
PLC PARKING LOT Criteria #1 – Specific Program Needs

Location:

- Fair visibility with frontage along Kincaid at the terminus of Johnson Lane Axis.
- Along the western edge of 7-minute walking circle
- Close to other academic buildings on campus with connections to the departments that will be in the C+FOB

Site Features:

- Opportunity to have prominent main building entry at terminus of Johnson Lane.
- Vehicular traffic, service access and parking spaces can be easily accommodated given the available site area.
- ADA parking can be easily accommodated given the available site area.
- Site grades are minimal and manageable for universal access.
- With location at the terminus of Johnson Lane at Kincaid Street, there is the opportunity to improve the pedestrian access and accessibility from campus core.
- Adjacency to Kincaid and Alder Street provides good pedestrian access as well as connectivity to city and campus bike routes.



Johnson Lane Axis



Steps to Kincaid from Campus



NW Corner of Site - Looking SE

PLC PARKING LOT Criteria #3 – Open Space Framework

Enhancement:

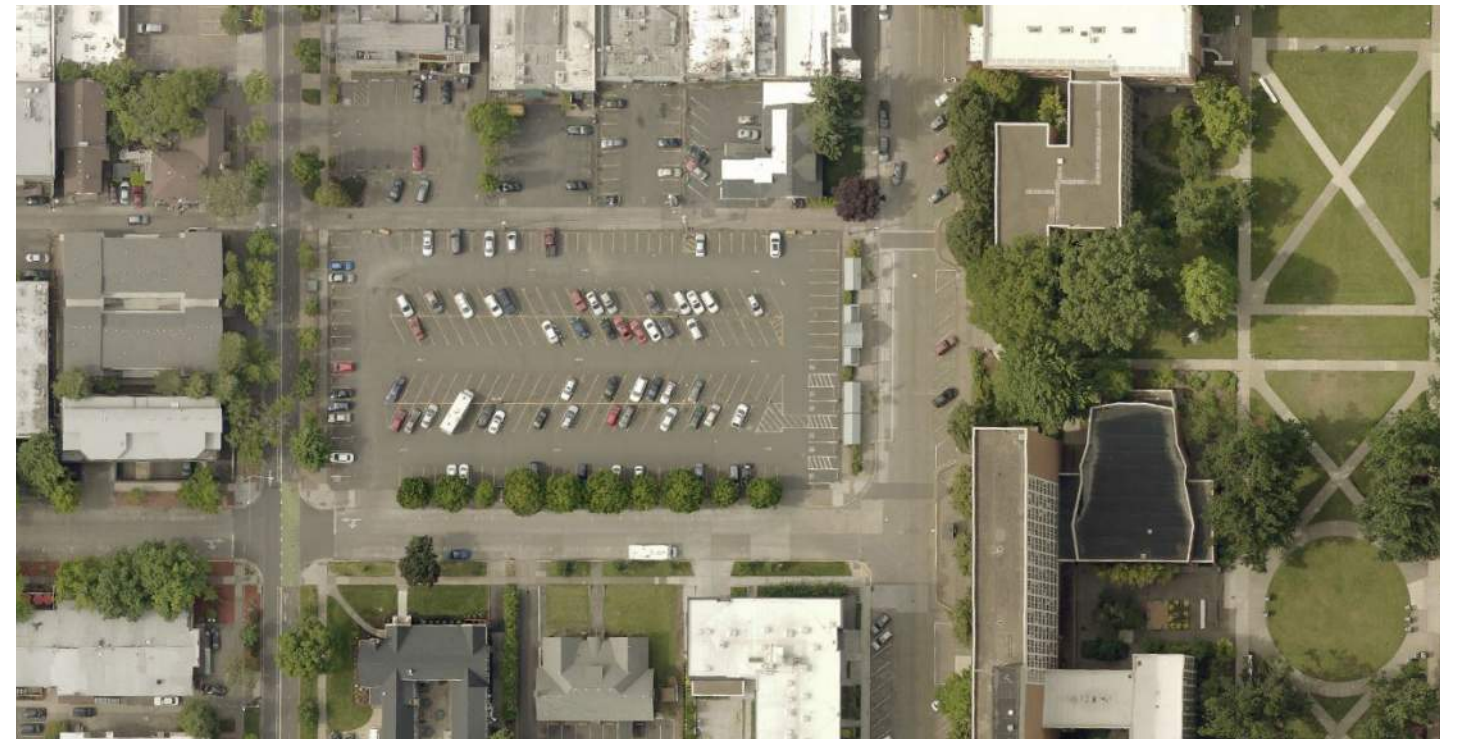
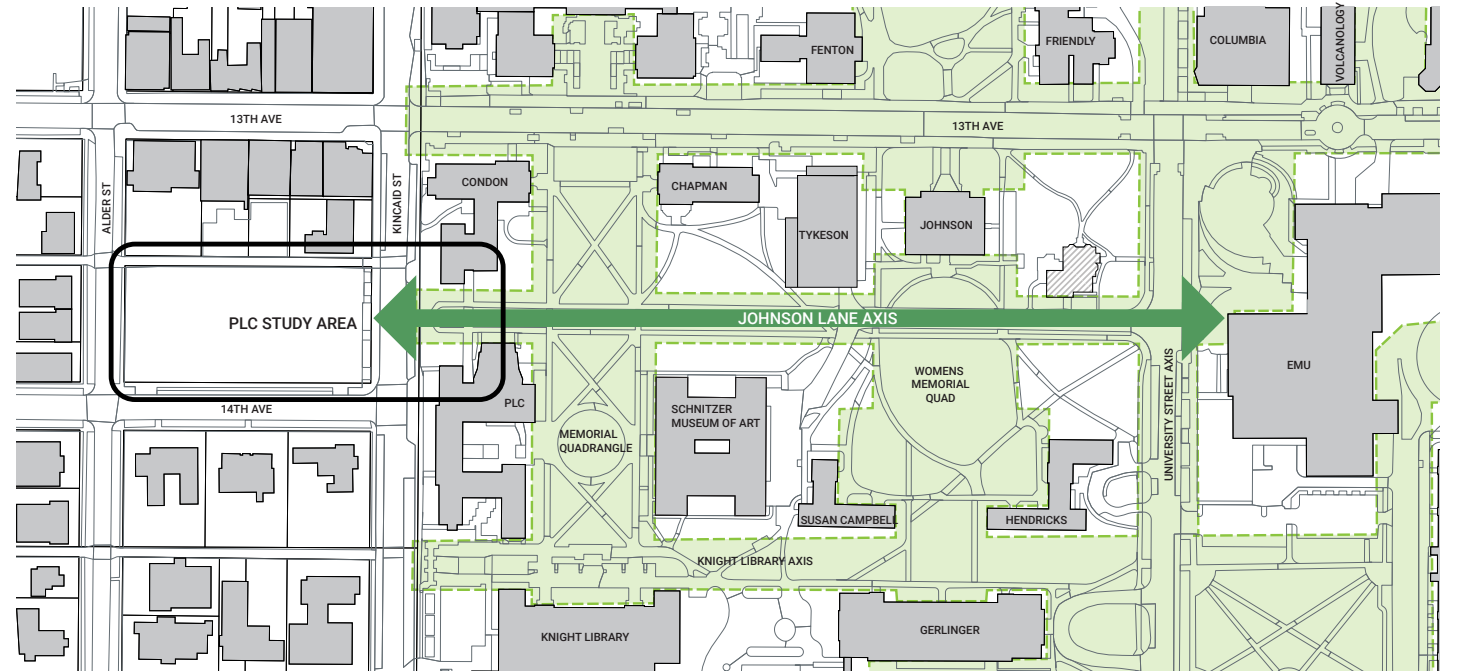
- Potential to enhance and establish the western terminus of Johnson Lane, bookending the axis anchored by the EMU on the eastern side.
- Potential to strengthen the west edge of campus and create a new gateway to the University.

Pathways:

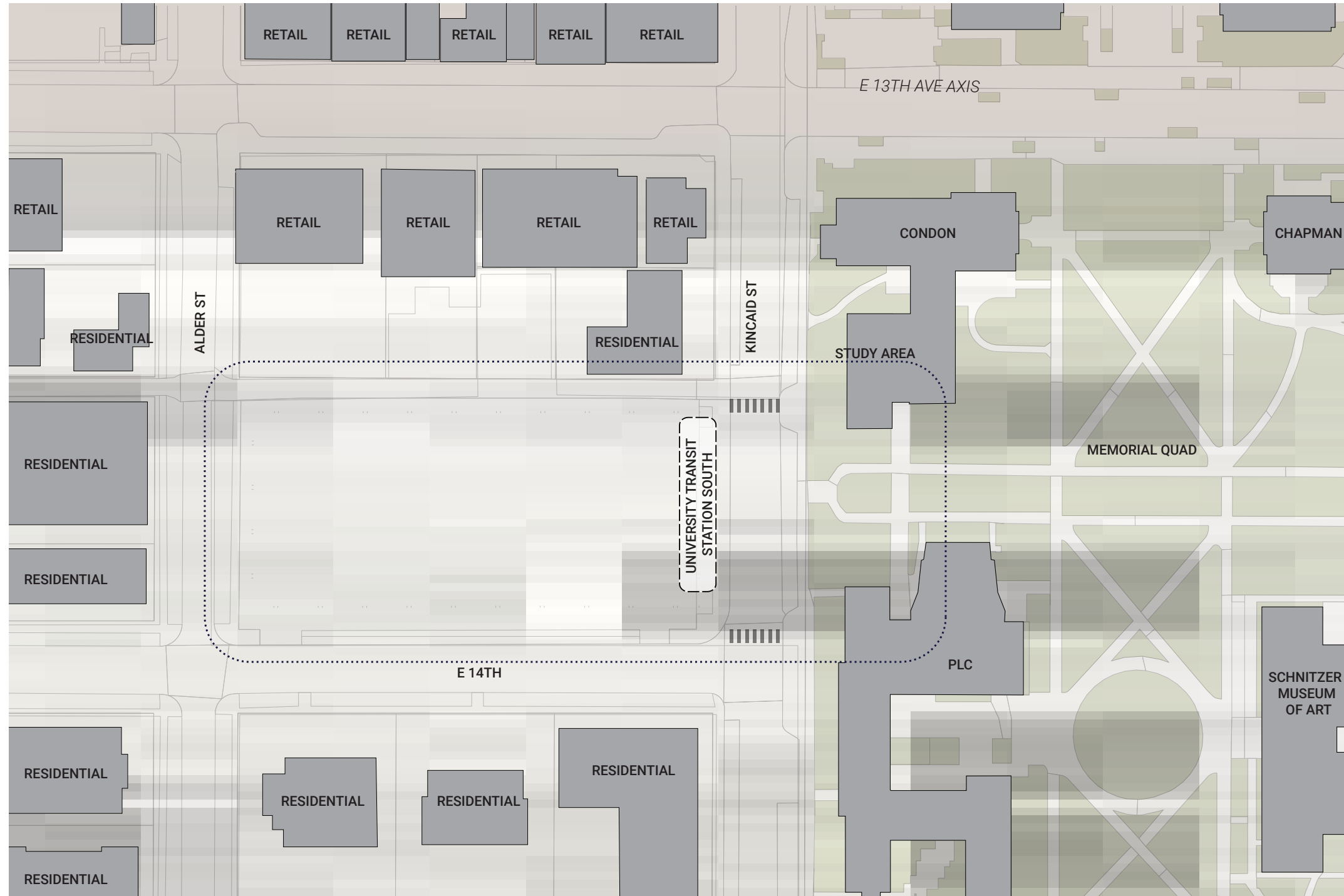
- Potential to improve multi-modal traffic and crossing at Kincaid.

Trees:

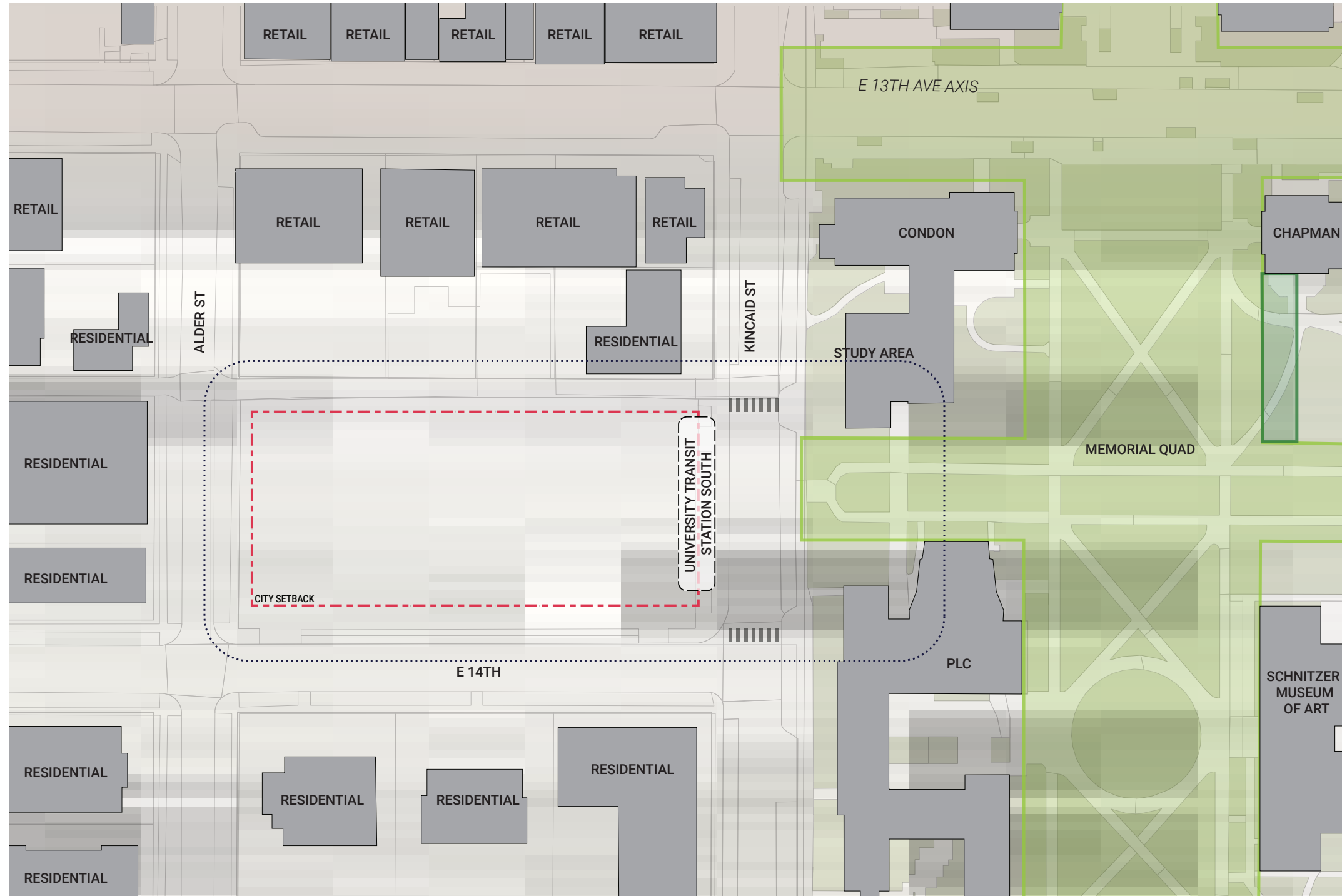
- No significant trees on site.






PLC PARKING LOT Building Site Study Area



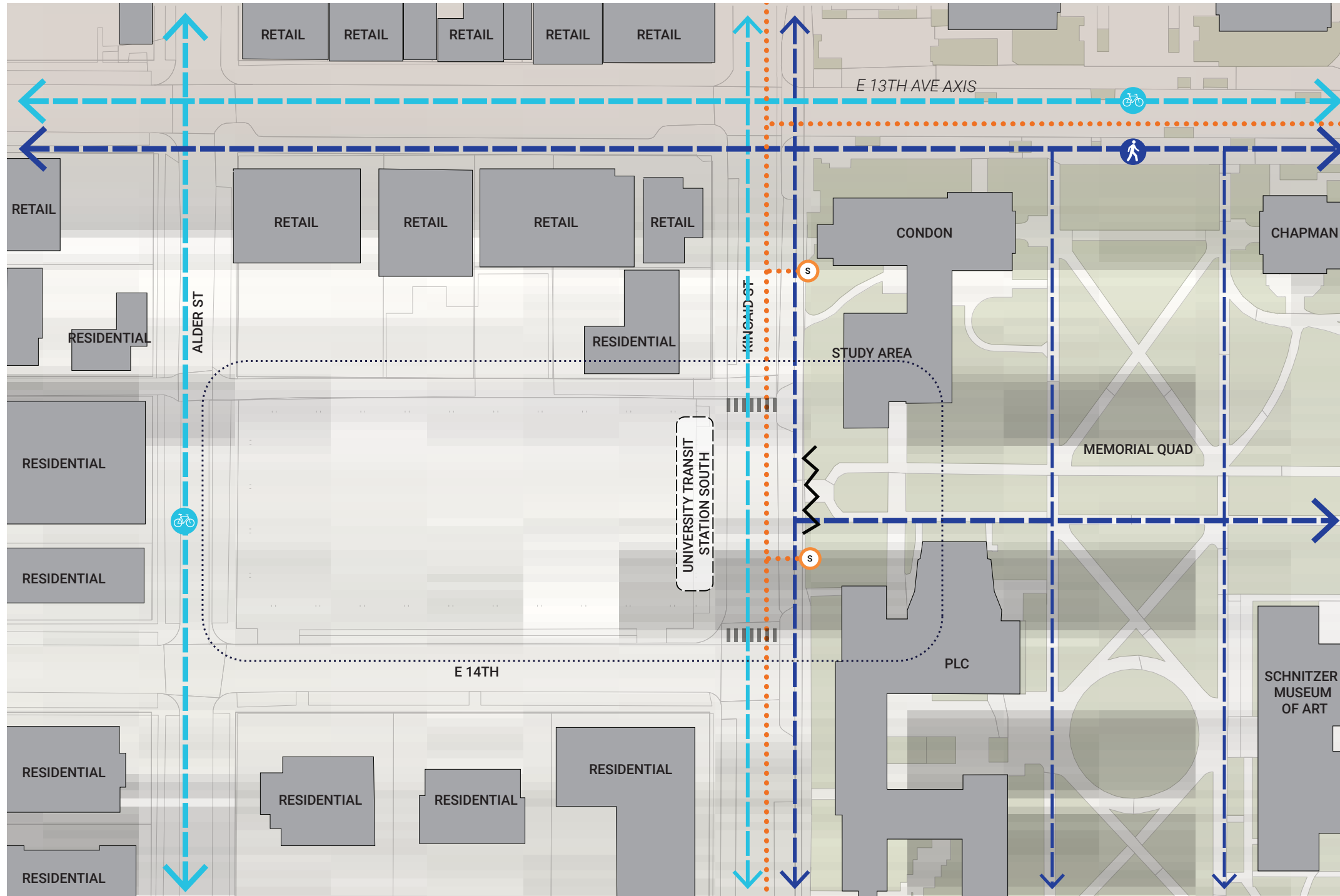
PLC PARKING LOT Designated Open Space



KEY

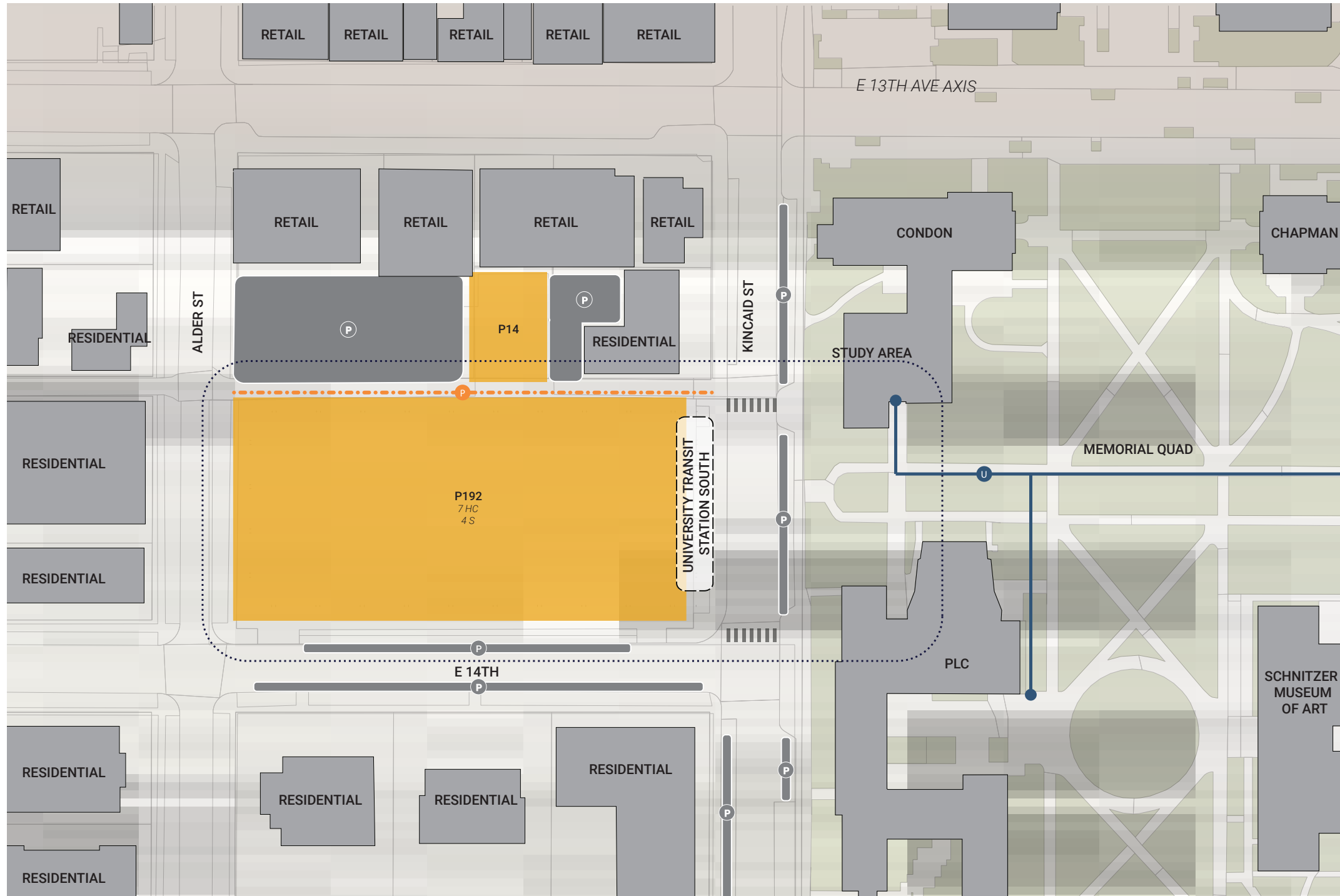
-  CAMPUS PLAN DOS
-  FRAMEWORK VISION DOS
-  REGULATING LINES





PLC PARKING LOT Pedestrian & Bike Circulation, Service Access



- KEY**
- SERVICE ROUTE
 - ↔ BICYCLE ROUTE
 - ↔ PEDESTRIAN CIRCULATION
 - ⚡ ACCESSIBILITY CHALLENGE

PLC PARKING LOT Utilities & Parking



- KEY**
-  CAMPUS PARKING
 -  OFF CAMPUS SERVICE & PARKING
 -  OVERHEAD POWERLINES
 -  UTILITY TUNNEL

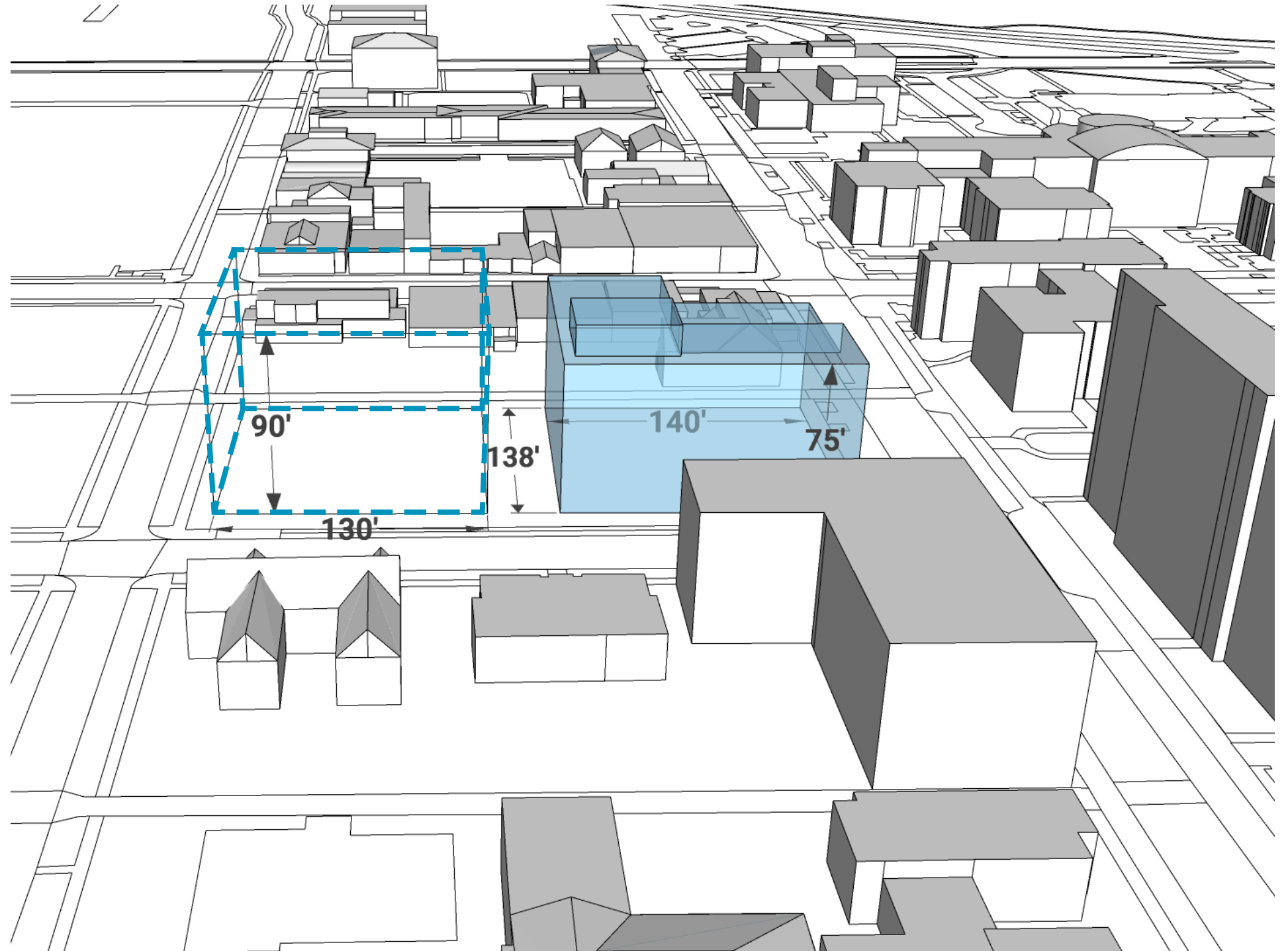
PLC PARKING LOT Criteria #4 – Density

Land Resources:

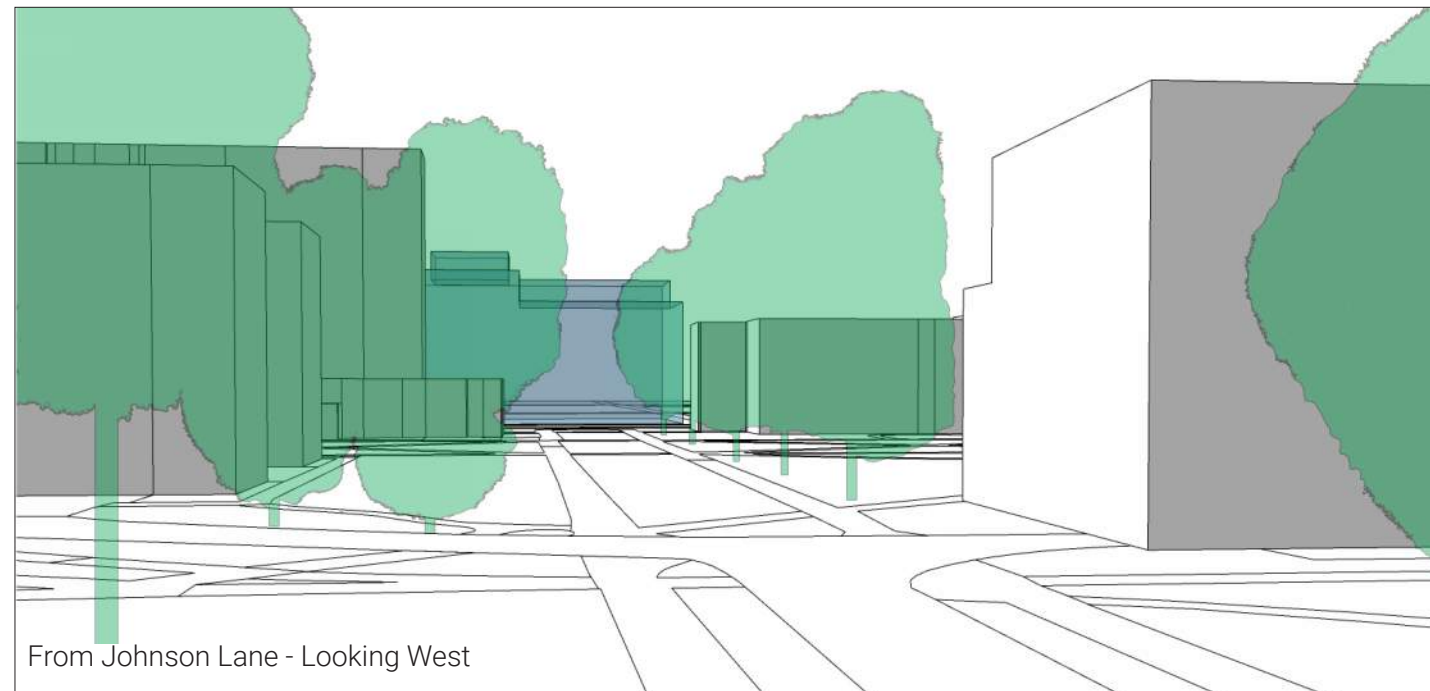
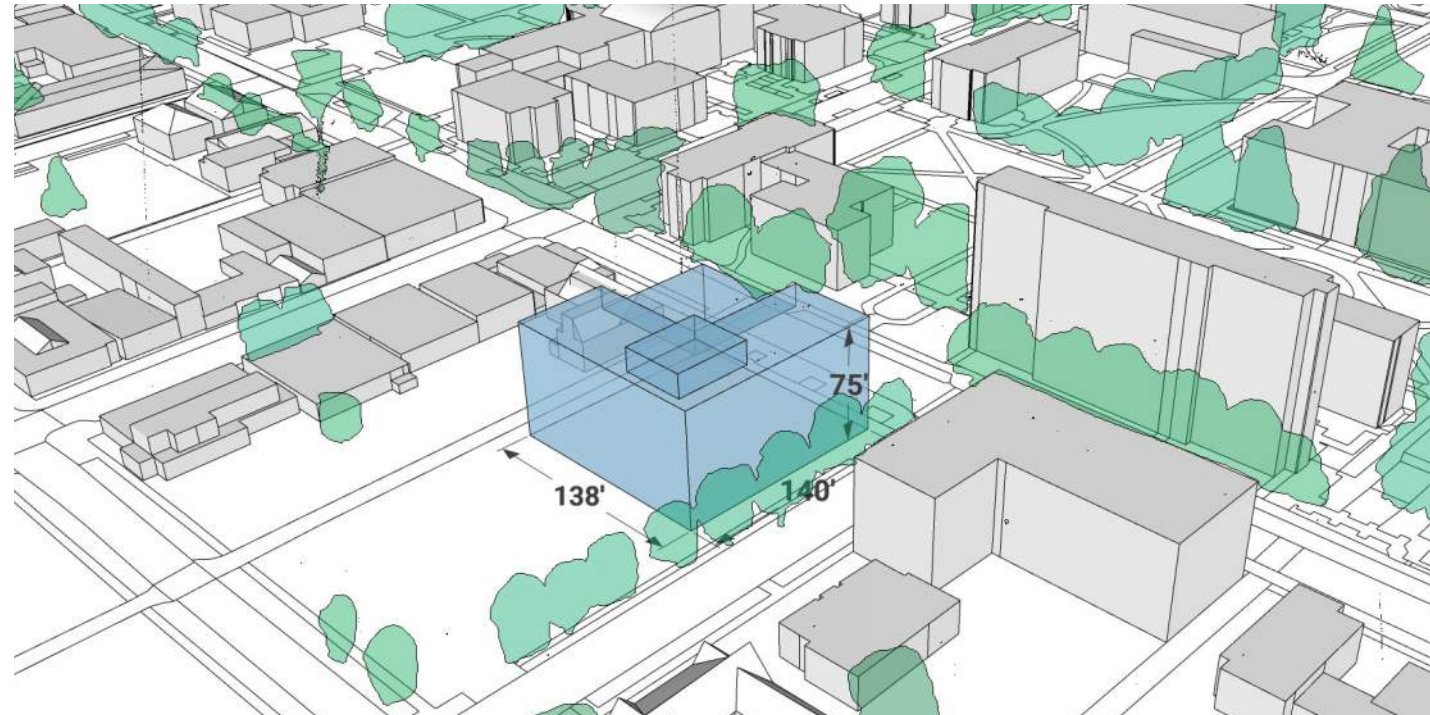
- Proposed building program is smaller and will not maximize the full potential of the site as outlined in the Framework Vision or Campus Plan.
- Opportunity to meet full site potential with future development.

Expansion Potential:

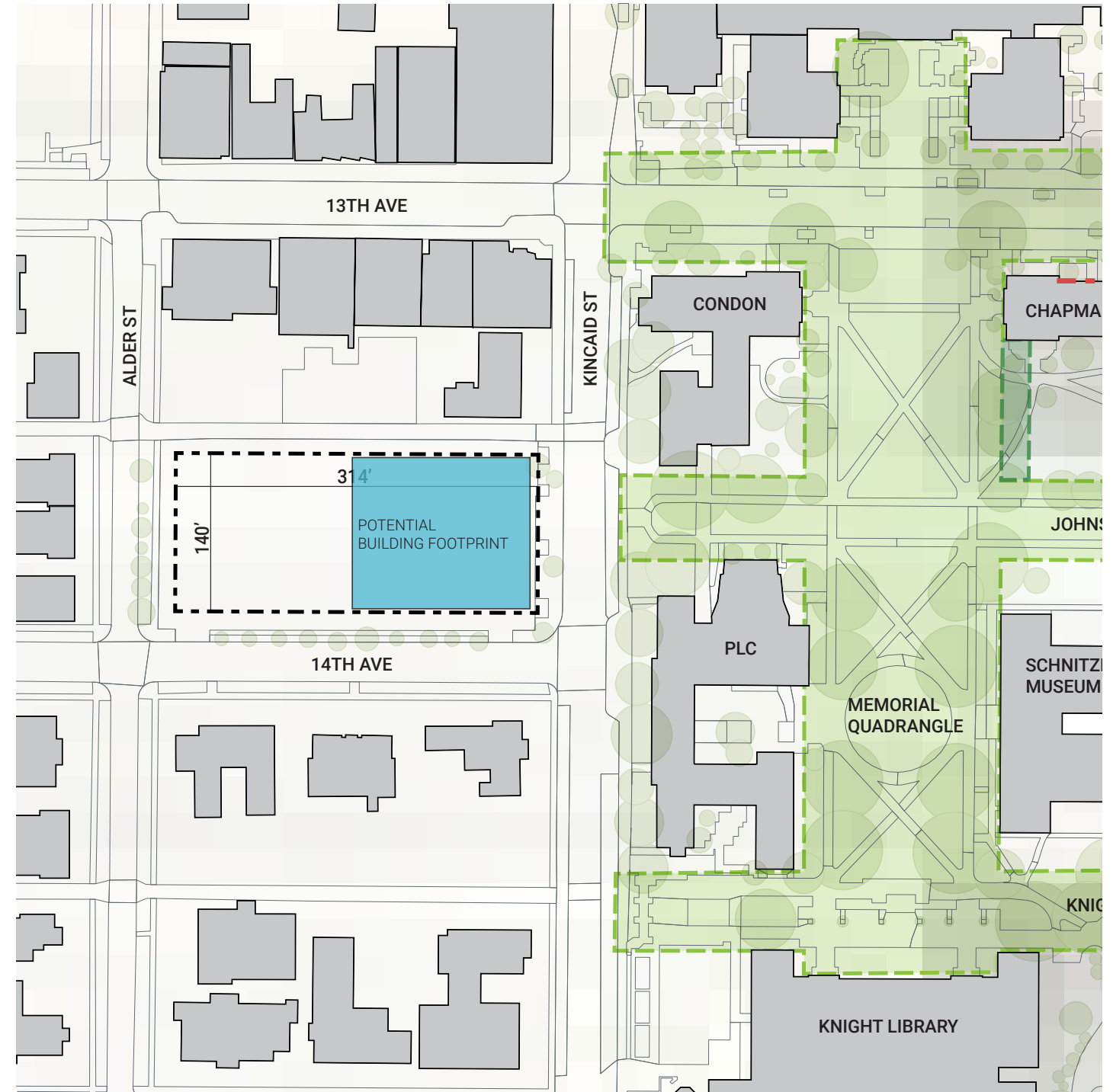
- Massing studies show potential for future addition to the proposed building or opportunities for a separate stand alone structure.
- A potential future development as an above-ground parking structure could add parking spaces on the west side of campus.



PLC PARKING LOT Criteria #4 – Density



From Johnson Lane - Looking West



PLC PARKING LOT Criteria #6 – Replacement of Displaced Uses

- Required fee will be submitted as replacement for displaced parking.
- Parking options are limited on the west side of campus. Therefore, integrating some of the parking into the new design would be preferred. However, accommodating underground parking would have a significant impact to the cost of the project and is not currently planned.
 - Based on district info, there is bedrock about 7-8 below grade at this site, which makes underground parking not financially feasible
 - Do not recommend building classrooms over parking on lower levels due to large classroom program
- The relocation of the Lane Transit District bus station is required and has been the topic of a separate study by LTD. One of the potential sites for the bus station would be on 14th Ave.



PLC Parking Lot Summary of Key Criteria Findings

#1 - Specific Program Needs:

- Within the 7-minute walking circle.
- Close to buildings occupied by departments that will have space in the C+FOB.
- Vehicular traffic, service access, and parking spaces can easily be accommodated given the available site area.

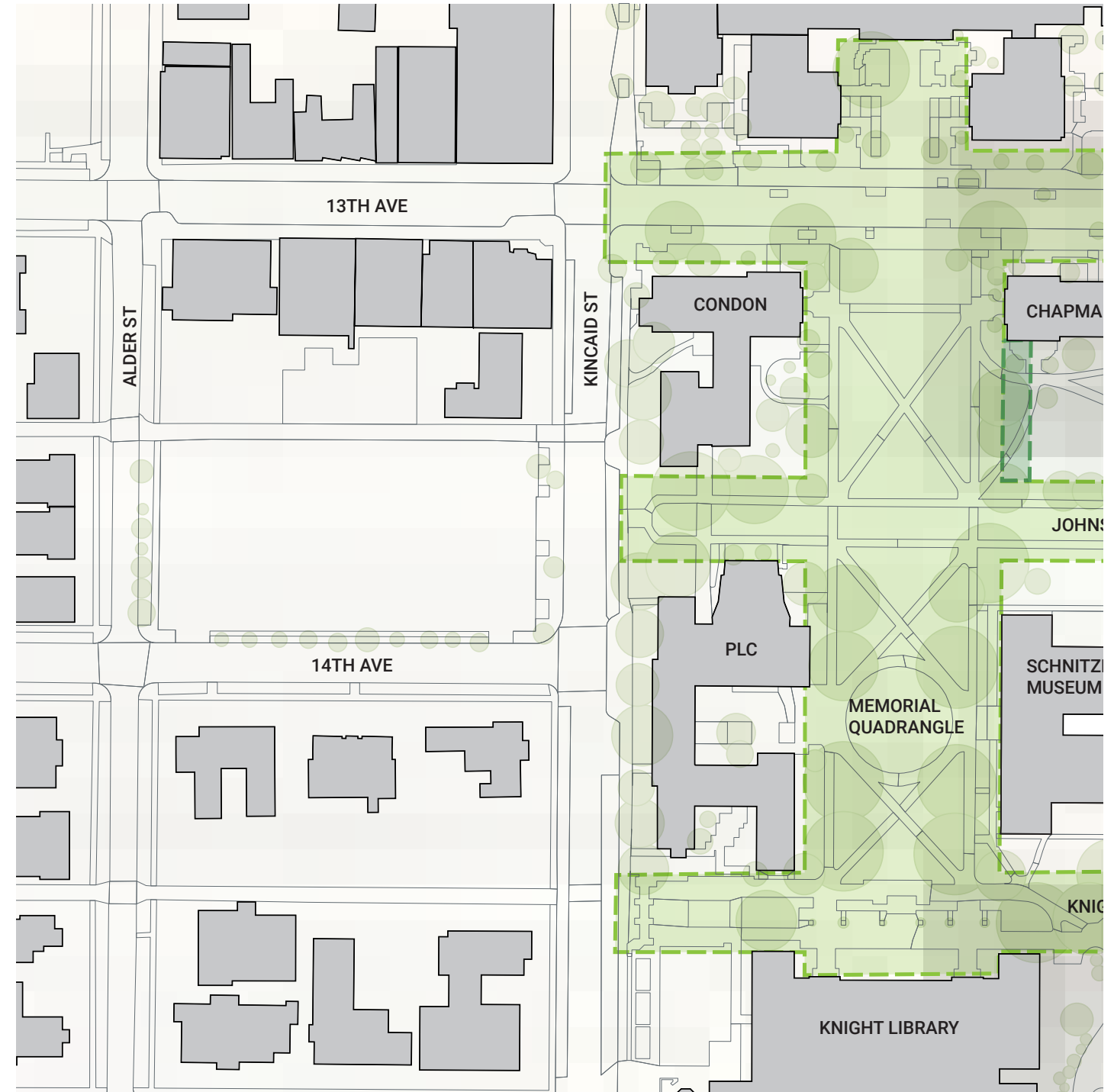
#2 - Site Considerations and Cost:

Potential costs for this site include:

- Fee for the displacement of (approximately 100) UO parking spots and (9) city parking spaces.
- Utility tunnel extension across Kincaid (estimated at 175 feet).
- Site improvements along pedestrian crossing at Kincaid and Johnson Lane axis for accessibility.
- Traffic control along three city streets during construction.

#3 - Open Space Framework:

- Potential to enhance and establish the western terminus of Johnson Lane, bookending the axis anchored by the EMU on the eastern side.
- Potential to strengthen the west edge of campus and create a new gateway to the university.



PLC Parking Lot Summary of Key Criteria Findings

#4 - Density:

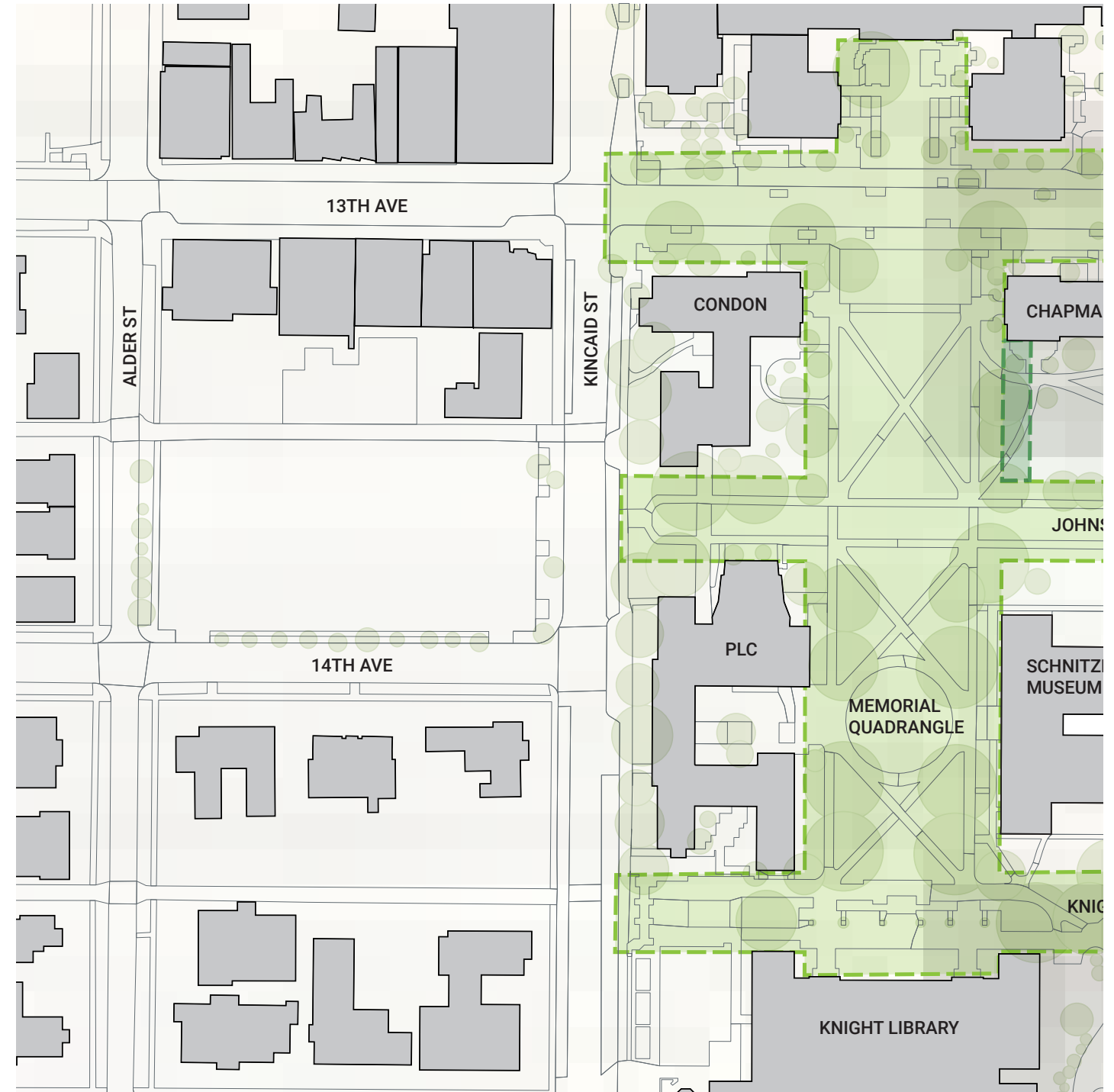
- Proposed density is allowable per the Campus Plan.
- FVP suggests a significantly larger permissible building footprint and a taller building.
- There is ample space for future development on the site.

#5 - Space Use and Organization:

- Introduce significant academic uses to the west edge of campus.
- Adjacent to the Academic Center and Historic Core of campus.
- Adjacent to retail and food services on 13th Avenue and high density residential uses to the north and south.
- Potential to create stronger connection between the university and the City of Eugene.

#6 - Replacement of Displaced Uses:

- **Parking options are limited on the west side of campus. Accommodating underground parking would have a significant impact to the cost of the project and is not currently planned (bedrock exists 7-8 feet below grade).**
- **Building classrooms over parking on lower levels is not recommended due to large classroom program.**



SITE COSTS Unique Costs and Displaced Uses



COLLIER HOUSE

Cost to Develop: \$3 million

Unique Costs and Displaced Uses:

- Site improvements to the campus heart
- Relocation of Collier House
- Displaced parking along University St
- This does not reflect the cost to relocate displaced programs. Further study is needed.



PLC PARKING LOT

Cost to Develop: \$7 million

Unique Costs and Displaced Uses:

- Site improvements to Kincaid St and the terminus of Johnson Lane
- Displaced parking: (100) spots of university owned parking and (9) spots of city parking
- Additional improvements due to larger site area
- Utility tunnel extension (175 ft)



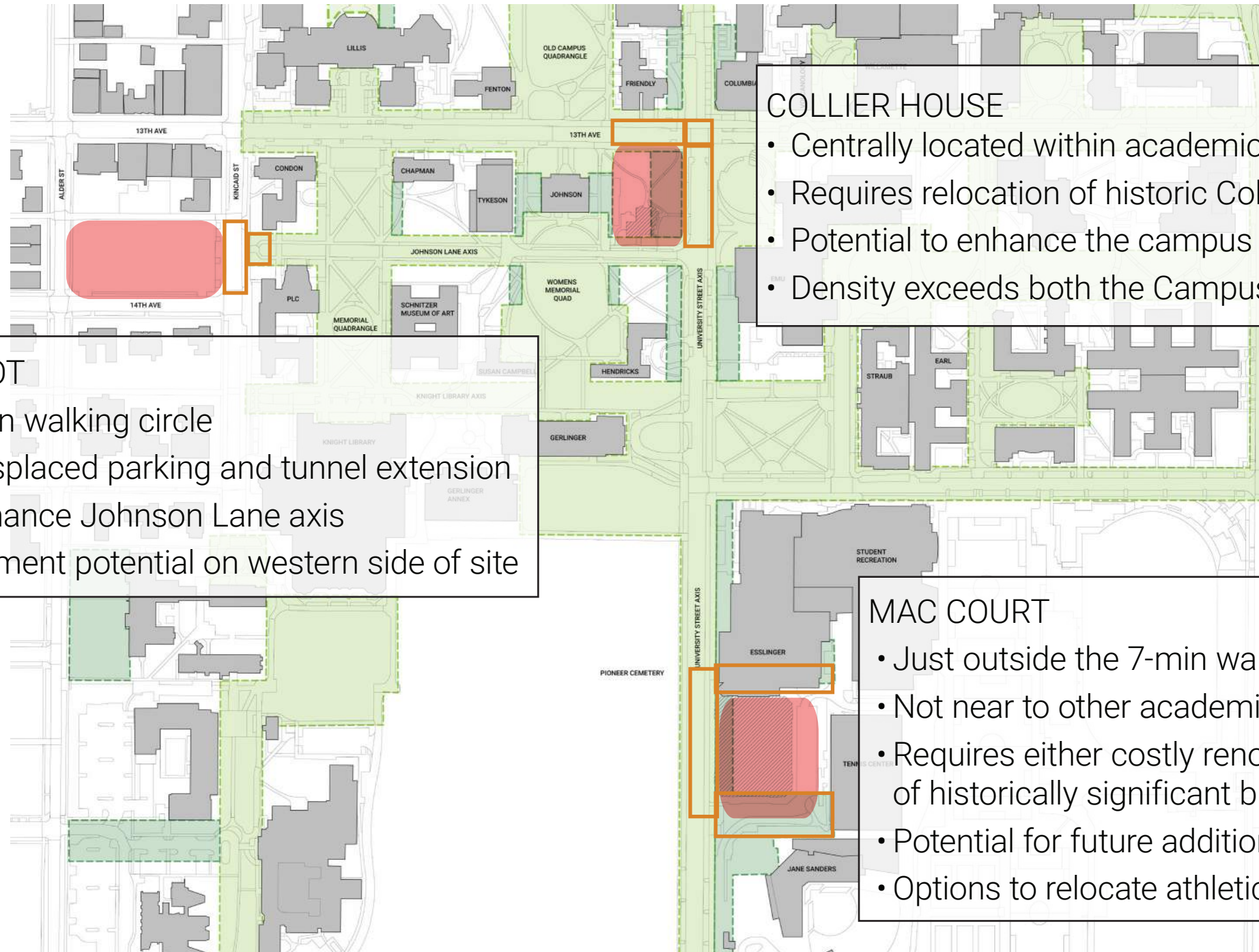
MAC COURT

Cost to Develop: \$12 million

Unique Costs and Displaced Uses:

- Deconstruction or reuse of historically significant building
- Infill of the deep basement if deconstructing
- Upgrade to the south wall of Esslinger
- Cost to deconstruct is similar to cost of renovation
- This does not reflect the cost to relocate displaced programs. Further study is needed.

POTENTIAL SITES Summary



COLLIER HOUSE

- Centrally located within academic core
- Requires relocation of historic Collier House
- Potential to enhance the campus heart
- Density exceeds both the Campus Plan and FVP

PLC PARKING LOT

- Within the 7-min walking circle
- High cost of displaced parking and tunnel extension
- Potential to enhance Johnson Lane axis
- Future development potential on western side of site

MAC COURT

- Just outside the 7-min walking circle
- Not near to other academic/classroom buildings
- Requires either costly renovation or deconstruction of historically significant building
- Potential for future addition
- Options to relocate athletic/PE uses are limited

COLLIER HOUSE

1) The central location is:

Symbolic of the importance of environmental academics to UO's identity and mission.

Most accessible to department faculty and students

Important for general education large classrooms

2) Provides the potential to enhance the campus heart

3) Increases the density of campus to strengthen the 7-min walking circle

NEXT STEPS

Collier House

- Coordinate with the design team studying the 13th Ave axis

- Confirm ideal location of the building with respect to University + 13th

PLC Parking Lot

- Study potential designated open space connection to Johnson Lane

- Study ways of boosting parking on the site given necessary building footprint

MAC Court

- Study potential designated open space and relationship of new building

- South side of site at Jane Sanders

- North side of site adjacent to Esslinger

- West along University Avenue

NEXT STEPS

10/11 INFORMATION SESSION

Erb Memorial Union

11:30am – 1:30pm

