

BORA

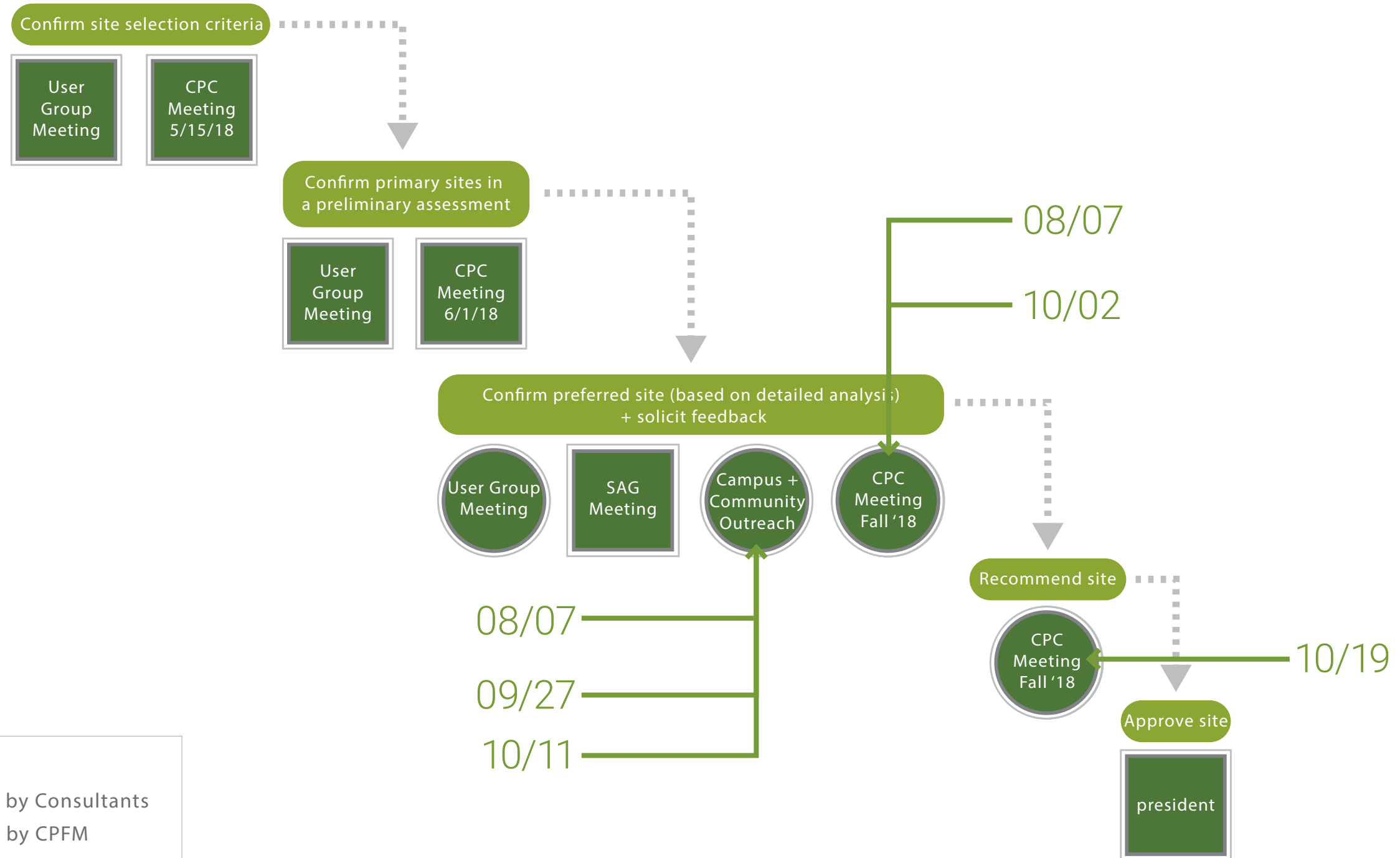
UNIVERSITY OF OREGON

# Classroom and Faculty Office Building

Campus Planning Committee

October 19, 2018

# SITE SELECTION PROCESS



**Key**

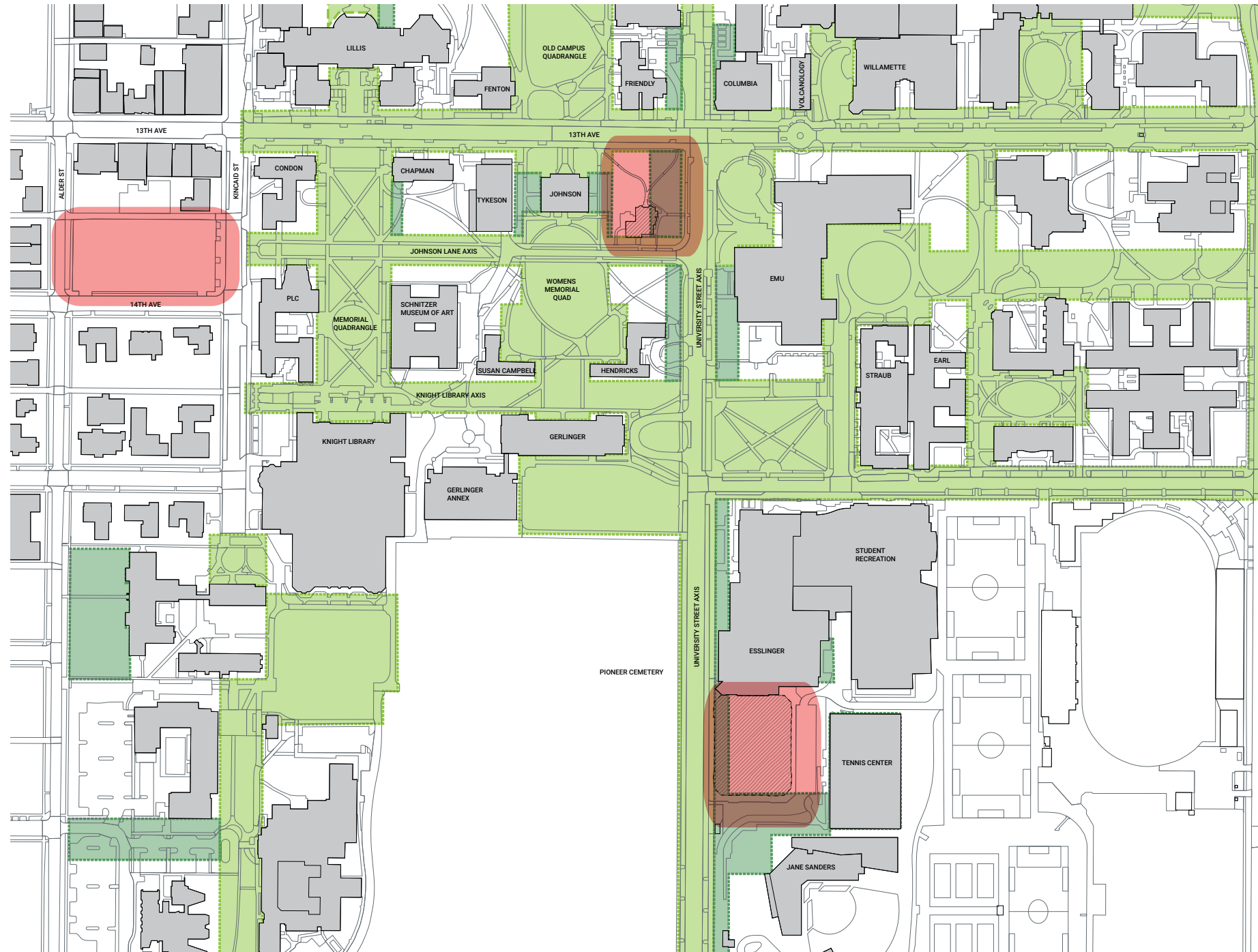
- Presentation by Consultants
- Presentation by CPFM



# COMMUNITY OPEN HOUSES



# PRIMARY 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?

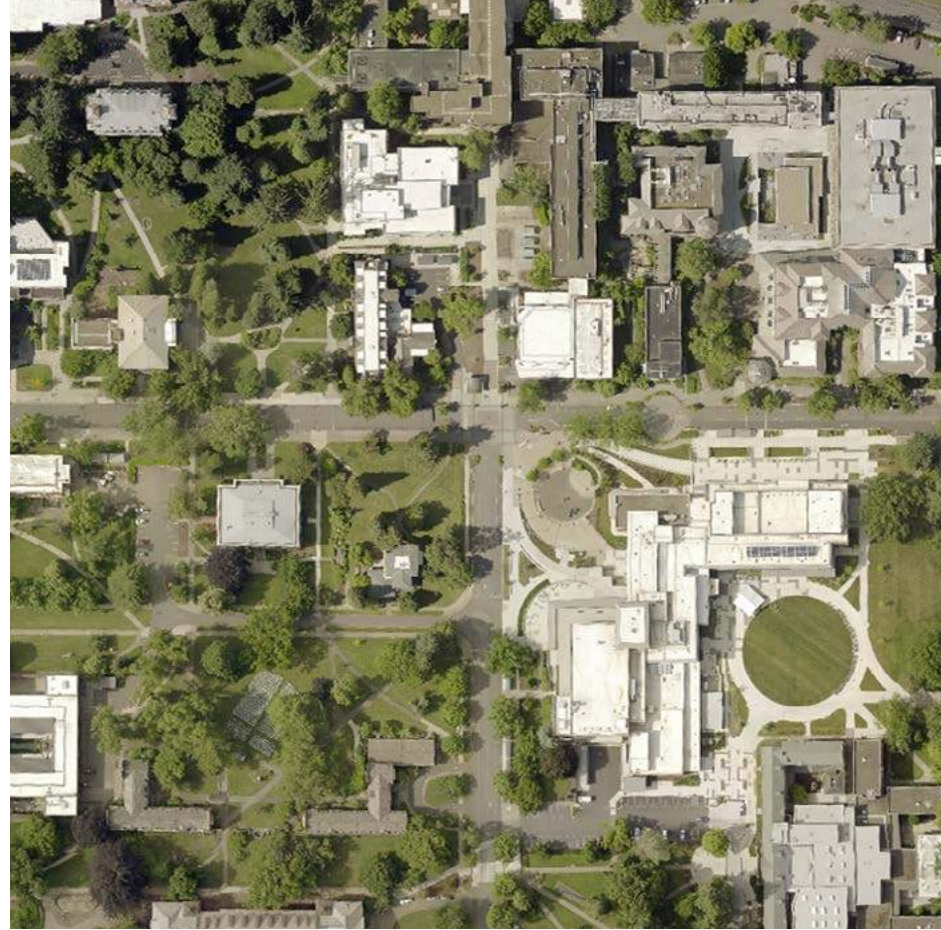
**DESIGN AREA SPECIAL CONDITIONS:** Does development on the site strengthen the site elements of its Design Area, as identified by the Campus Plan's Design Area Special Conditions Principle (Principle 12) and the intent of the Framework Vision Project?



# THE PROCESS: SCALES OF ANALYSIS



CAMPUS



DISTRICT



SITE



## FURTHER ANALYSIS TO BE SHARED

### **PLC**

- Report on the site utility cost difference between extending the tunnel, installing a utilidor or the direct bury of utility lines

### **COLLIER HOUSE**

Site and Campus Heart:

- Study of the trees with possibility to remain
- Precedents of successful/activated open spaces with variable heights
- Investigate if this building will shade the EMU amphitheater

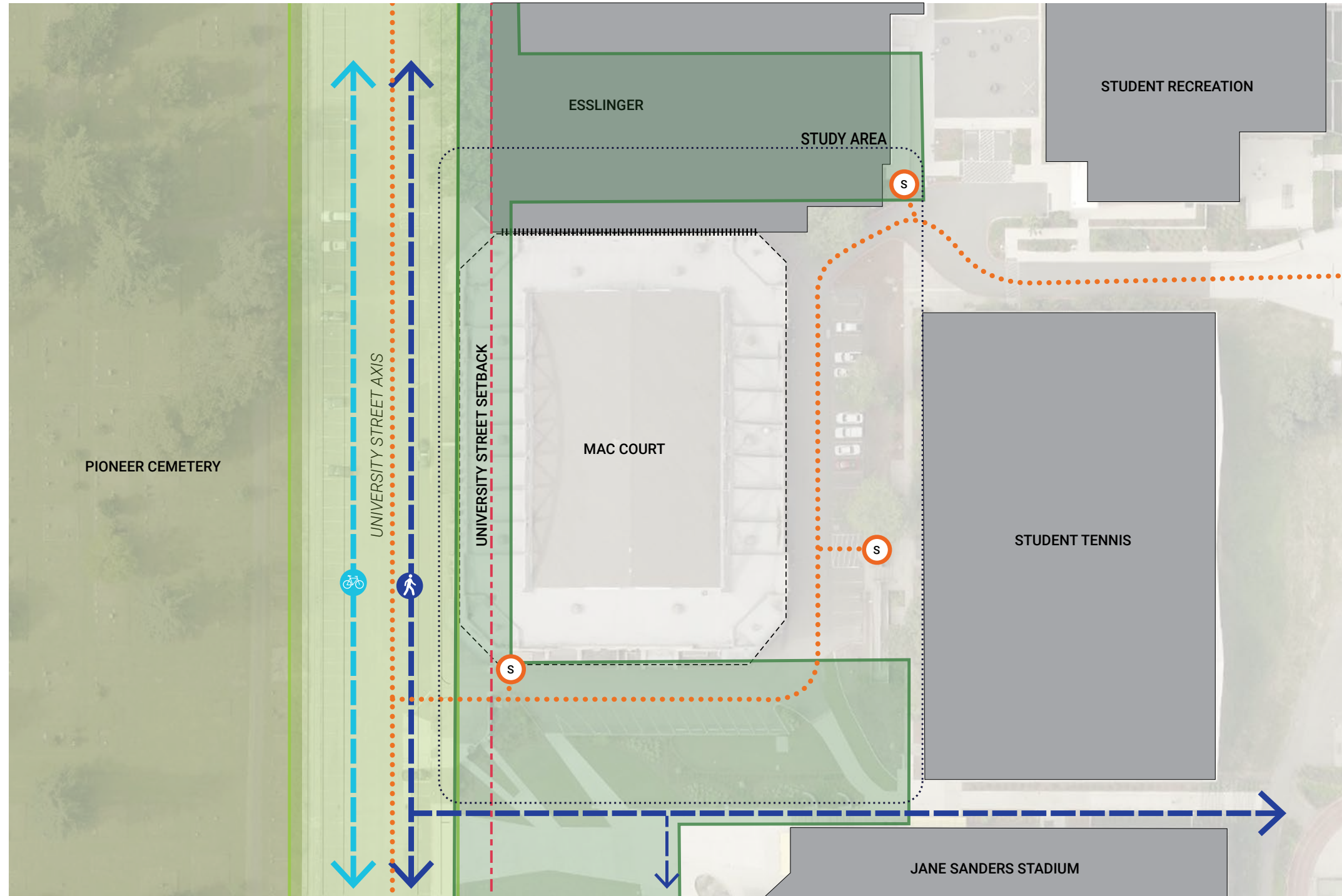
Massing:

- A massing option that considers a basement level
- The impact of the building on circulation flows at University & 13th
- The framing of Johnson by this building and Tykeson

# Summary of Criteria Analysis

## MAC COURT

# MAC COURT Site Analysis Summary



- KEY**
- CAMPUS PLAN DOS
  - FRAMEWORK VISION DOS
  - REGULATING LINES
  - SERVICE ROUTE
  - BICYCLE ROUTE
  - PEDESTRIAN CIRCULATION



# MAC COURT Summary of Key Criteria Findings

## #1 - Specific Program Needs:

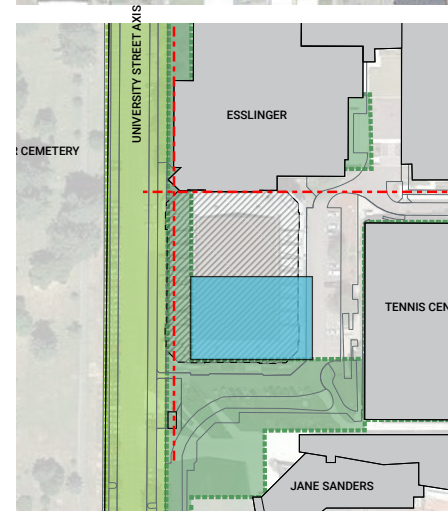
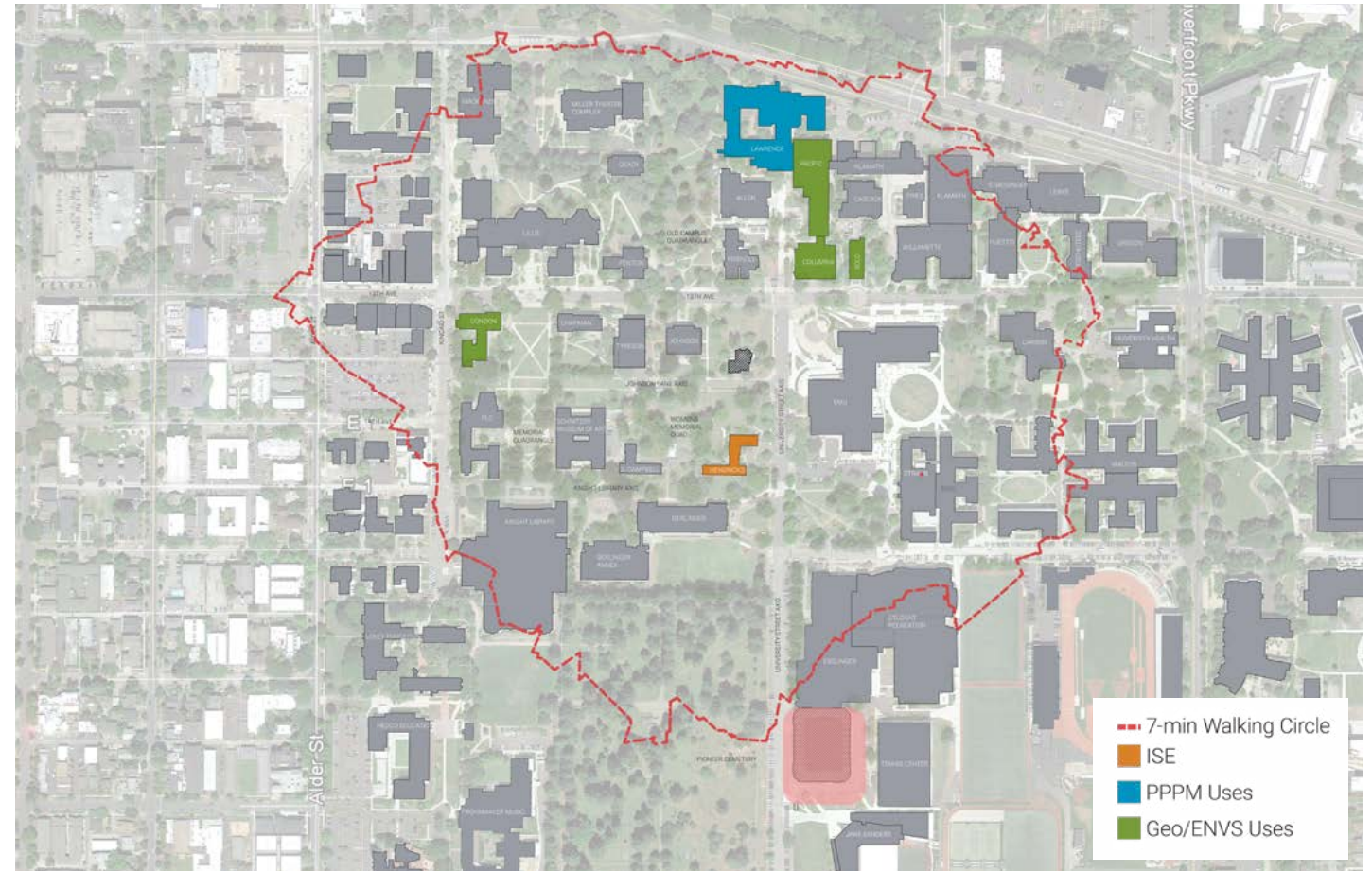
- Just outside the southern edge of the 7-minute walking circle
- Not near other buildings on campus occupied by departments that will be in the C+FOB

## #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:

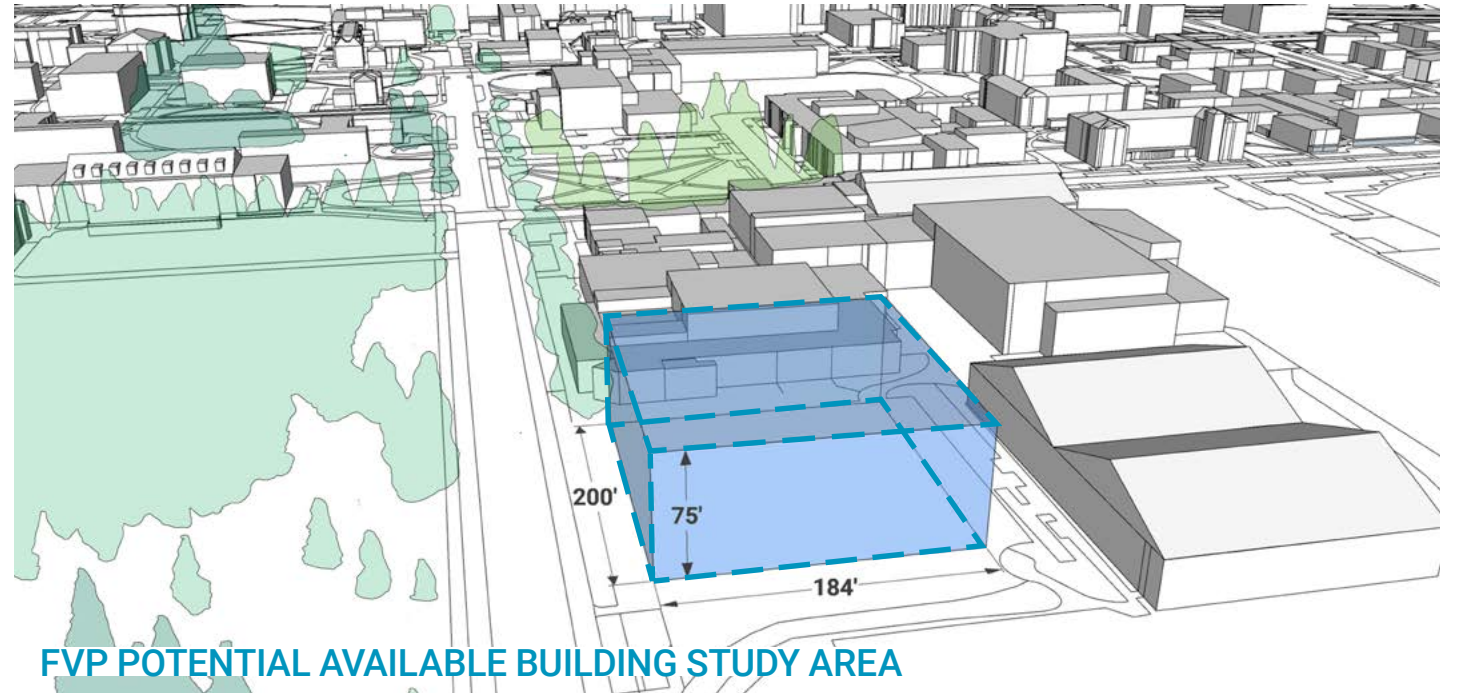
- Proposed academic use meets primary use per Campus Plan + Framework Vision Project (FVP), but does not facilitate the potential for underground parking per the FVP.

## #6 - Replacement of Displaced Uses:

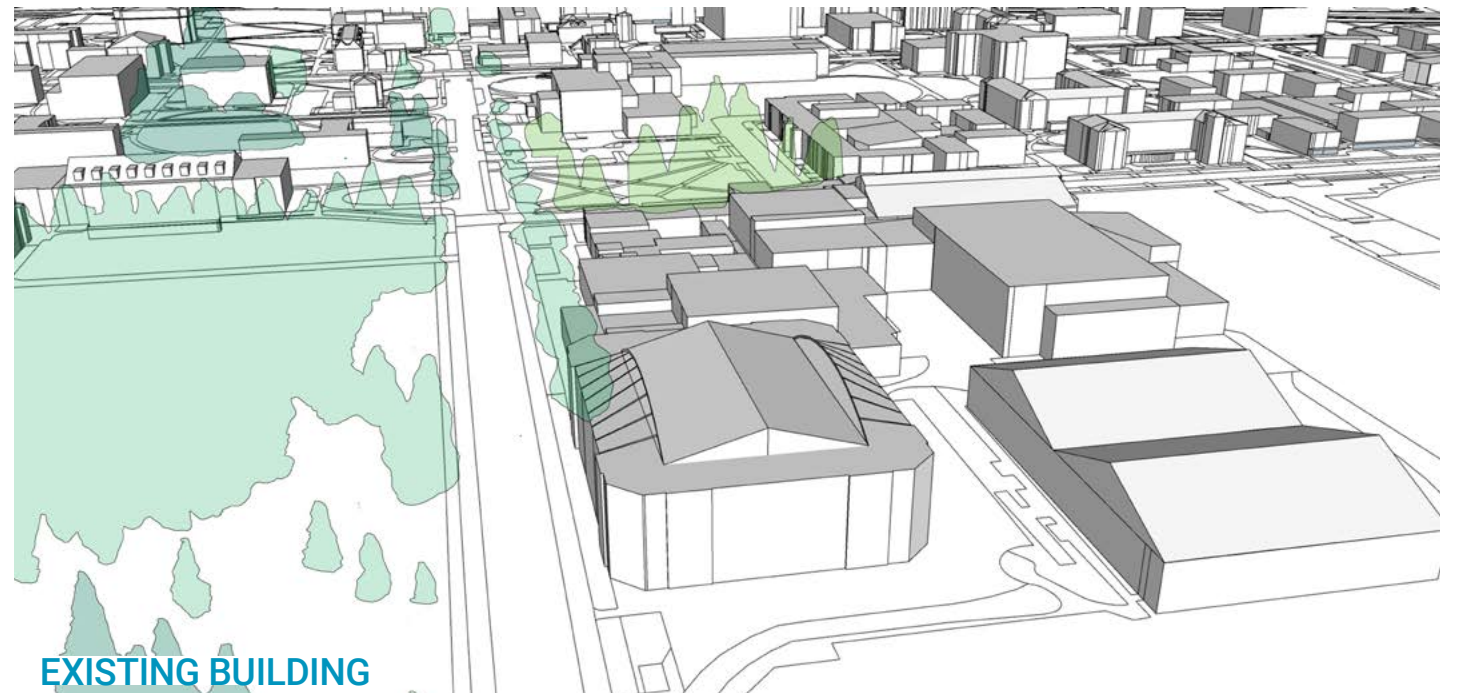
- Options to replace Athletics and PE + Rec uses are limited without expansion of nearby facilities.

## #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.**



FVP POTENTIAL AVAILABLE BUILDING STUDY AREA

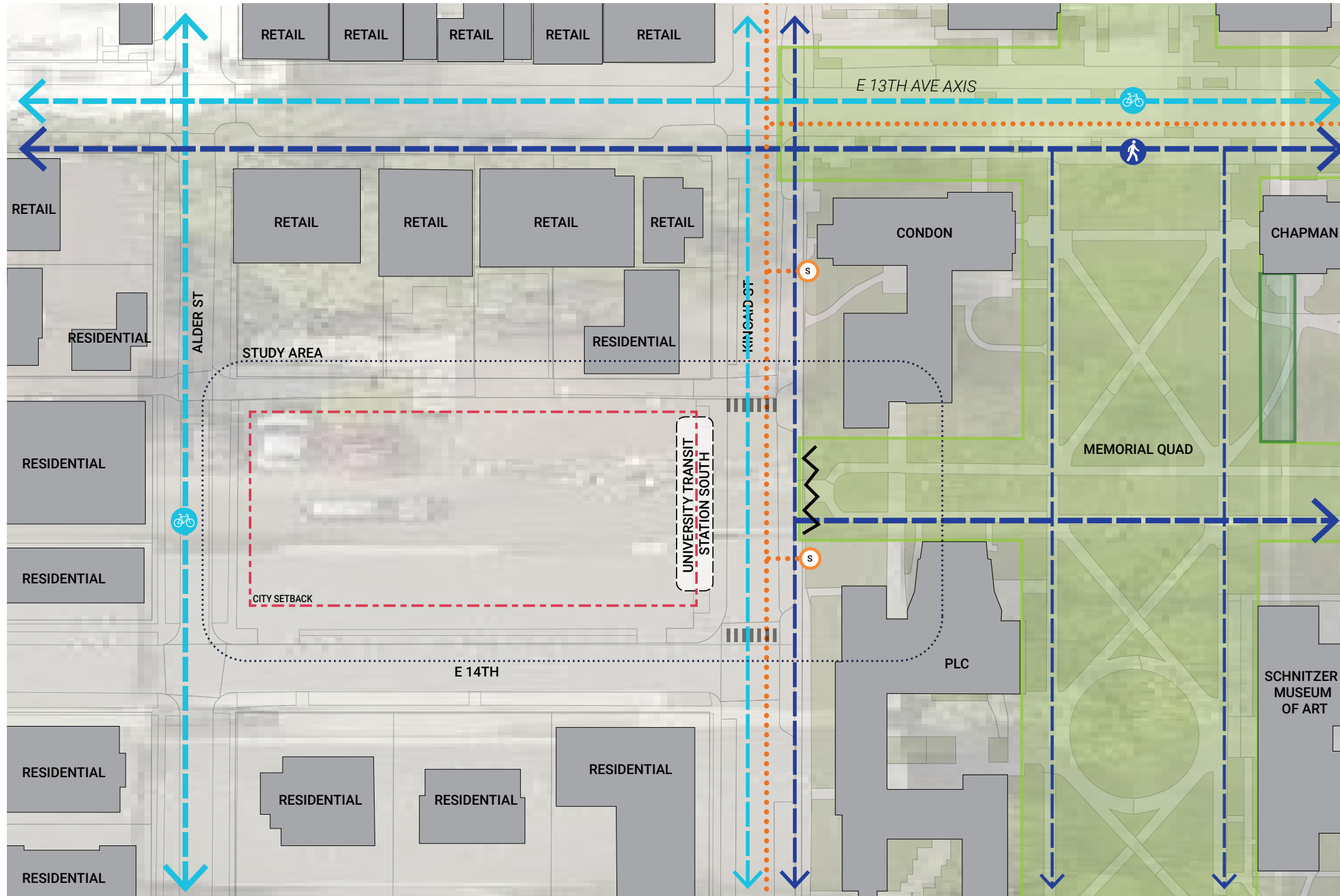


EXISTING BUILDING

# Summary of Criteria Analysis

## PLC PARKING LOT

# PLC PARKING LOT Site Analysis Summary



- KEY**
- CAMPUS PLAN DOS
  - FRAMEWORK VISION DOS
  - REGULATING LINES
  - SERVICE ROUTE
  - BICYCLE ROUTE
  - PEDESTRIAN CIRCULATION
  - ACCESSIBILITY CHALLENGE



# 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.

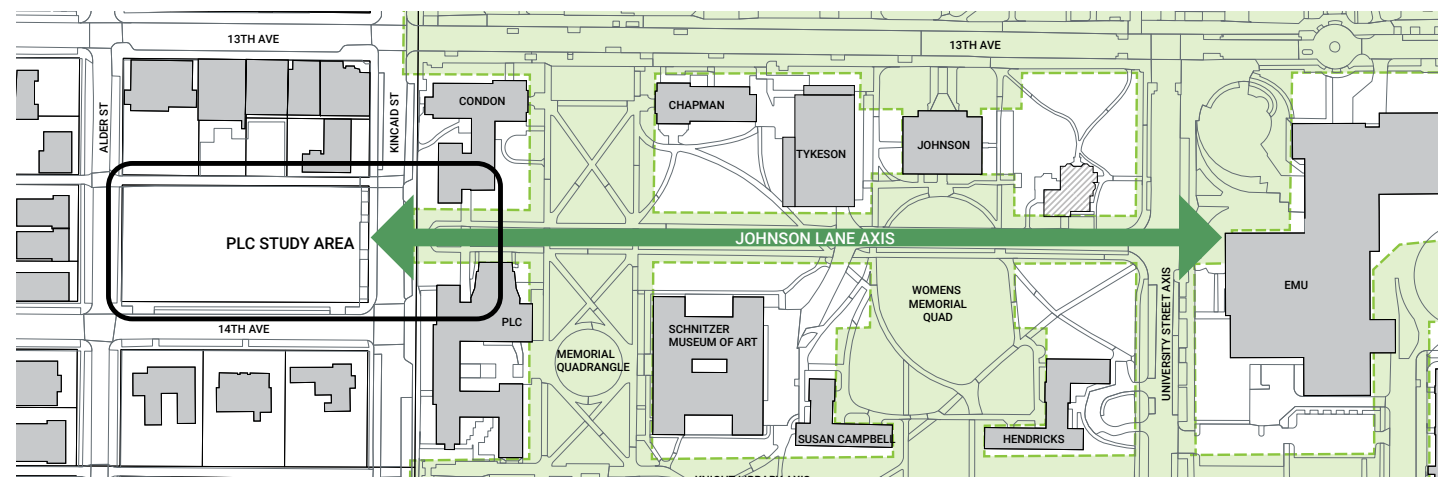
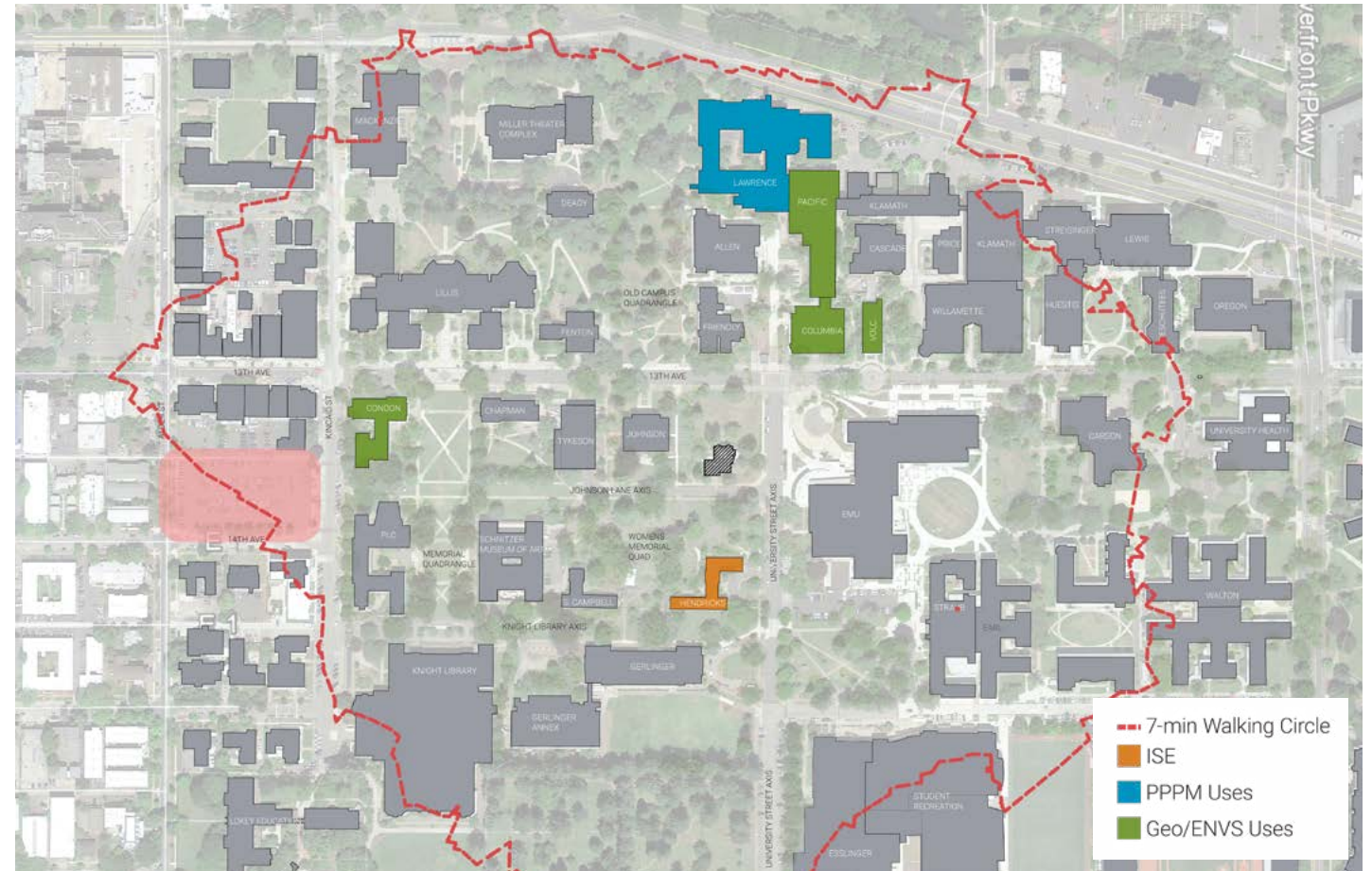
## #2 - Site Considerations and Cost:

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:

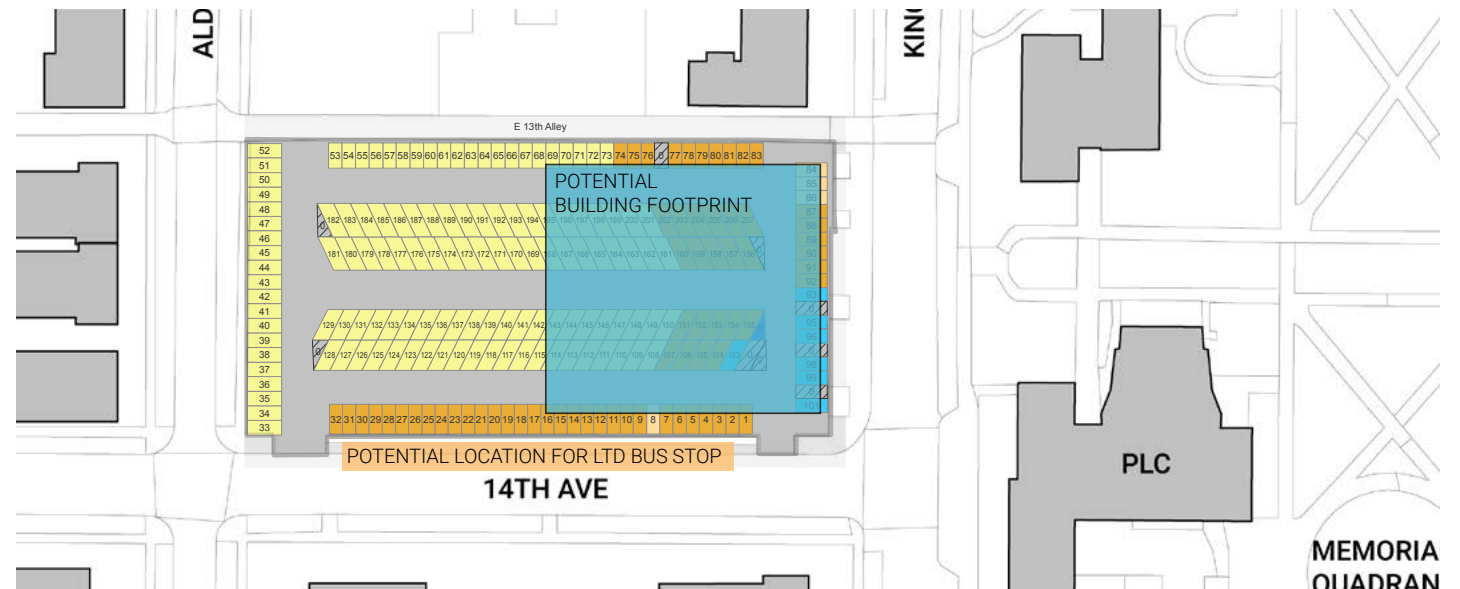
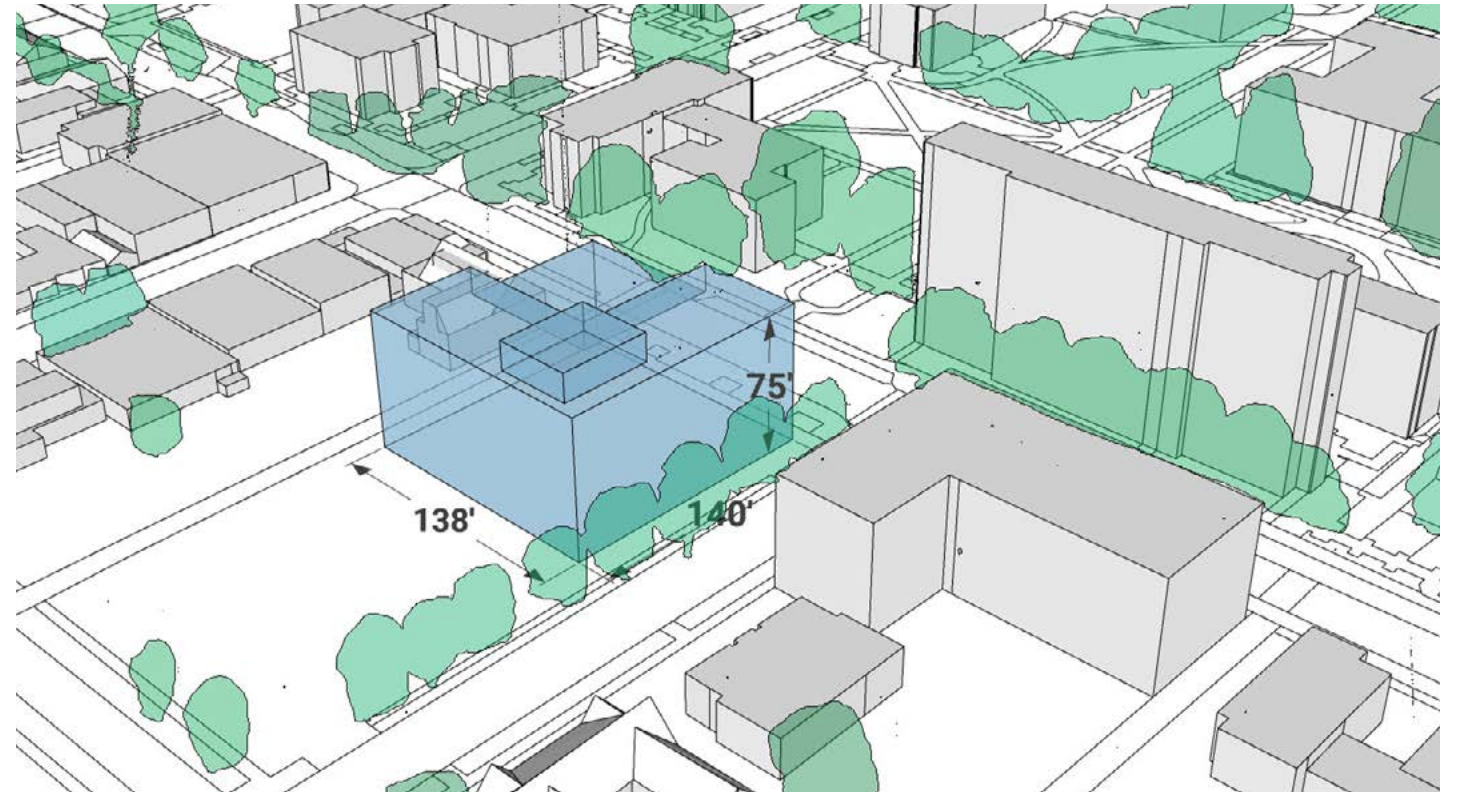
- Proposed density is allowable per the Campus Plan.
- FVP suggests a significantly larger permissible building footprint and a taller building.
- There is ample space for future development on the site.

## #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.**



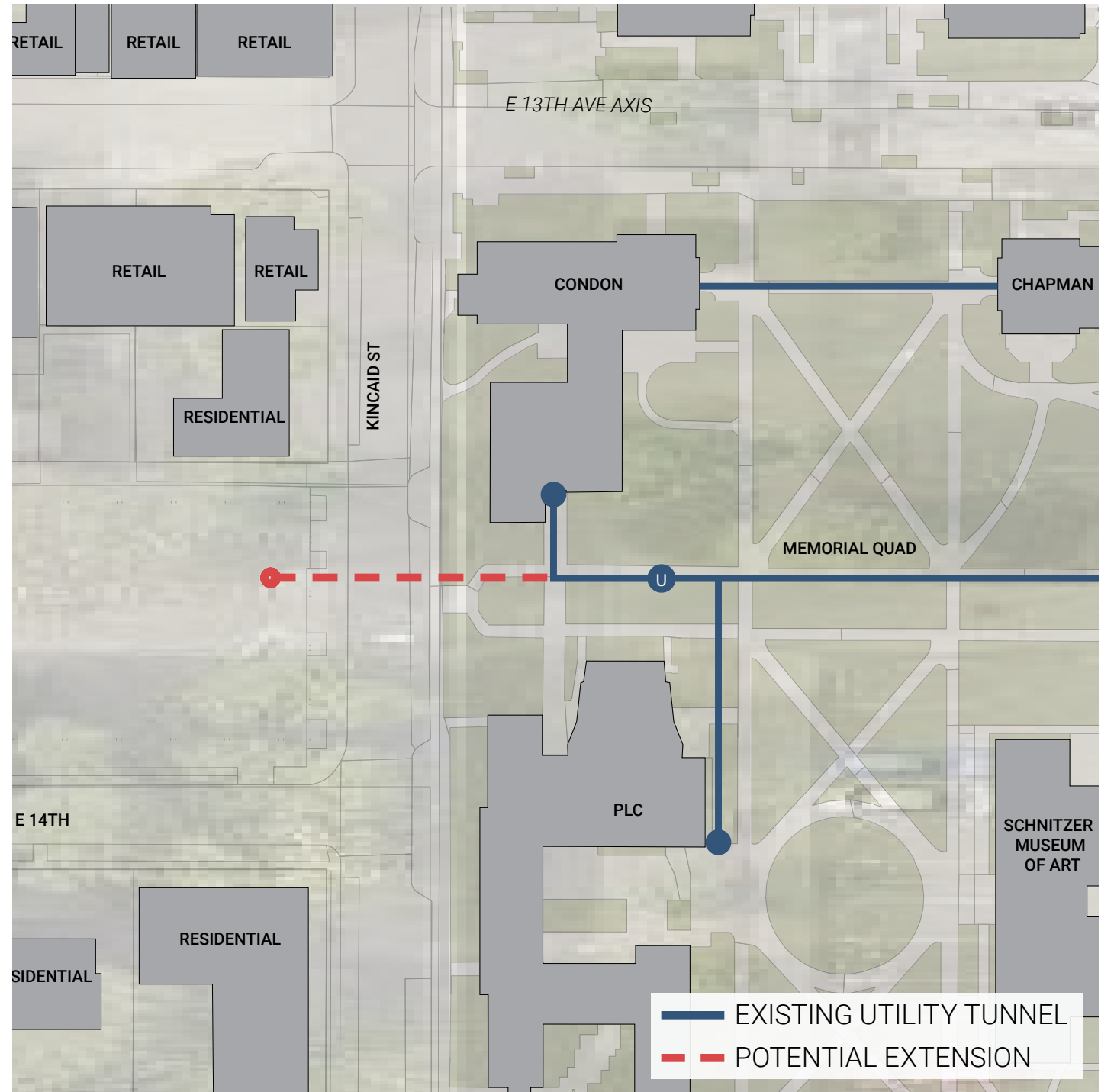
# PLC PARKING LOT Site Utility Costs

## COST TO EXTEND THE TUNNEL

|  |                    |
|--|--------------------|
| Connect to (E) tunnel and all utilities      | \$200,000          |
| Tunnel extension (175 linear ft x 10,000/ft) | \$1,750,000        |
| <b>TOTAL:</b>                                | <b>\$1,950,000</b> |

## DIRECT BURY UTILITIES & ON-SITE HVAC GENERATION

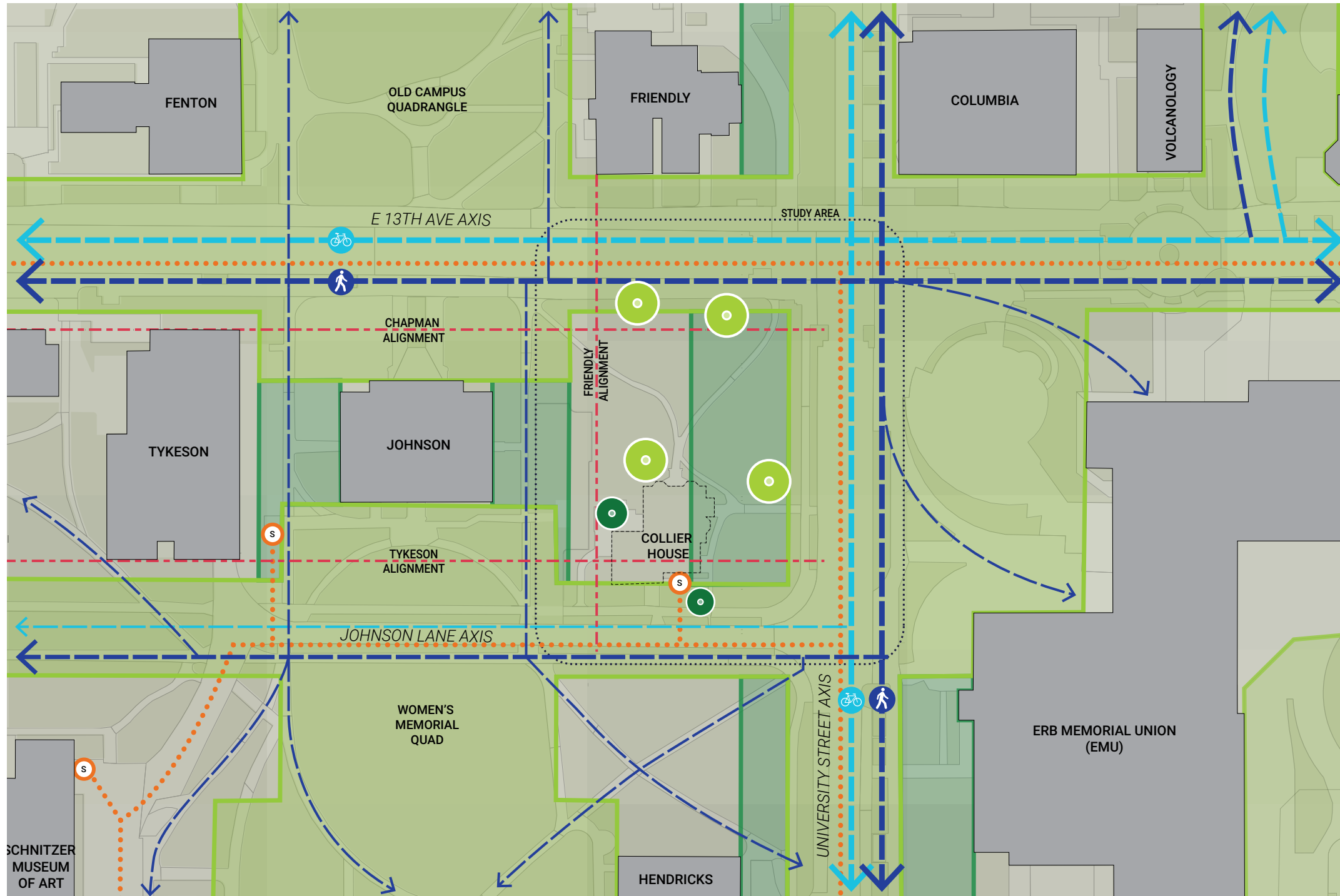
|               |                    |
|---------------|--------------------|
| Savings       | -\$860,000         |
| <b>TOTAL:</b> | <b>\$1,090,000</b> |



# Summary of Criteria Analysis

## COLLIER HOUSE

# COLLIER HOUSE Site Analysis Summary



- KEY**
- CAMPUS PLAN DOS
  - FRAMEWORK VISION DOS
  - REGULATING LINES
  - SIGNIFICANT TREES
  - EDUCATIONAL TREES
  - SERVICE ROUTE
  - BICYCLE ROUTE
  - PEDESTRIAN CIRCULATION



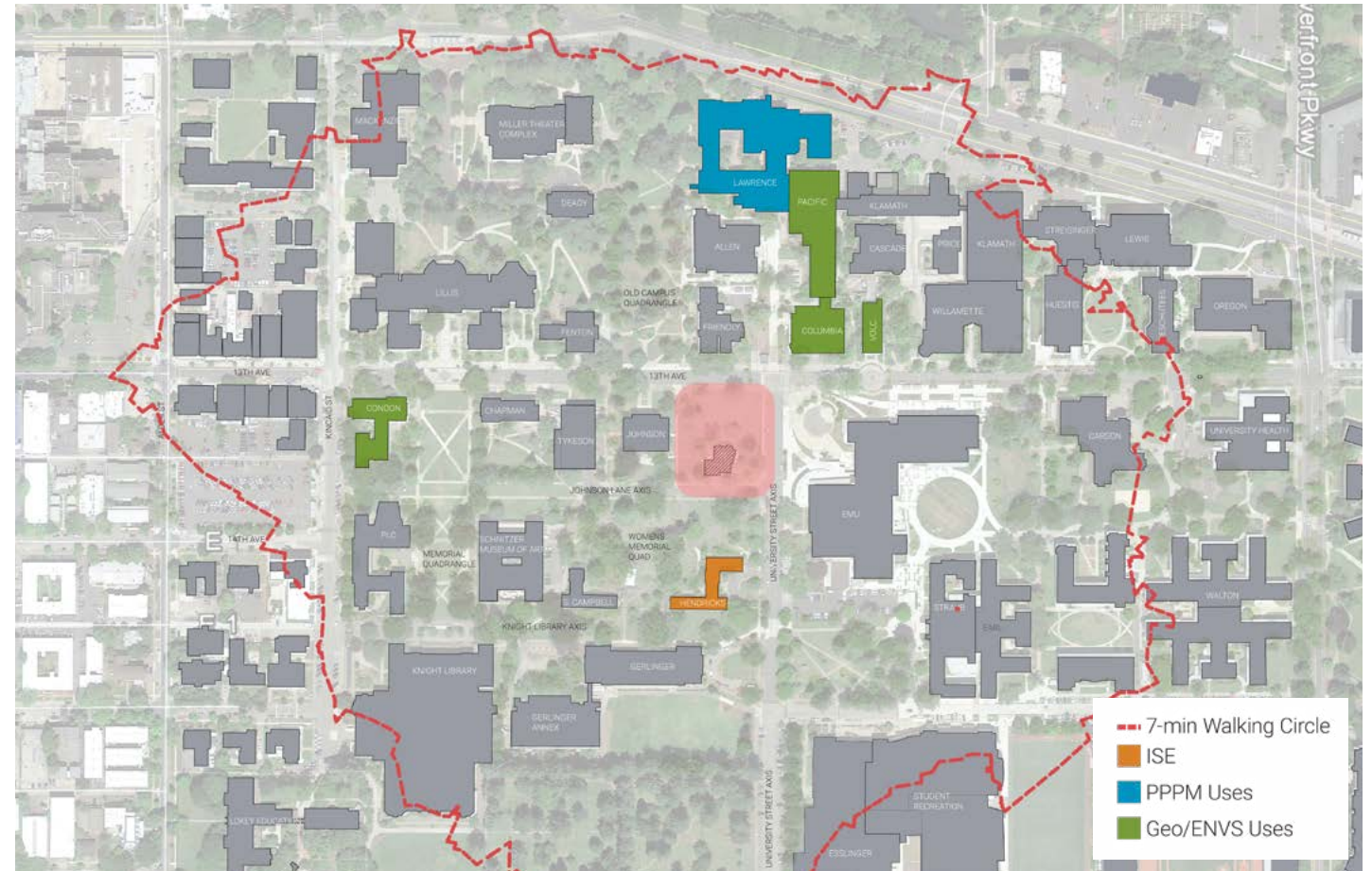
# COLLIER HOUSE Summary of Key Criteria Findings

## #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:

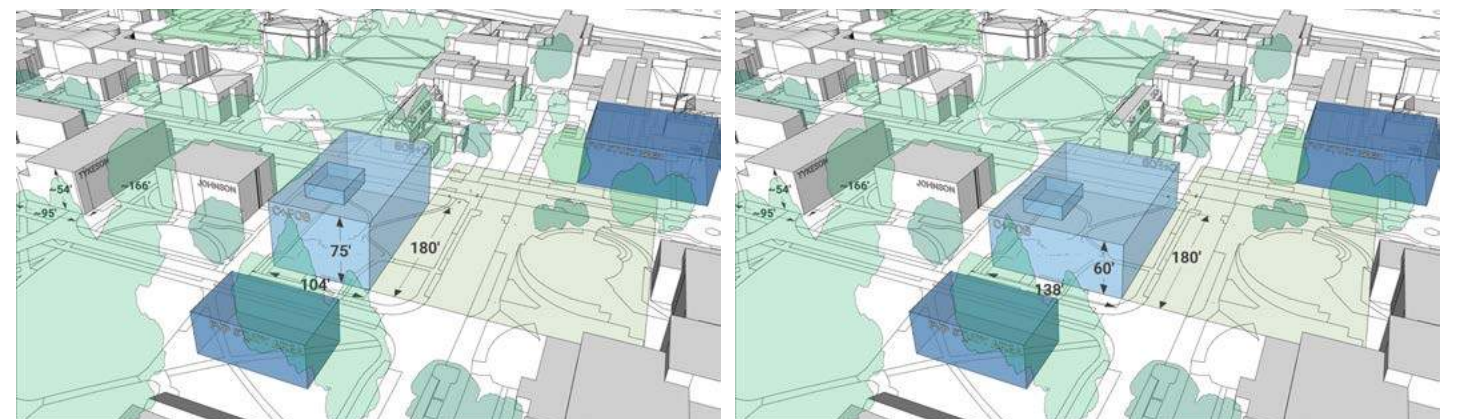
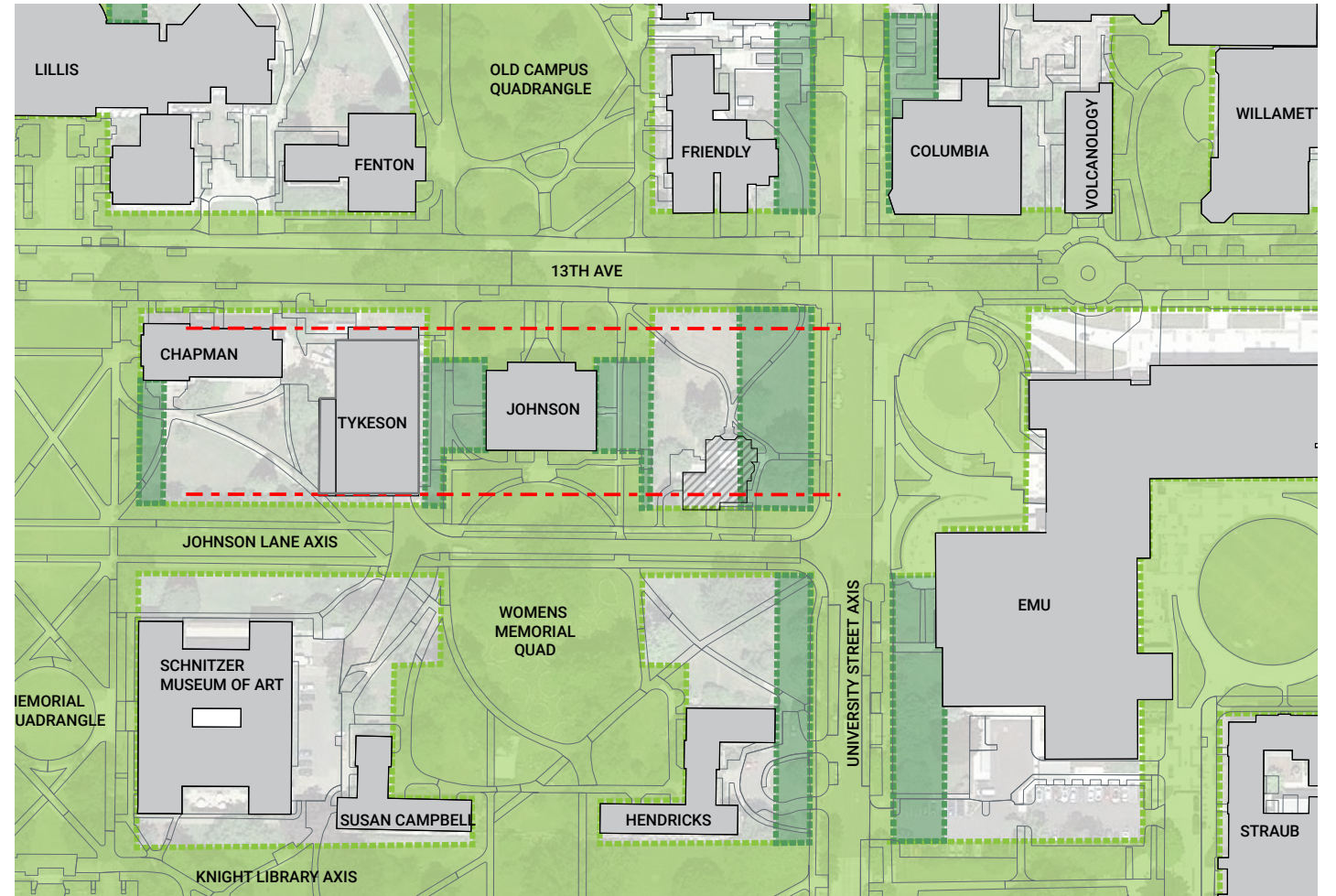
- The building footprint requires a study for the appropriate size of the campus heart.

## #4 - Density:

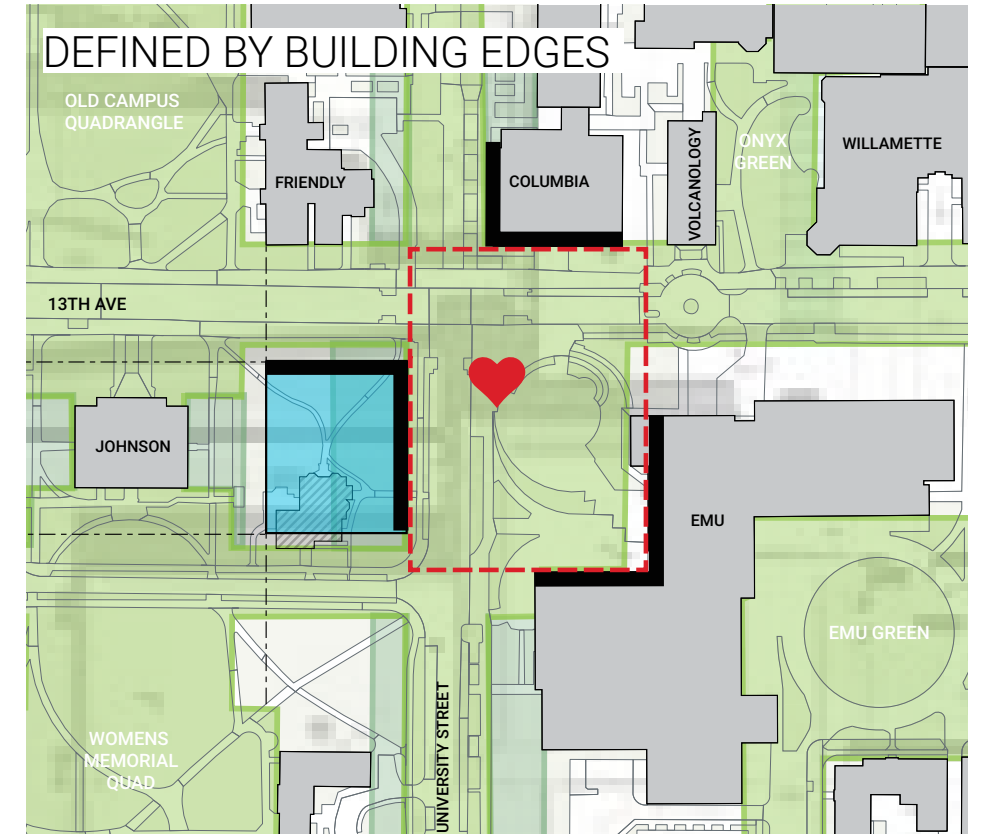
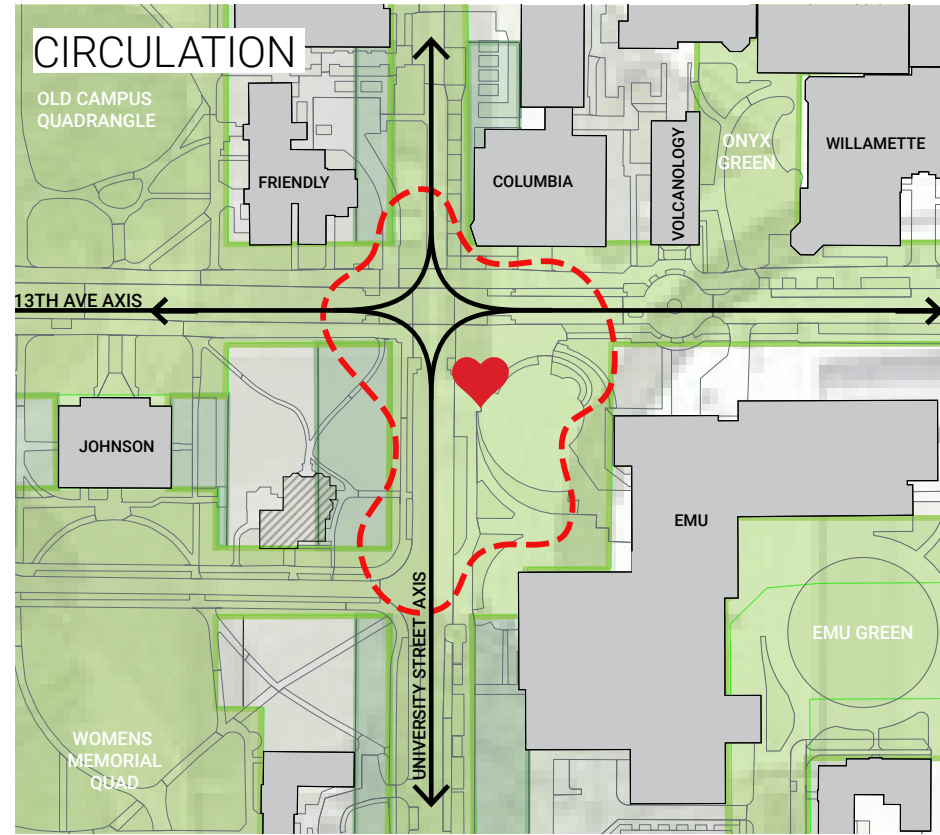
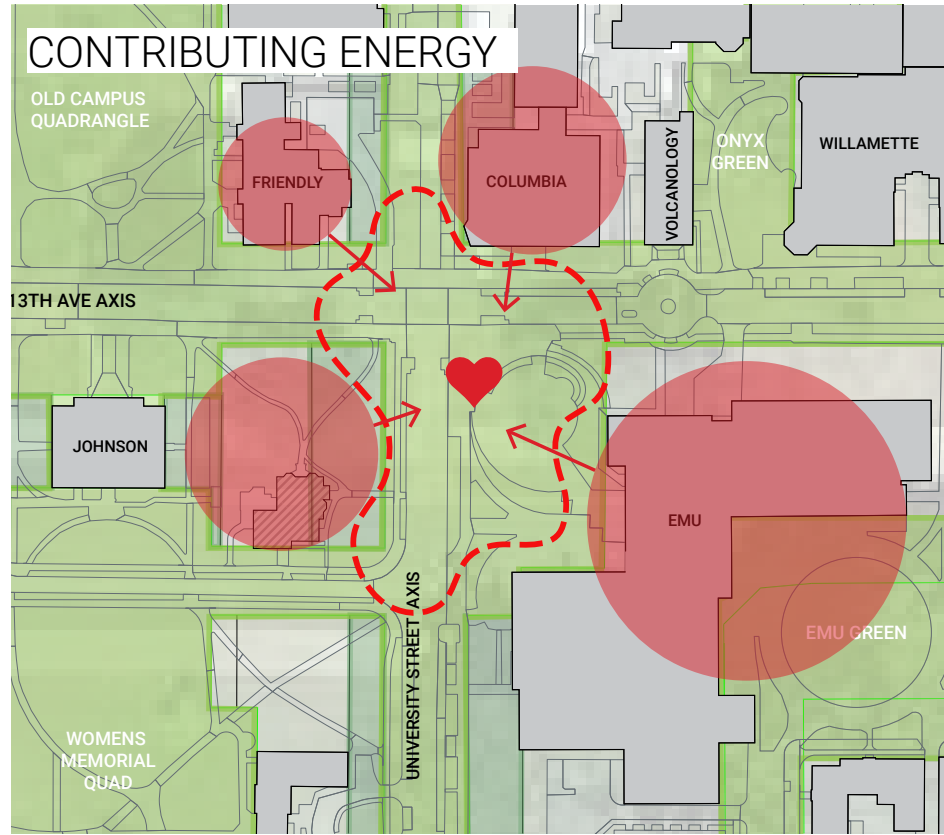
- Density would exceed the currently allowable density for the area per the Campus Plan.
- Density would also exceed the recommended density per the Framework Vision Project.

## #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.



# COLLIER HOUSE Campus Heart Study Summary



80'-90'

CAMPUS HEART



20'

PEDESTRIAN CIRCULATION



20'-25'

BICYCLE + SERVICE +  
EMERGENCY ACCESS

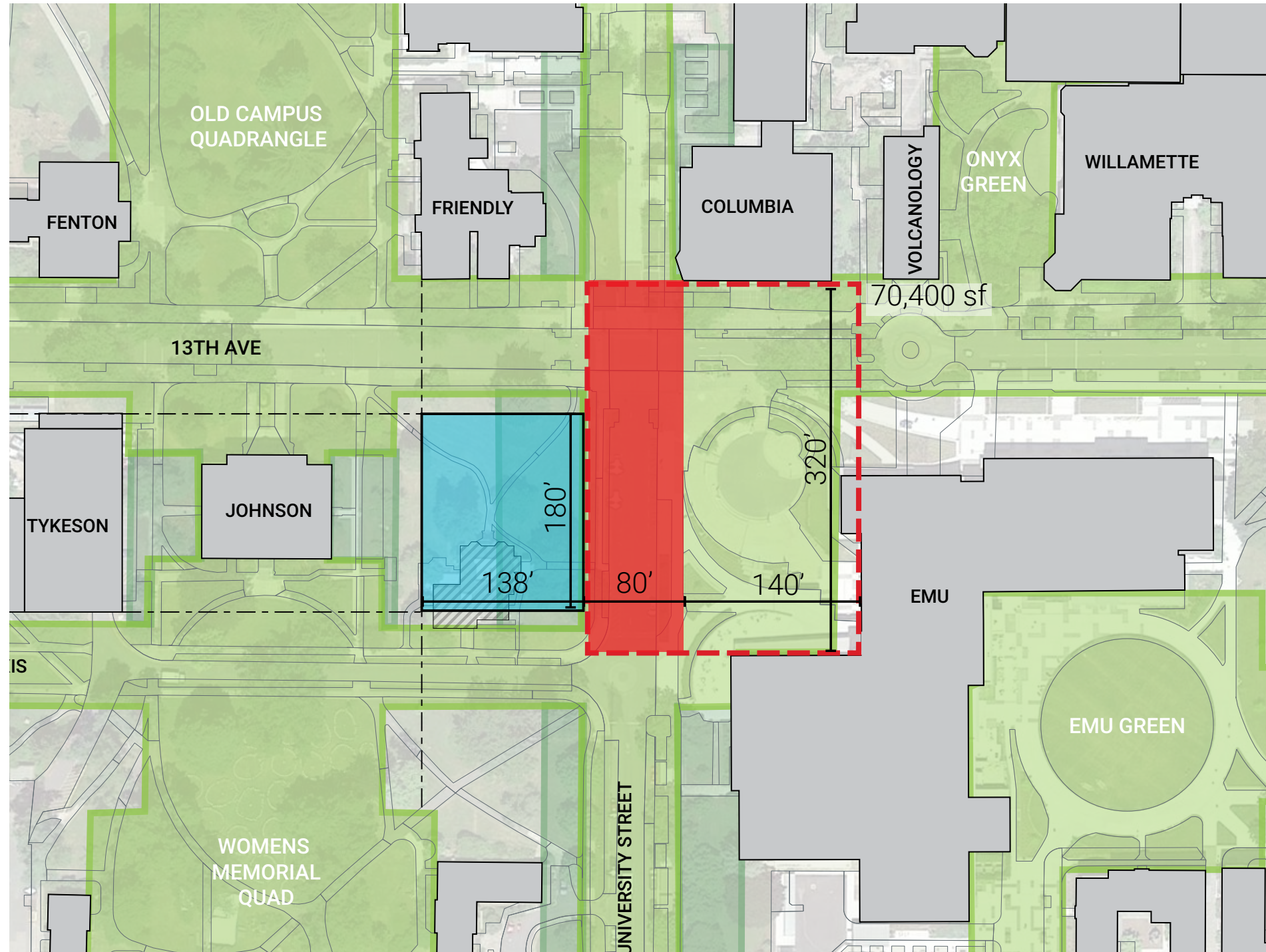


40'

GATHERING



# COLLIER HOUSE Campus Heart Study Summary



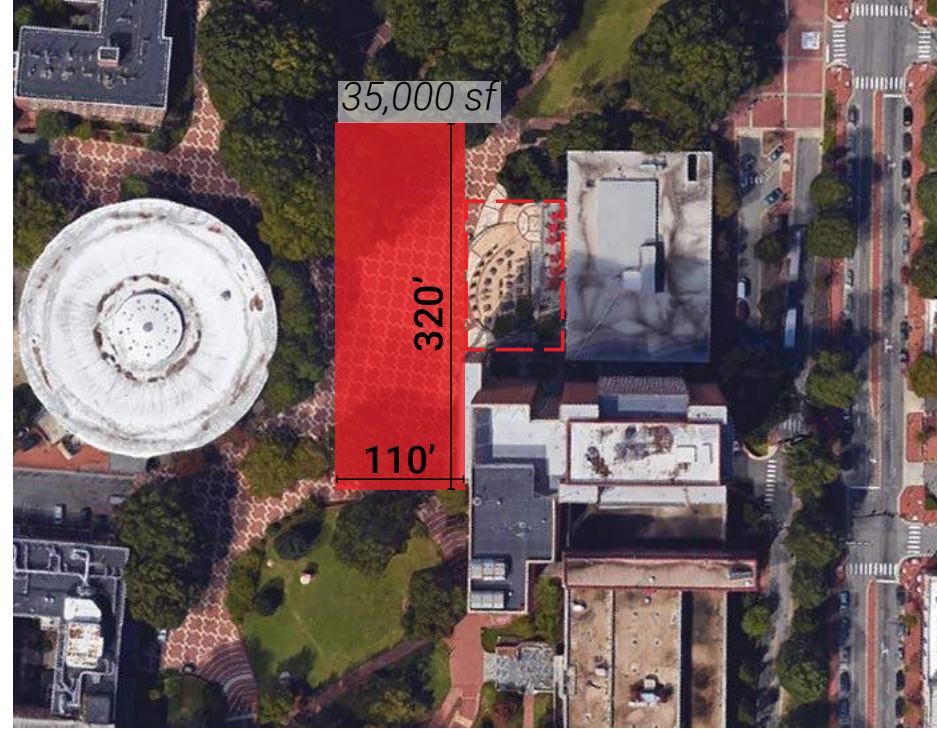


# COLLIER HOUSE Campus Heart Study Summary

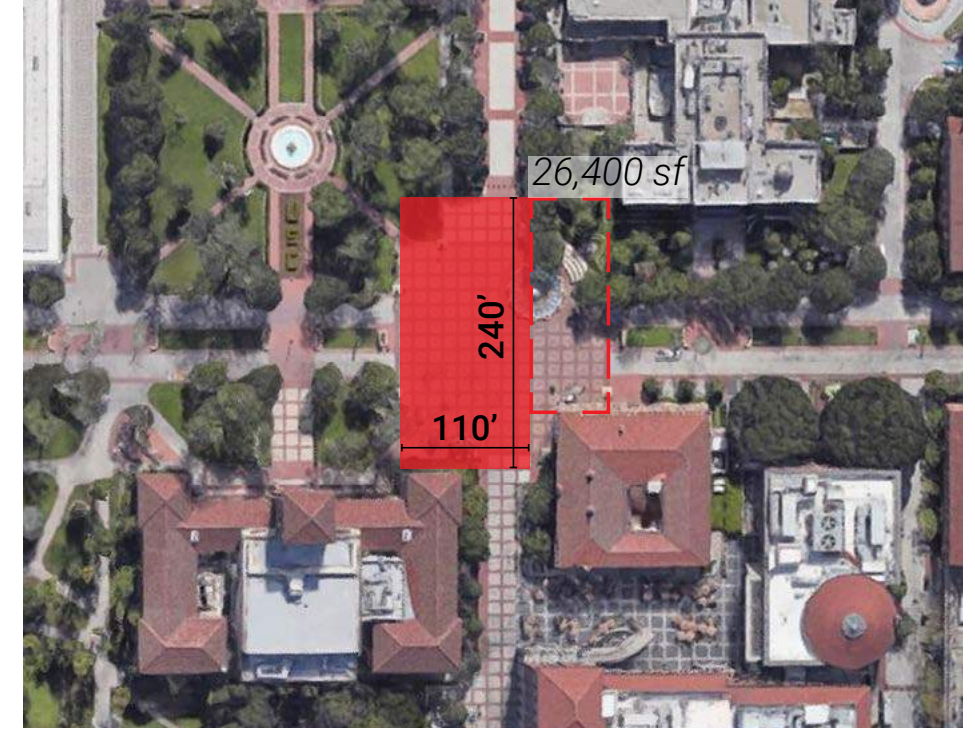
SPROUL PLAZA - UC BERKELEY  
41,000 STUDENTS



BRICK YARD - NC STATE  
34,000 STUDENTS

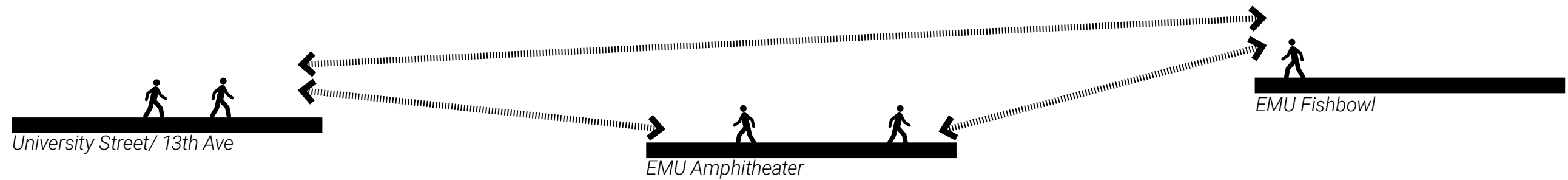


CAMPUS CENTER - USC  
44,000 STUDENTS





# COLLIER HOUSE Campus Open Spaces with Varying Levels





# COLLIER HOUSE Campus Open Spaces with Varying Levels

## LOWER SPROUL PLAZA - UC BERKELEY





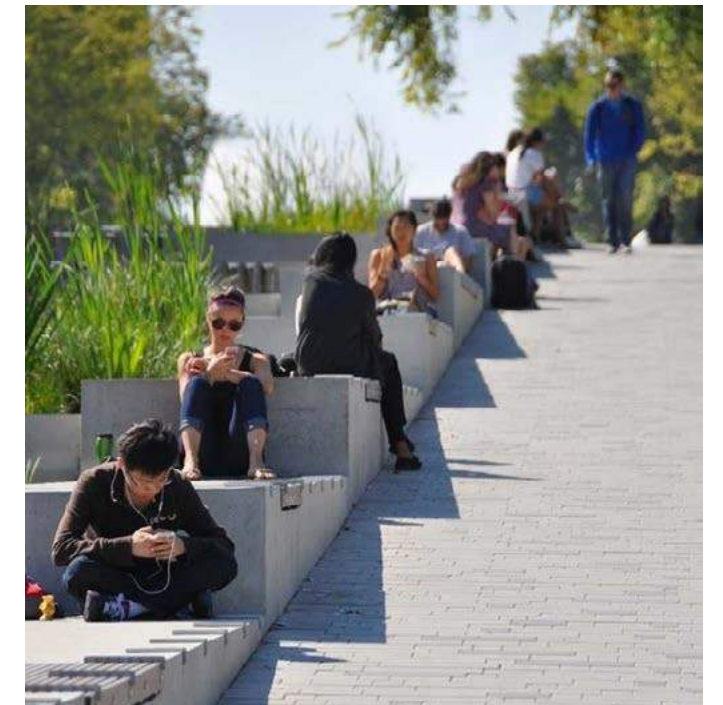
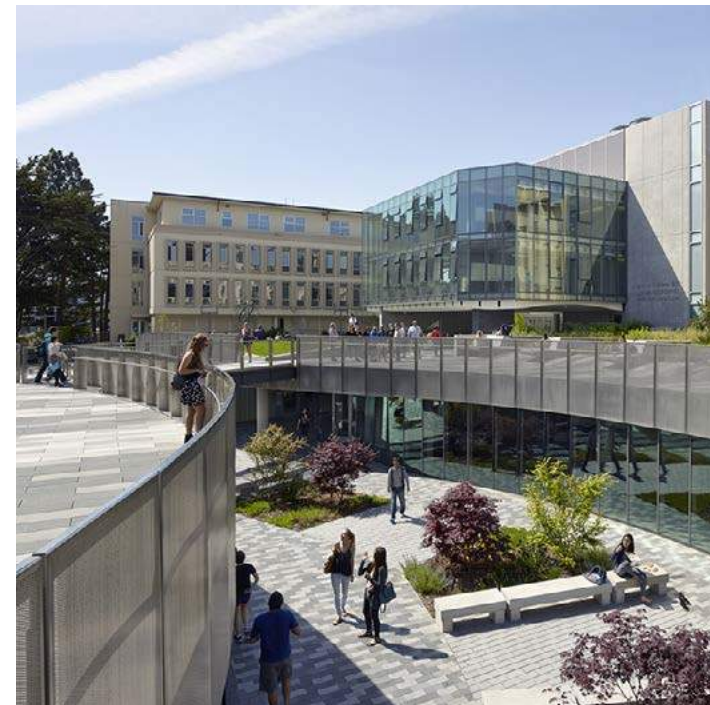
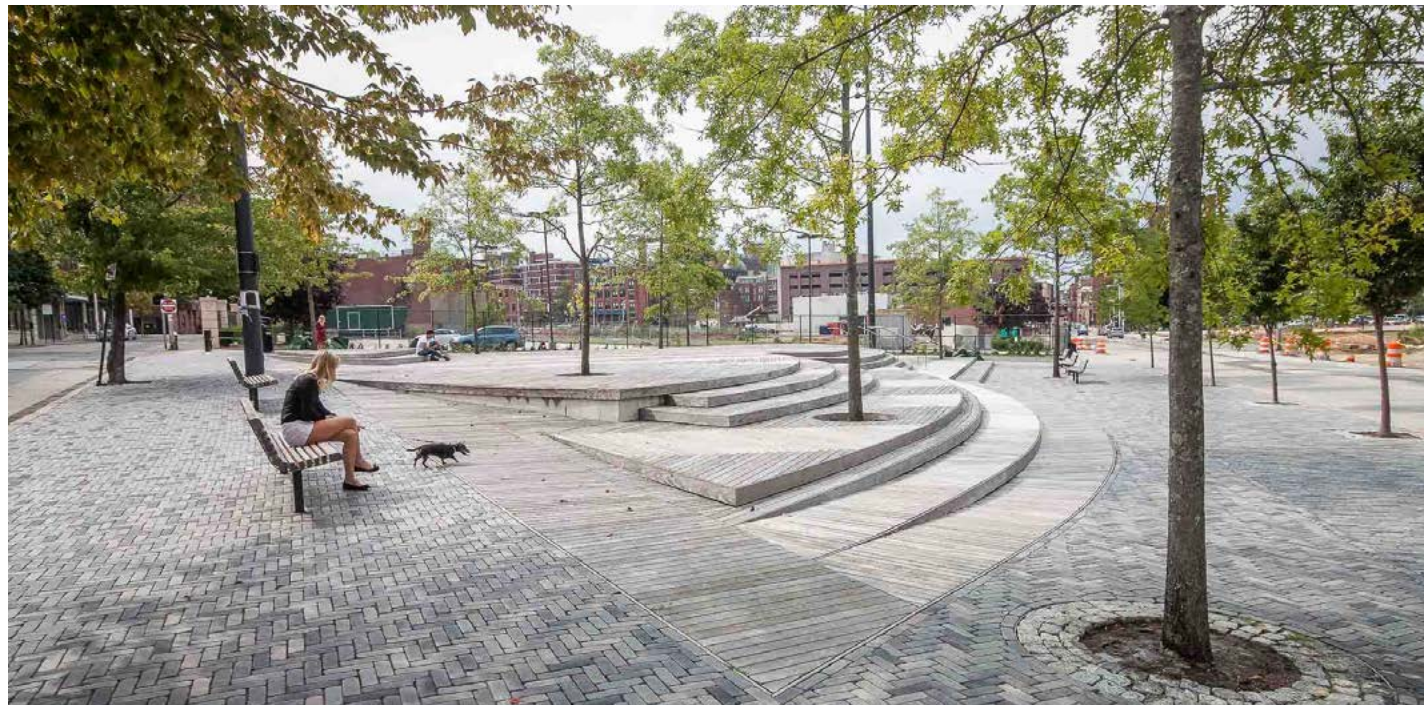
# COLLIER HOUSE Campus Open Spaces with Varying Levels

## ROEMER PLAZA - SUFFOLK UNIVERSITY



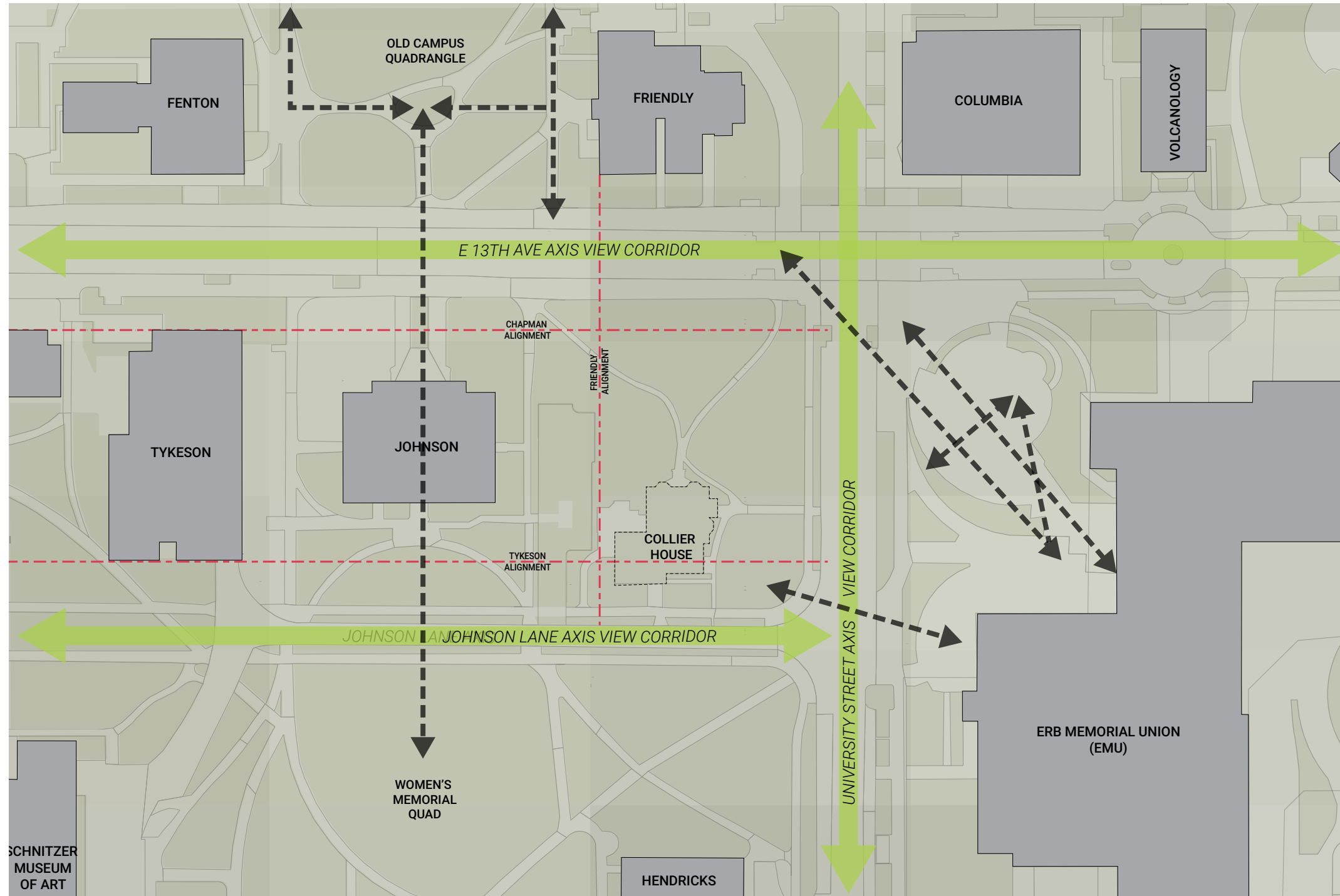





# COLLIER HOUSE Campus Open Spaces with Varying Levels



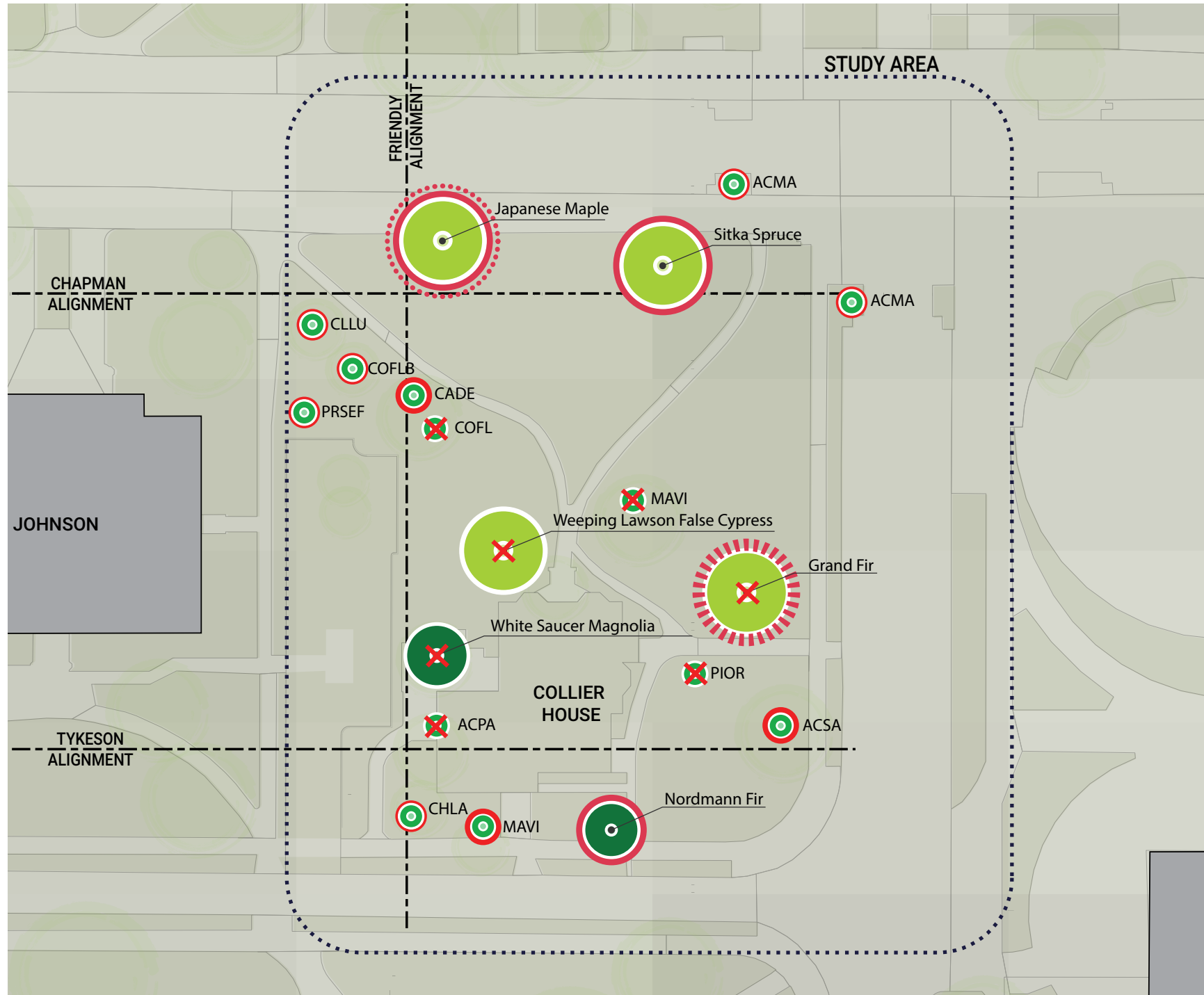


# COLLIER HOUSE View Corridors and Sight Lines



- KEY**
-  **AXIS VIEW CORRIDOR**  
*Recorded from The Campus Plan*
  -  **SIGNIFICANT VIEWS**  
*Recorded from The Landscape Resource Survey*
  -  **REGULATING LINES**

# COLLIER HOUSE Trees with Possibility to Remain



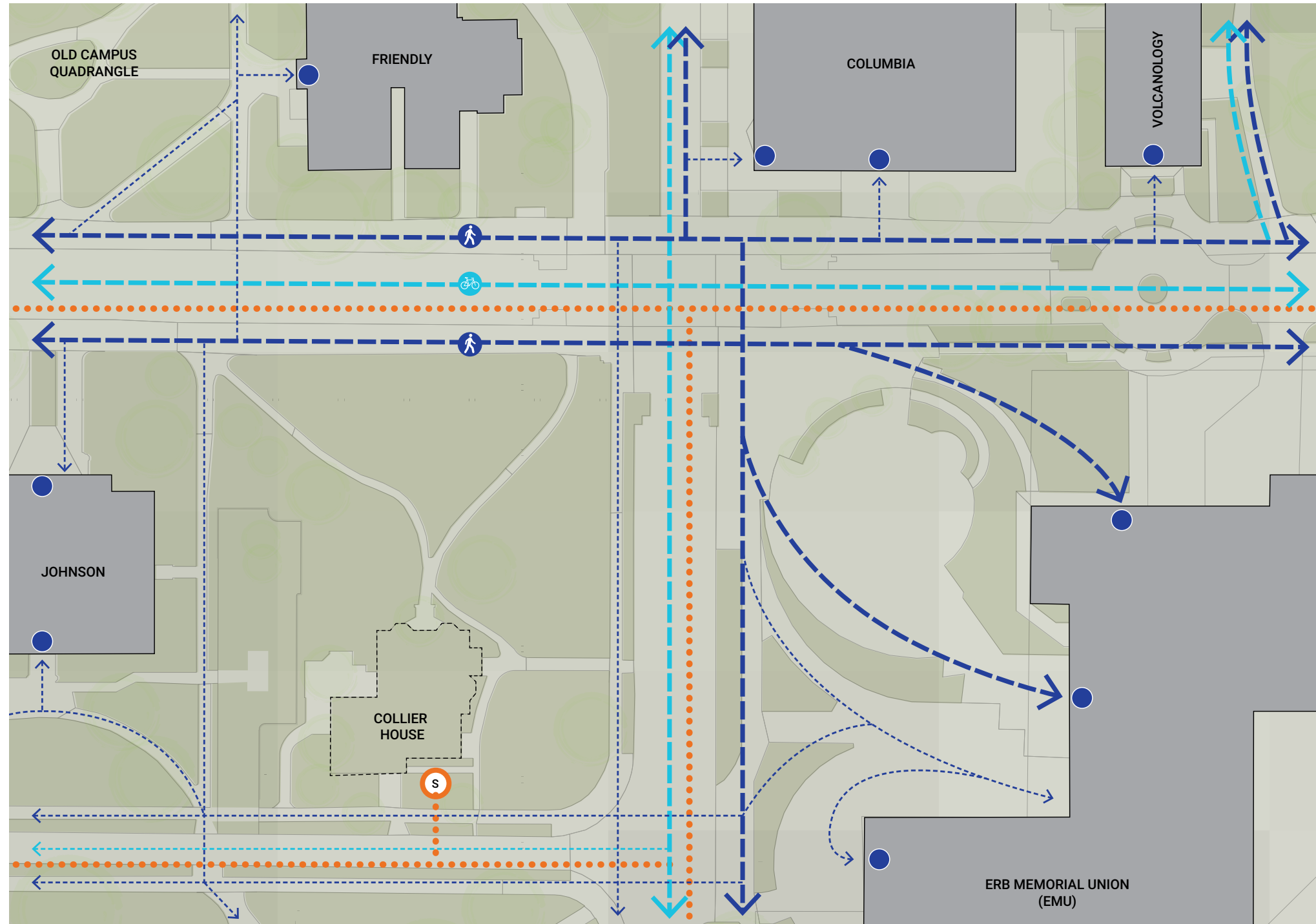
## KEY

- SIGNIFICANT TREES
- EDUCATIONAL TREES
- TREES
- LOW IMPACT
- MEDIUM IMPACT
- ✕ HIGH IMPACT
- POOR HEALTH
- END OF LIFE SPAN
- REGULATING LINES

## EXISTING TREE LIST

| KEY   | COMMON NAME                      |
|-------|----------------------------------|
| ACMA  | Bigleaf Maple                    |
| ACPA  | Japanese Maple                   |
| PISI  | Sitka Spruce                     |
| CLLU  | American Yellowwood              |
| COFLB | Cherokee Brave Flowering Dogwood |
| CADE  | California Incense Cedar         |
| COFL  | Flowering Dogwood                |
| PRSEF | Shiro-Fugen Oriental Cherry      |
| COKOA | Radiant Rose Korean Dogwood      |
| ILAQ  | English Holly                    |
| STJA  | Japanese Snowbell                |
| MAVI  | Sweetbay Magnolia                |
| ACSA  | Sugar Maple                      |
| PIOR  | Oriental Spruce                  |
| CHLA  | Port Orford Cedar                |
| ABGR  | Grand Fir                        |
| CHLAP | Weeping Lawson False Cypress     |
| MASOA | White Saucer Magnolia            |

# COLLIER HOUSE Circulation Flow at the Intersection



## KEY

- KEY ENTRANCES
- ↔ MAJOR PEDESTRIAN CIRCULATION
- ↔ MINOR PEDESTRIAN CIRCULATION
- ↔ MAJOR BICYCLE CIRCULATION
- ↔ MINOR BICYCLE CIRCULATION
- SERVICE

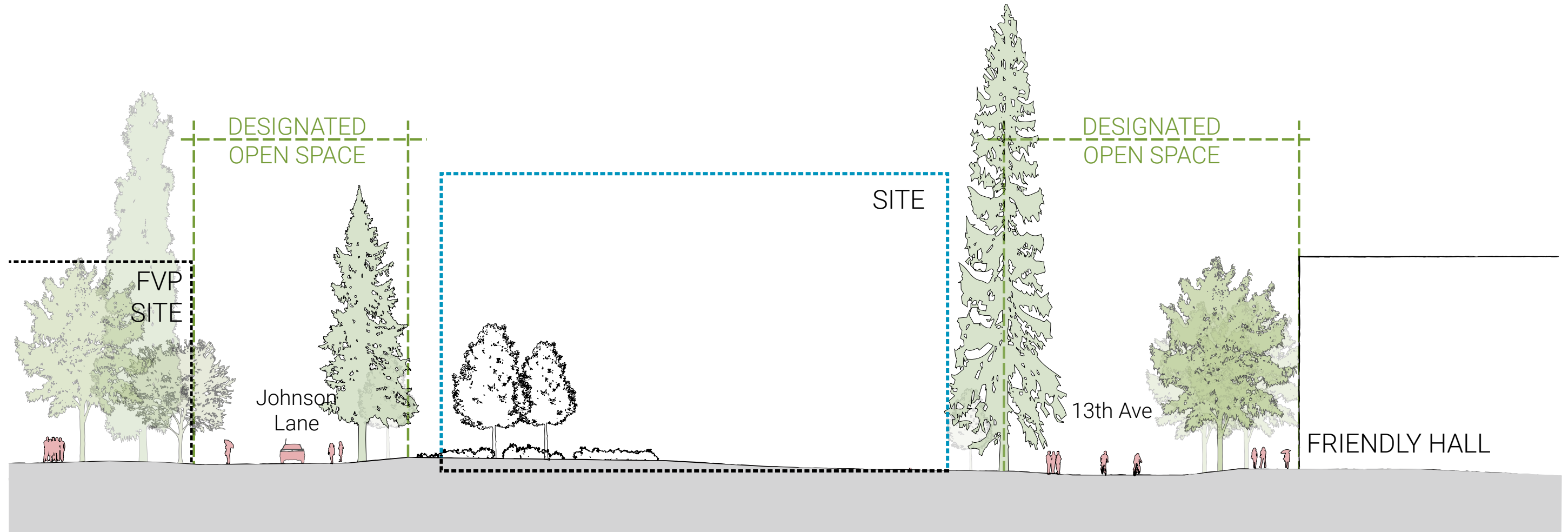
# COLLIER HOUSE Circulation Flow at the Intersection



# COLLIER HOUSE Circulation Flow at the Intersection



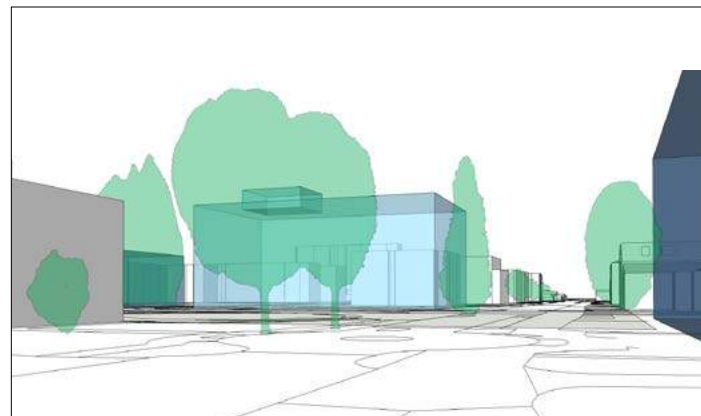
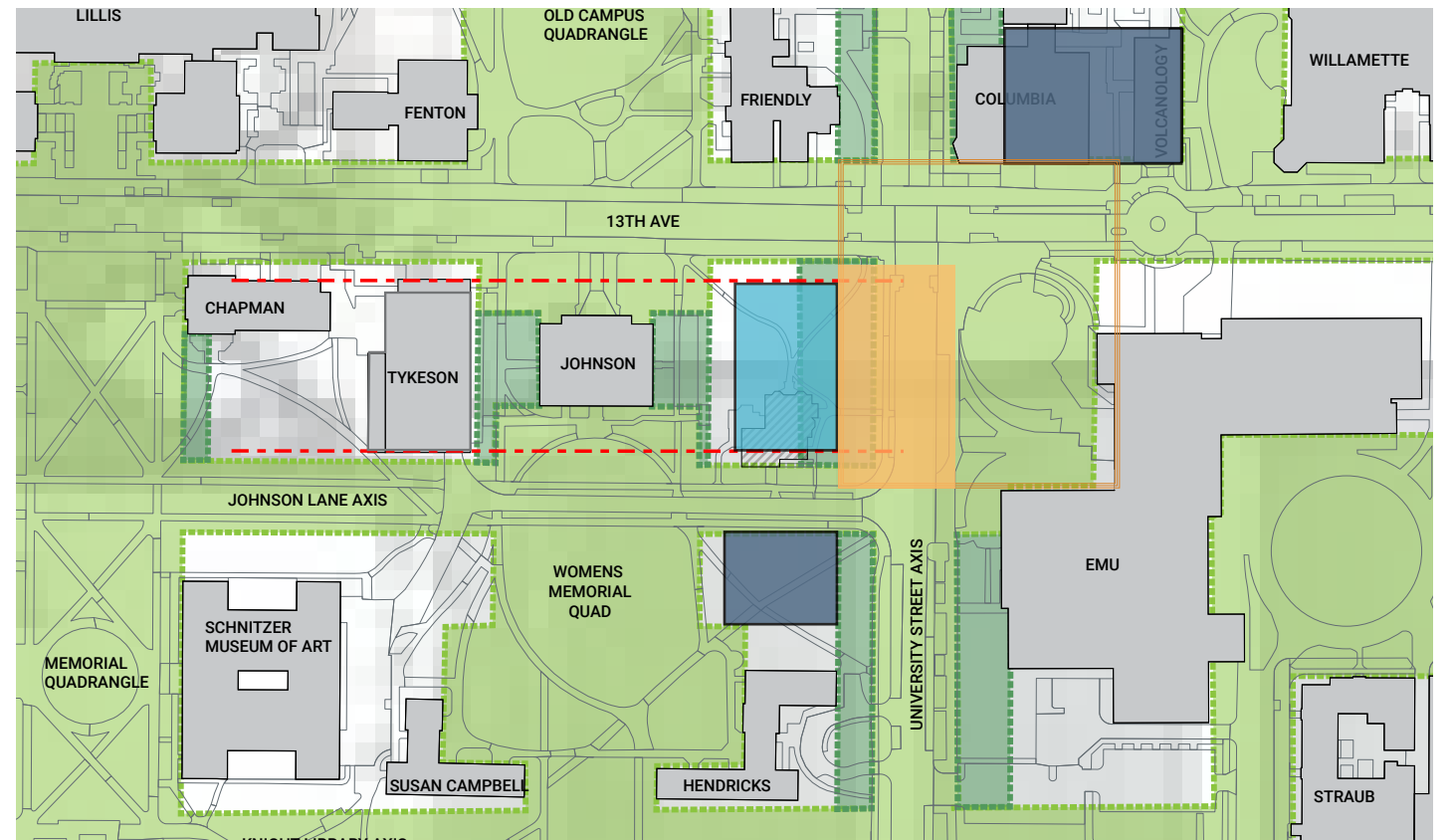
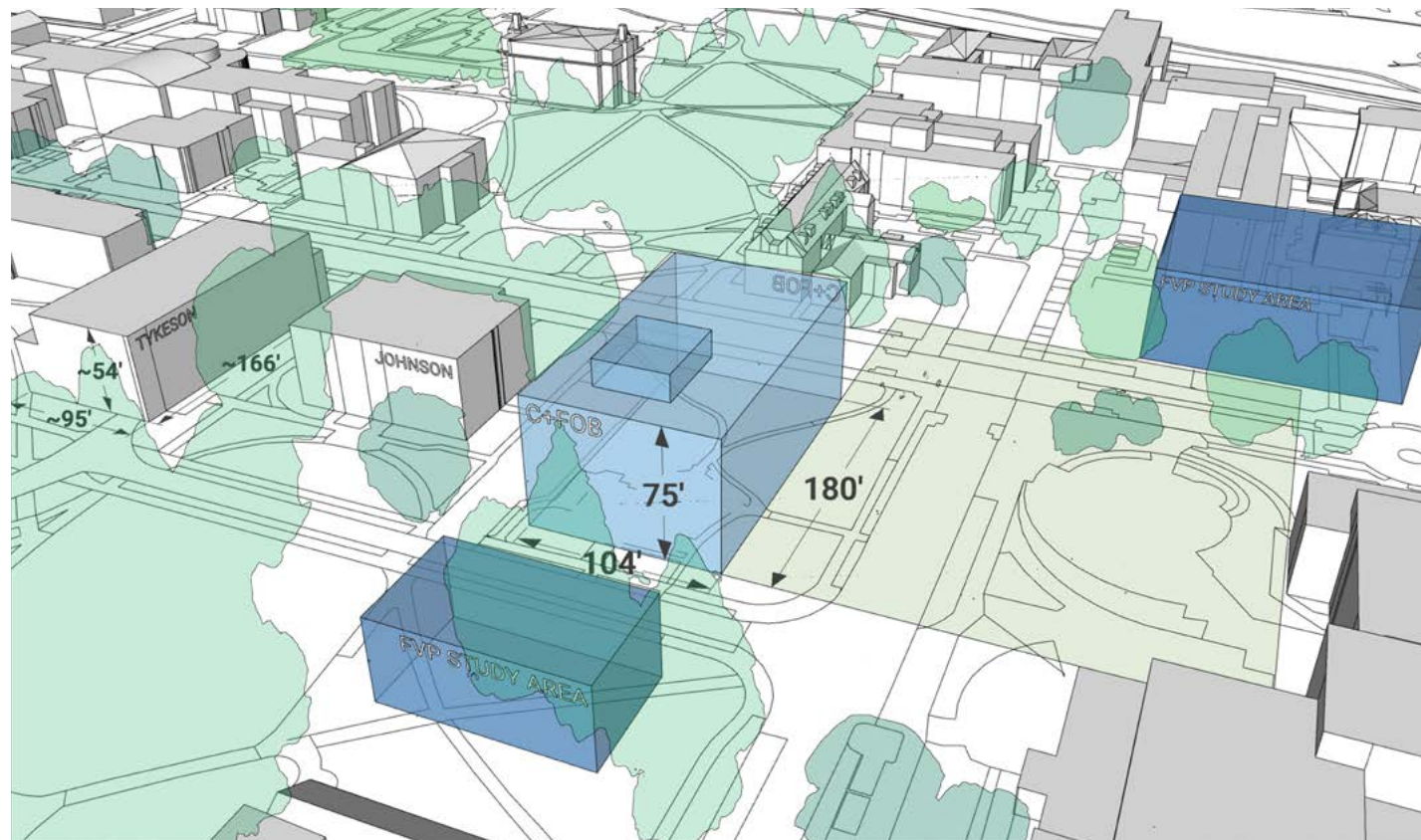
# COLLIER HOUSE Site Grading from North to South



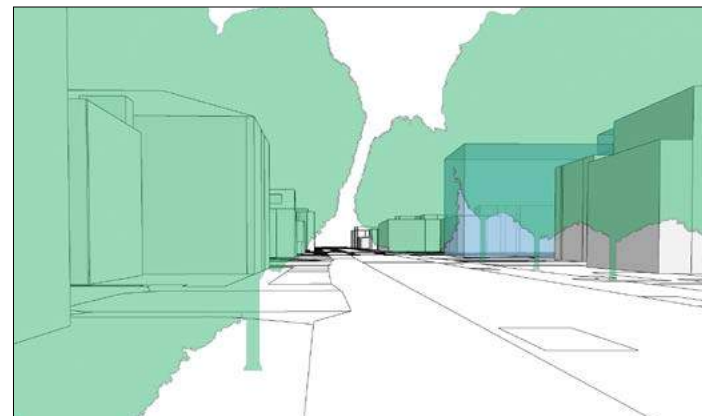


# COLLIER HOUSE Criteria #4 – Density

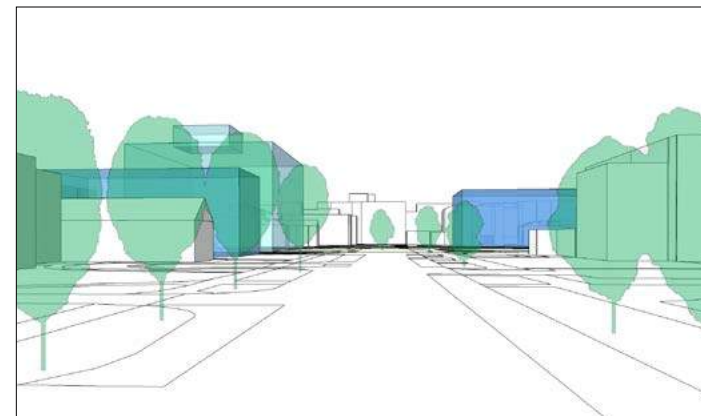
## OPTION 1



13TH AVE - LOOKING WEST



13TH AVE - LOOKING EAST



UNIVERSITY ST - LOOKING NORTH

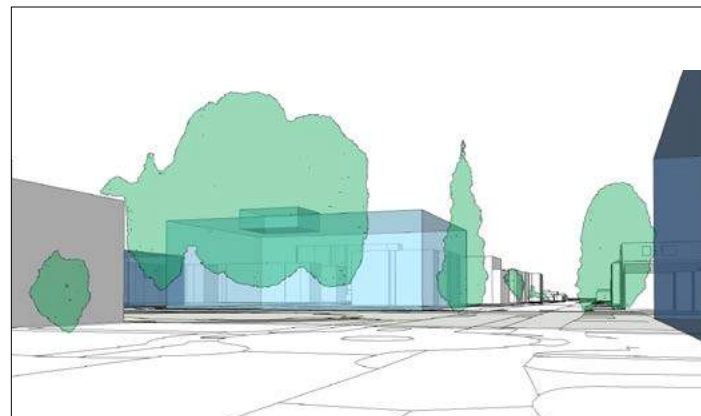
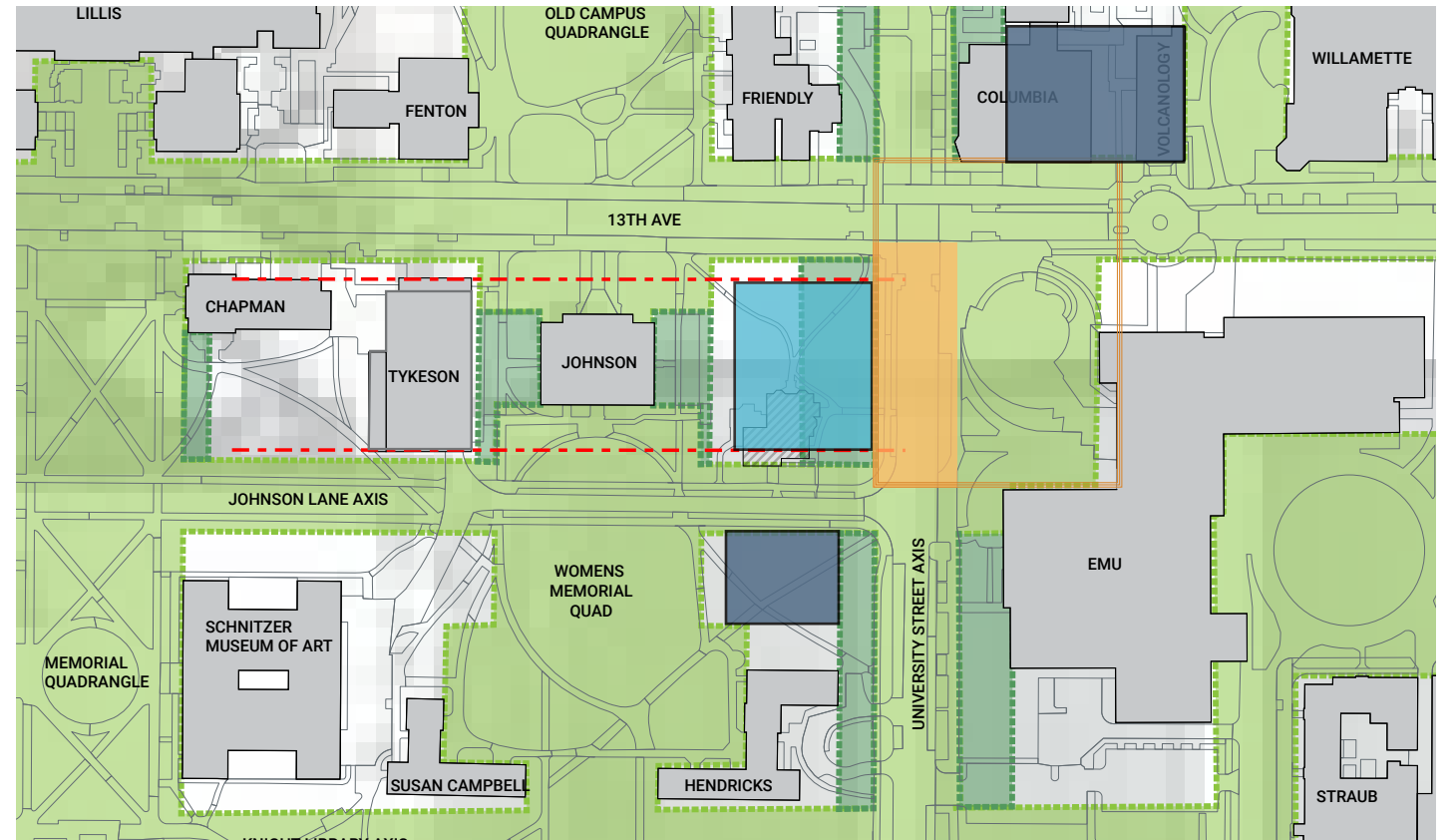
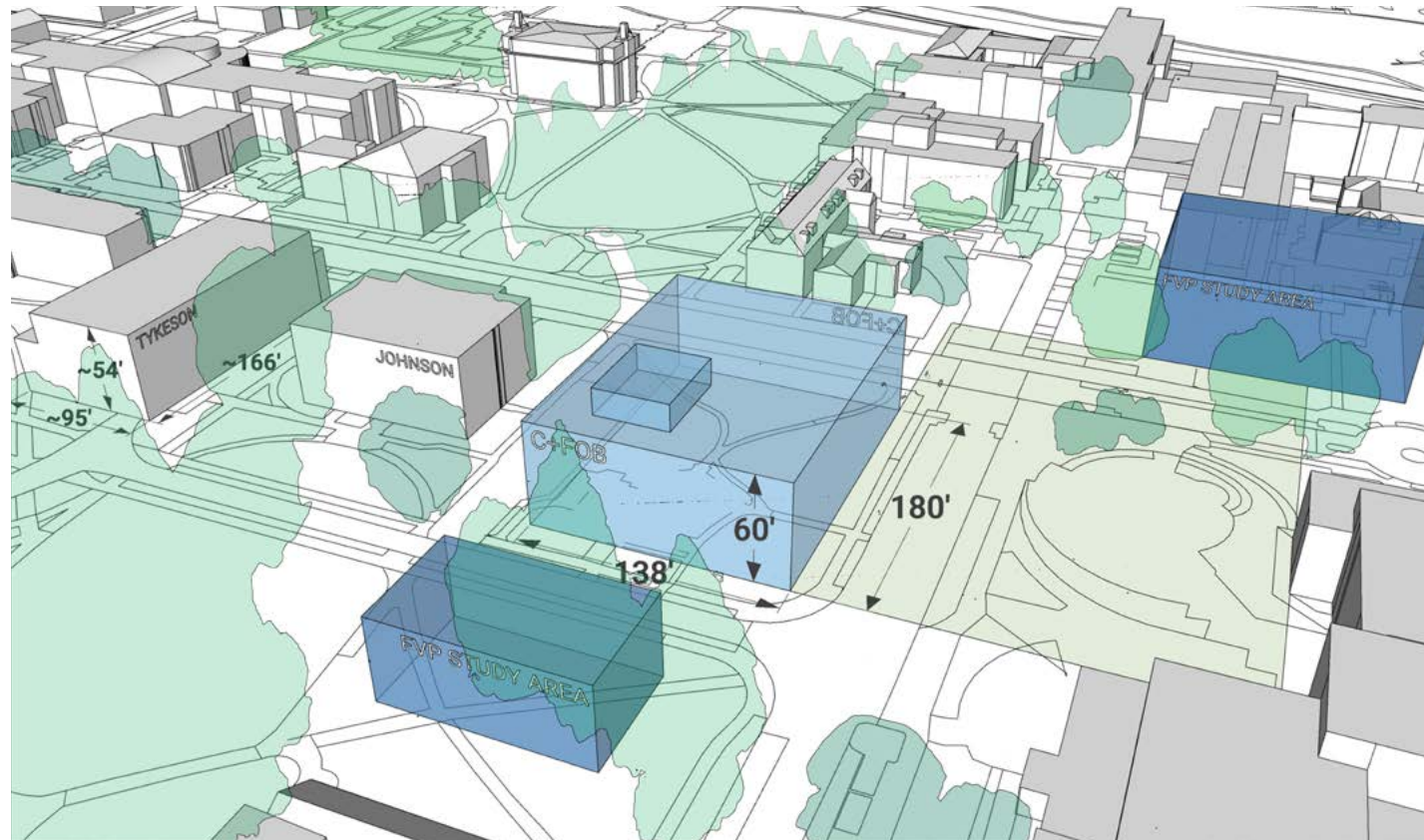


FROM OLD CAMPUS QUAD

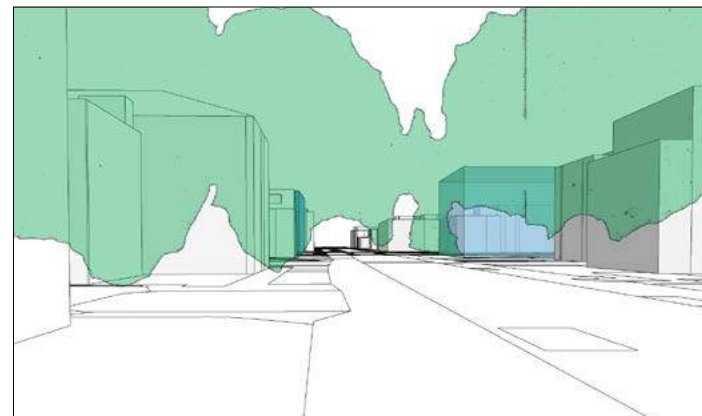


# COLLIER HOUSE Criteria #4 – Density

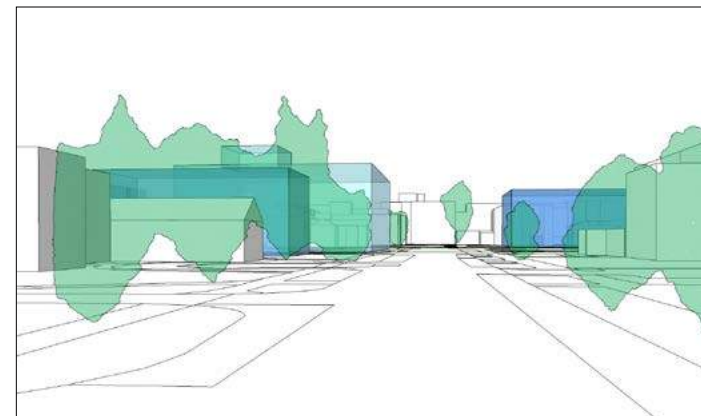
## OPTION 2



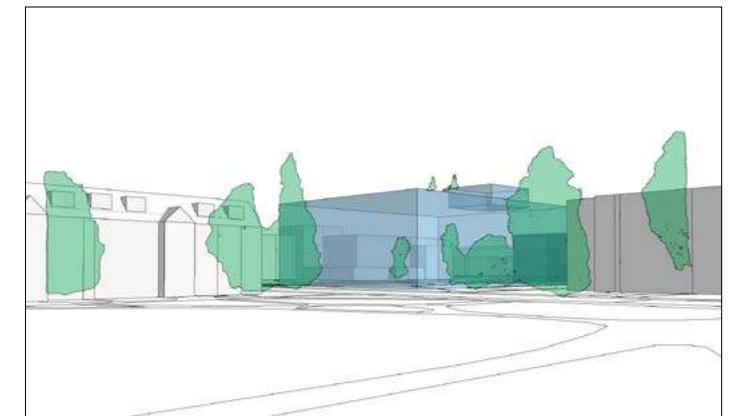
13TH AVE - LOOKING WEST



13TH AVE - LOOKING EAST



UNIVERSITY ST - LOOKING NORTH

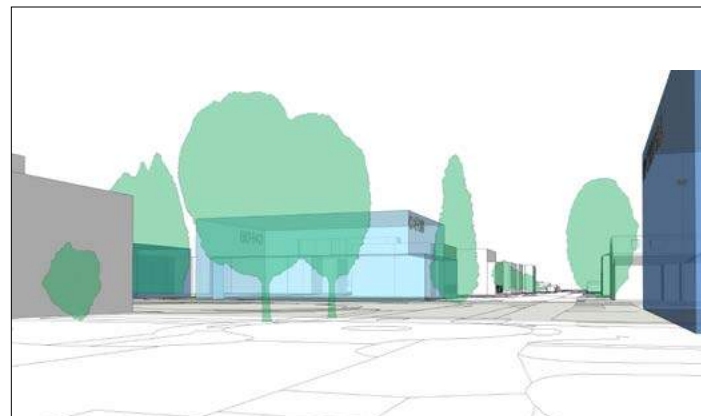
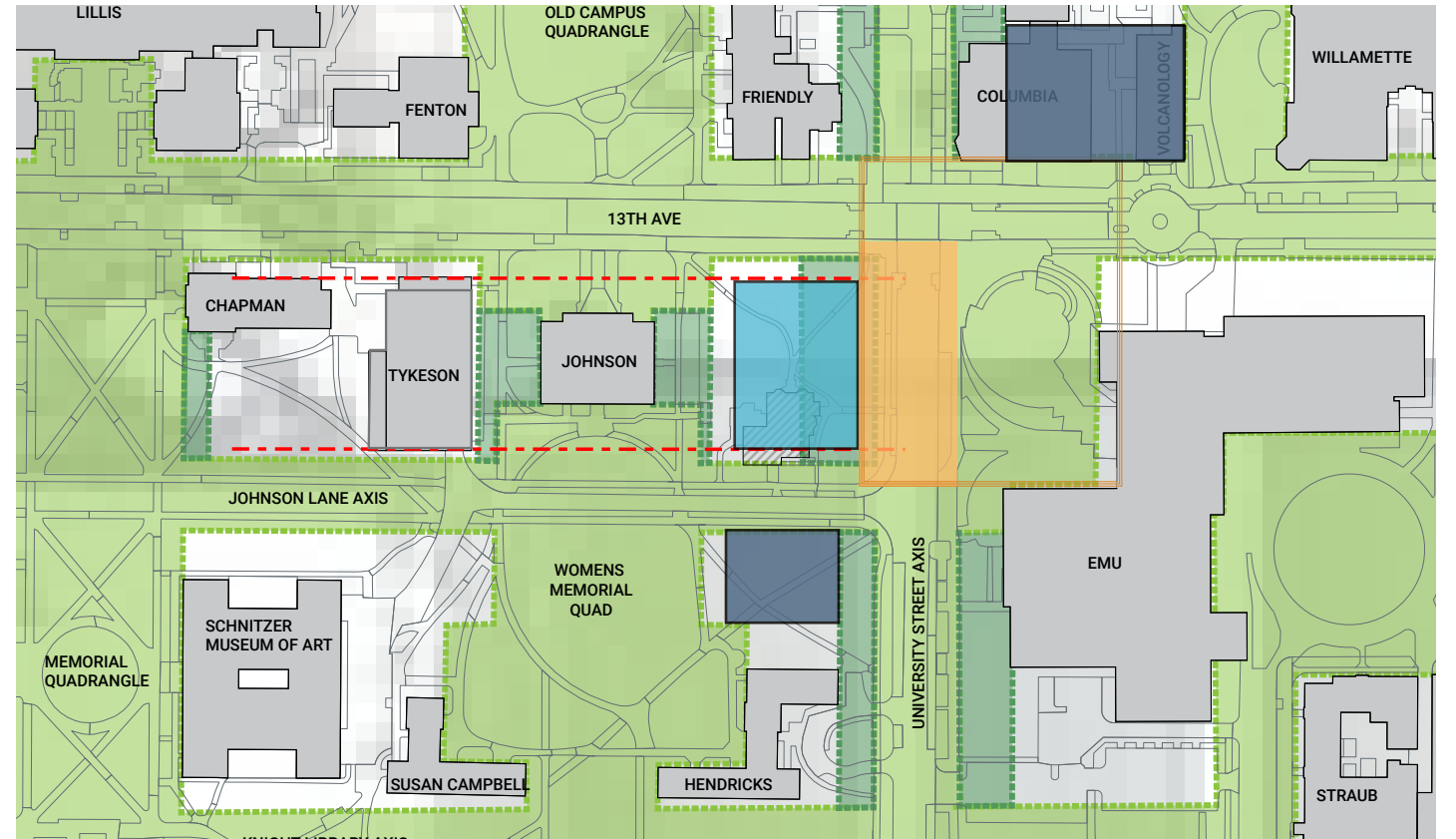
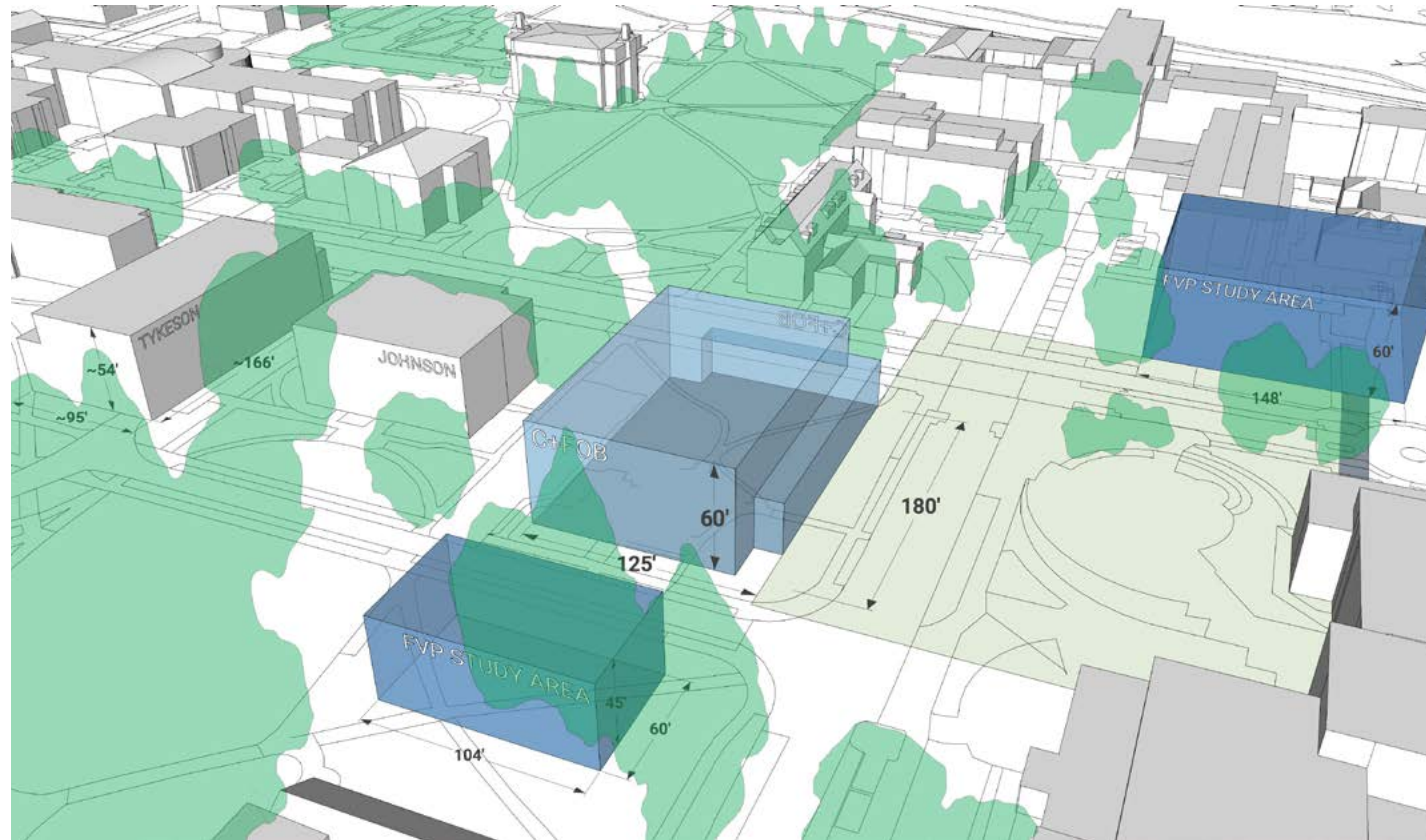


FROM OLD CAMPUS QUAD

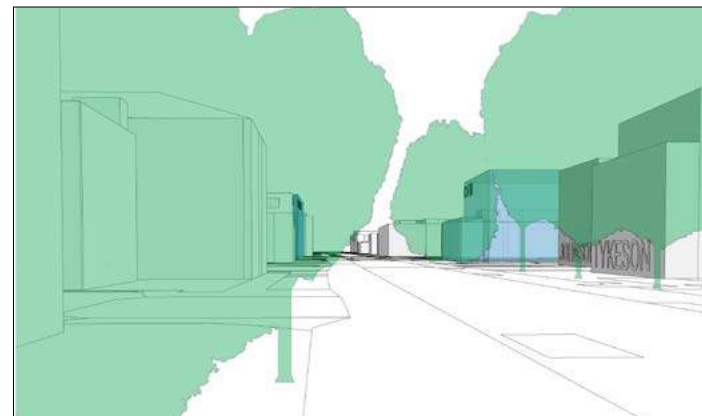


# COLLIER HOUSE A Third Massing Option

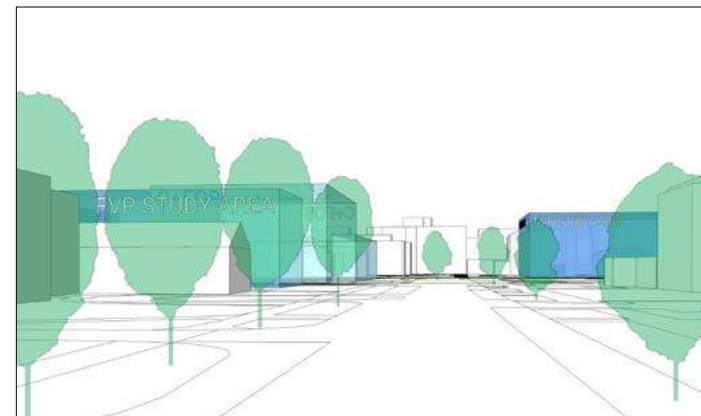
## OPTION 3 (with a basement)



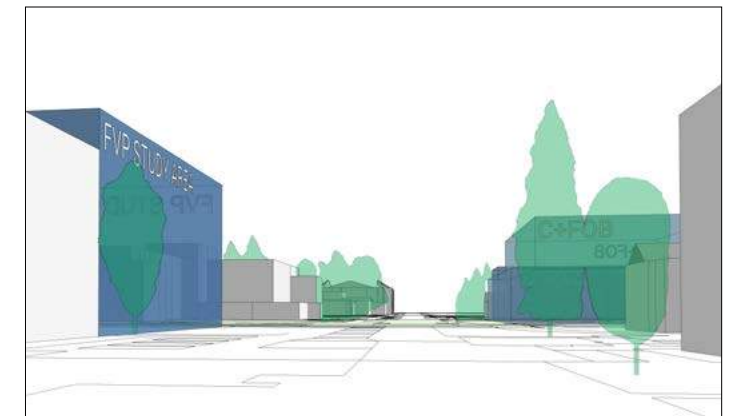
13TH AVE - LOOKING WEST



13TH AVE - LOOKING EAST



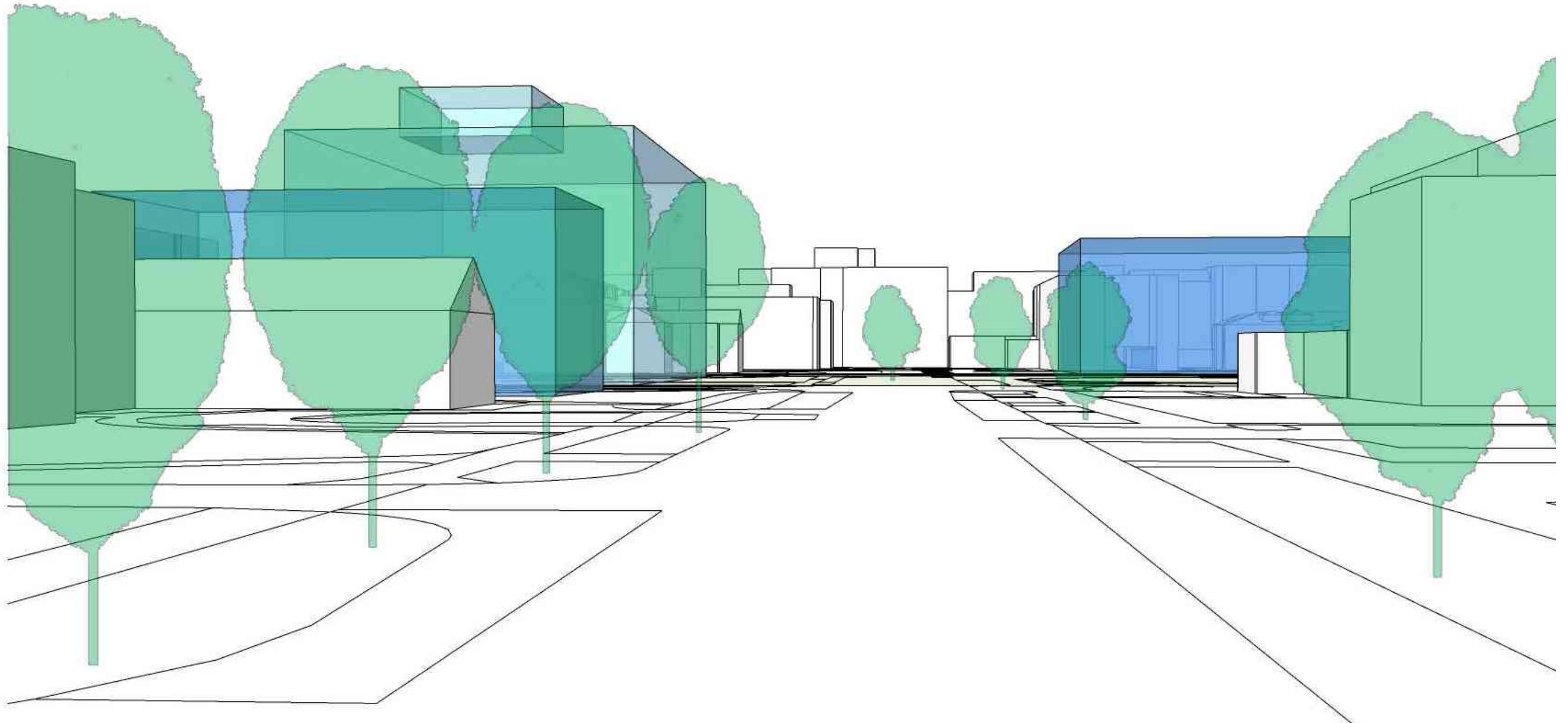
UNIVERSITY ST - LOOKING NORTH



FROM LAWRENCE - LOOKING SOUTH

# COLLIER HOUSE Density - From University Street, Looking North

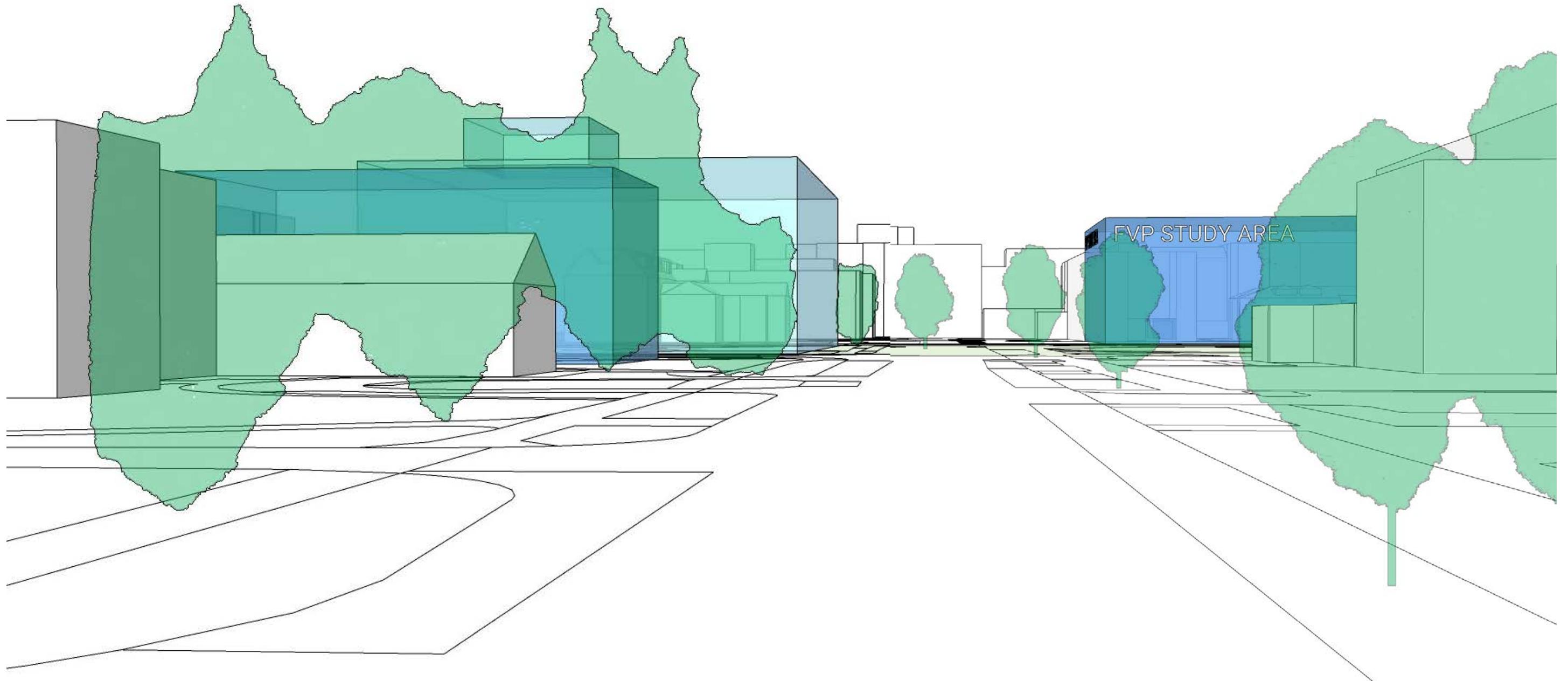
OPTION 1: 75'





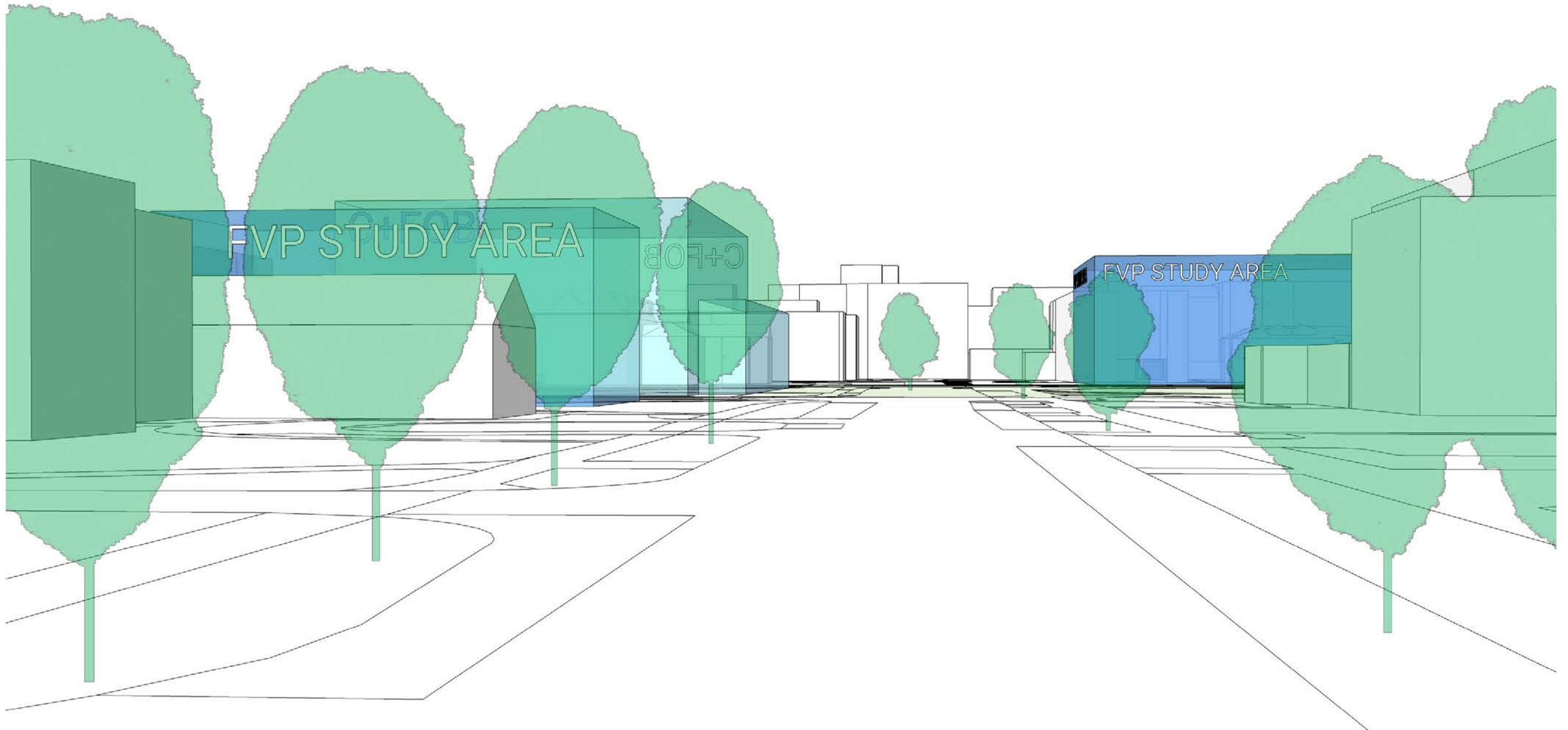
# COLLIER HOUSE Density - From University Street, Looking North

OPTION 2: 60'



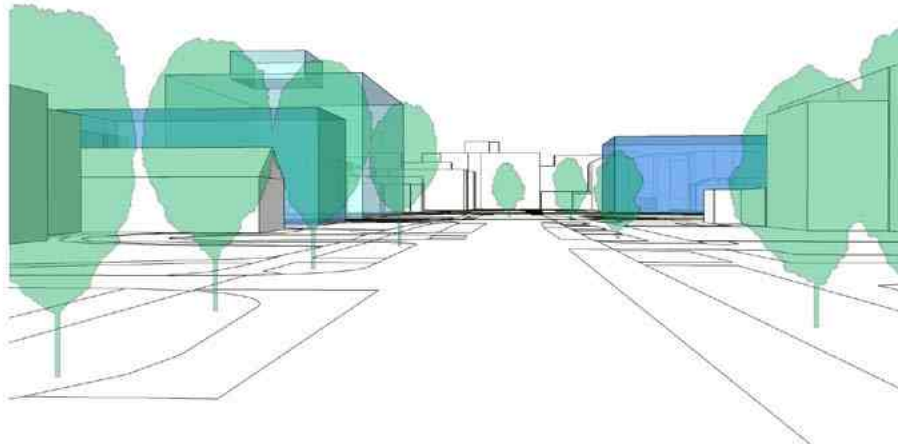
# COLLIER HOUSE Density - From University Street, Looking North

OPTION 3: 60' with basement

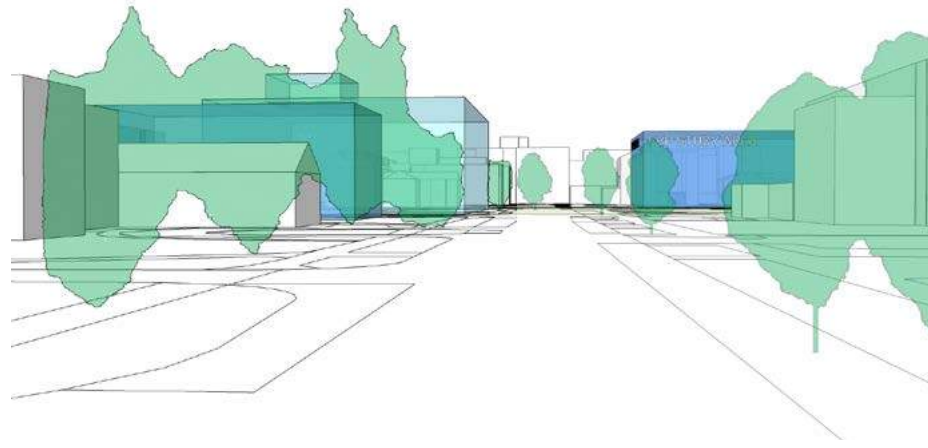


# COLLIER HOUSE Density - From University Street, Looking North

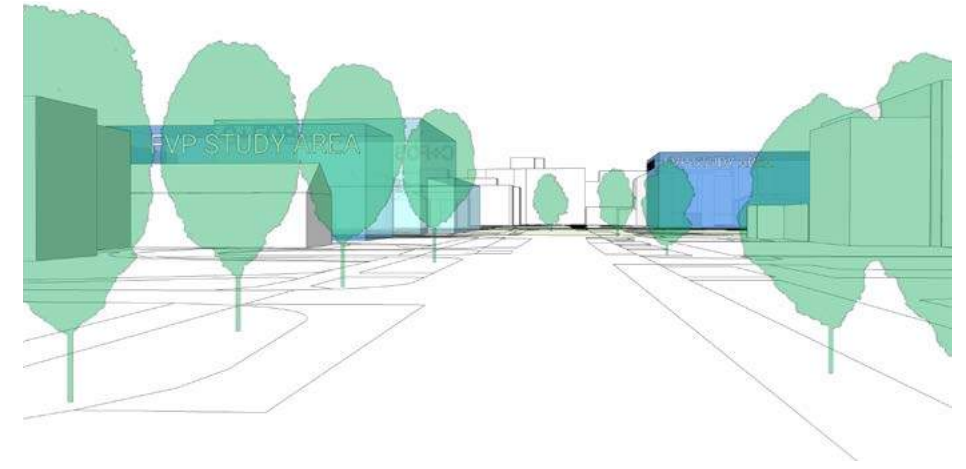
OPTION 1: 75'



OPTION 2: 60'



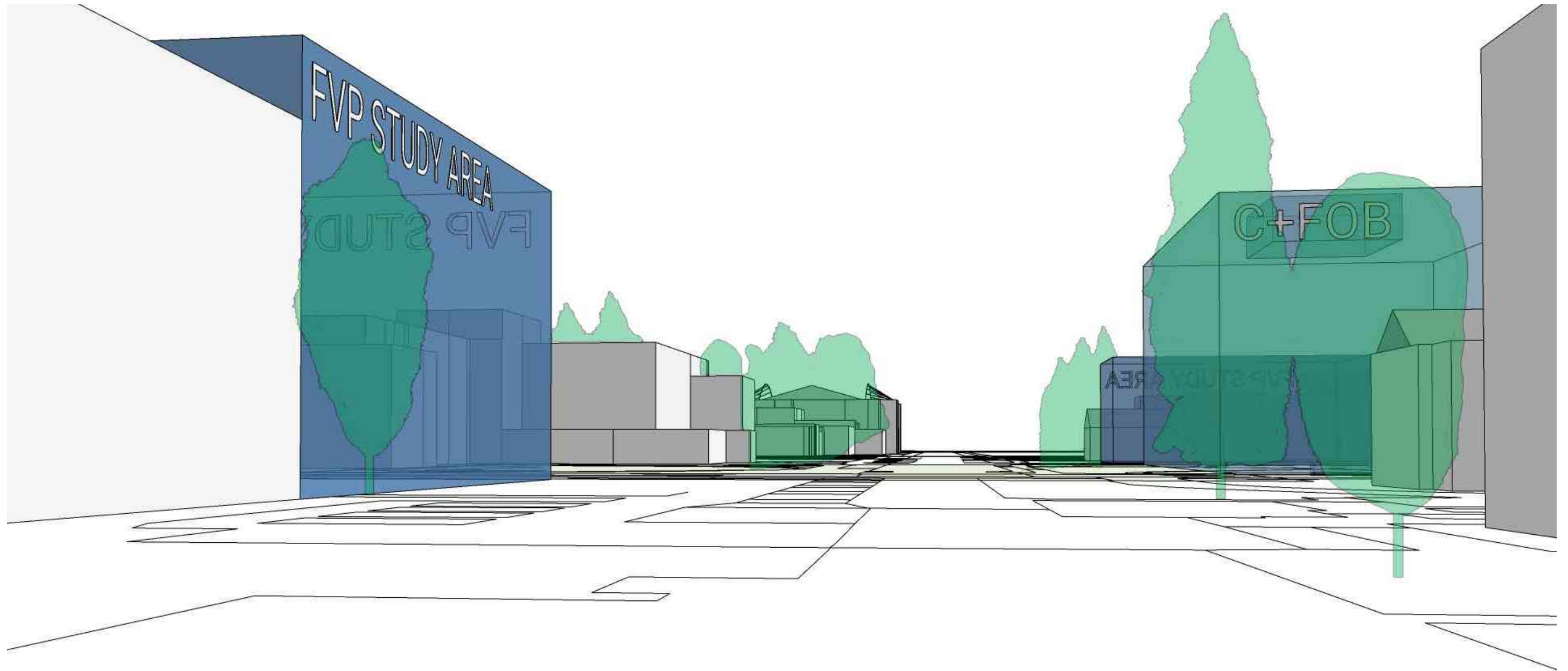
OPTION 3: 60' with basement





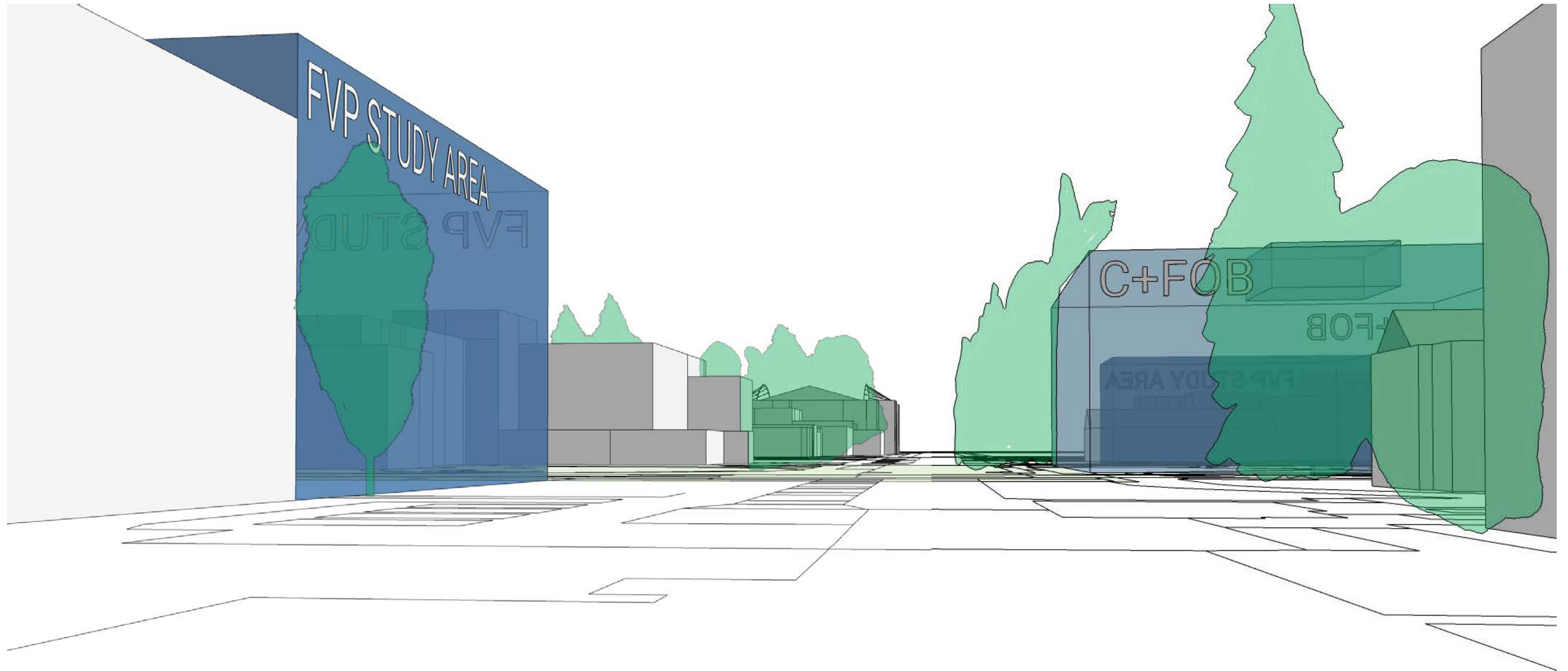
# COLLIER HOUSE Density - From Lawrence Hall, Looking South

OPTION 1: 75'



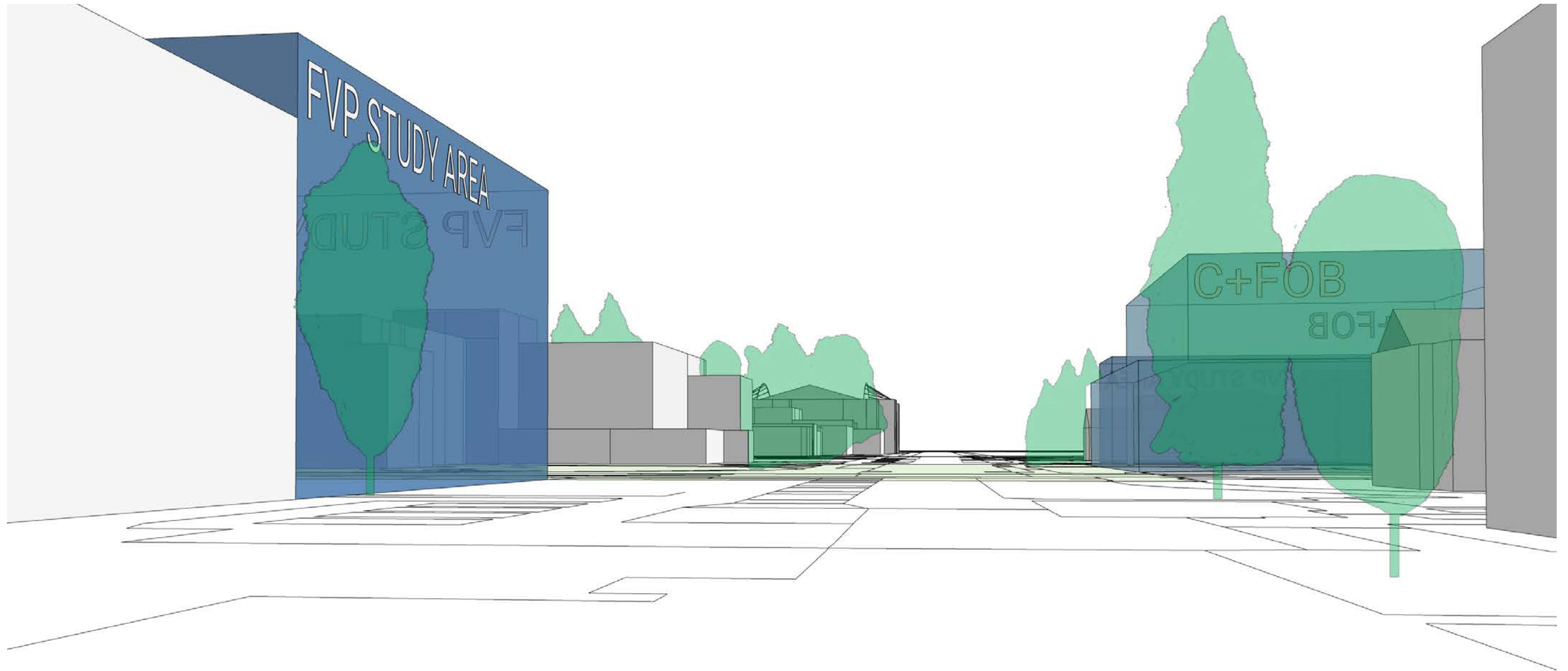
# COLLIER HOUSE Density - From Lawrence Hall, Looking South

OPTION 2: 60'



# COLLIER HOUSE Density - From Lawrence Hall, Looking South

OPTION 3: 60' with basement





# COLLIER HOUSE Density - From Lawrence Hall, Looking South

OPTION 1: 75'



OPTION 2: 60'



OPTION 3: 60' with basement



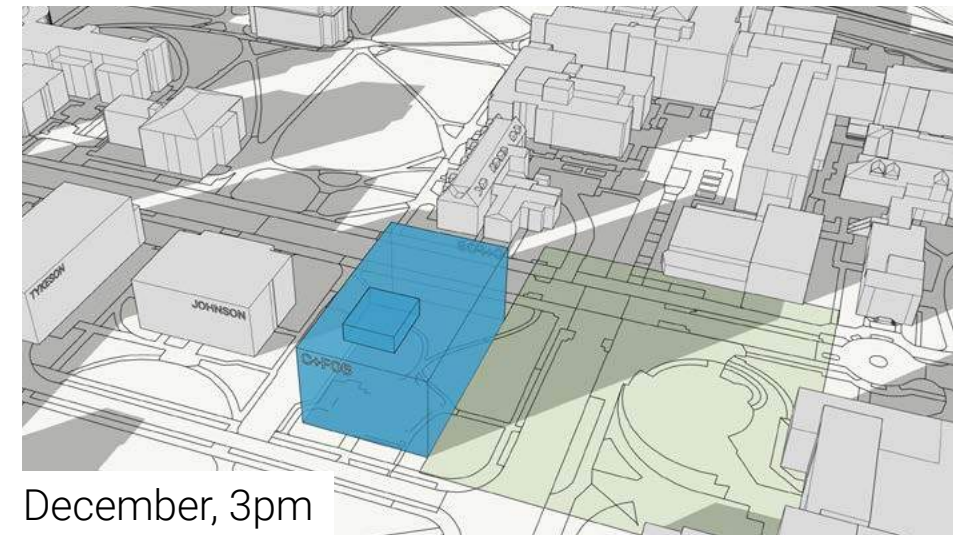
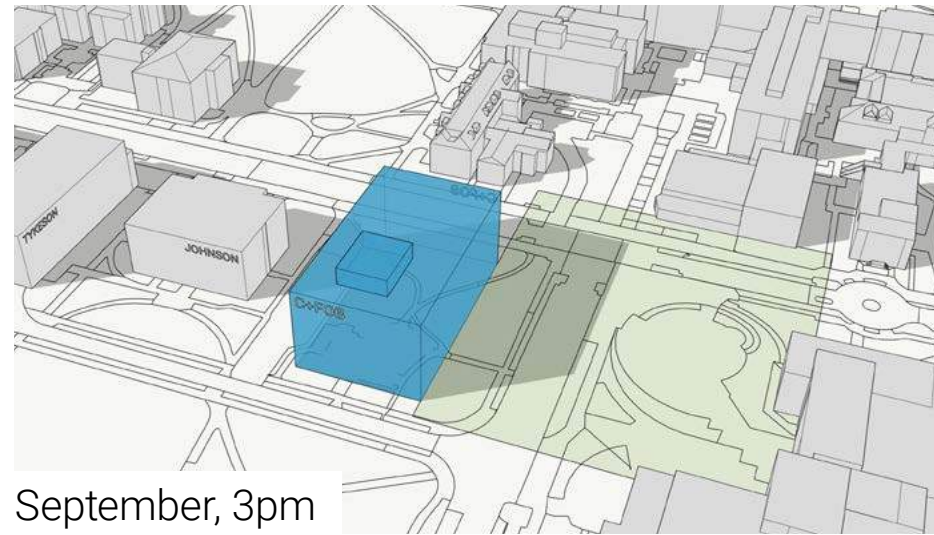
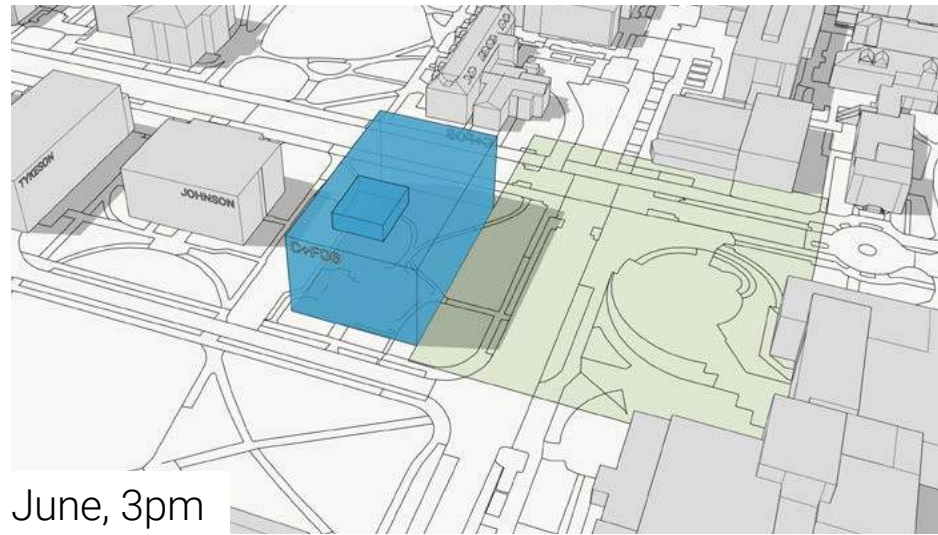
# COLLIER HOUSE Framing of Johnson Hall - Elevation along 13th





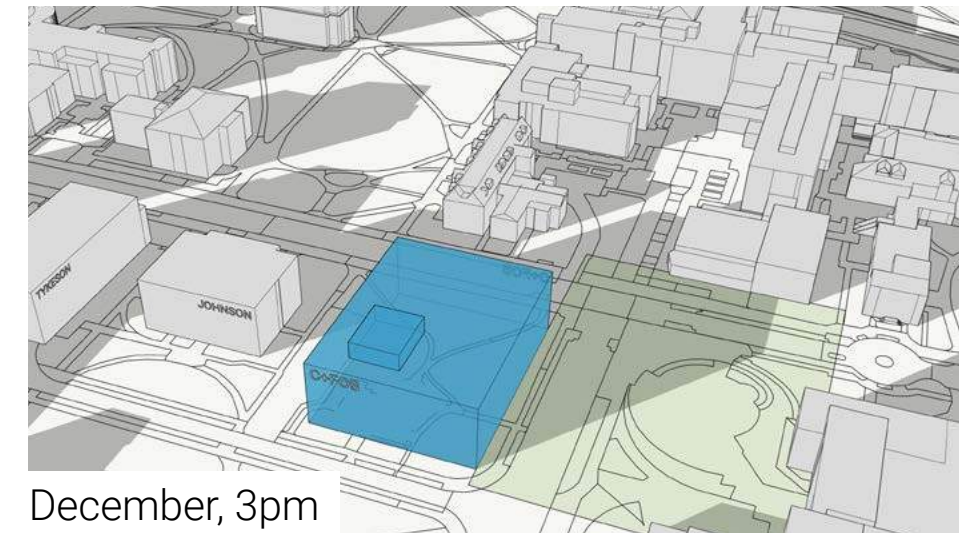
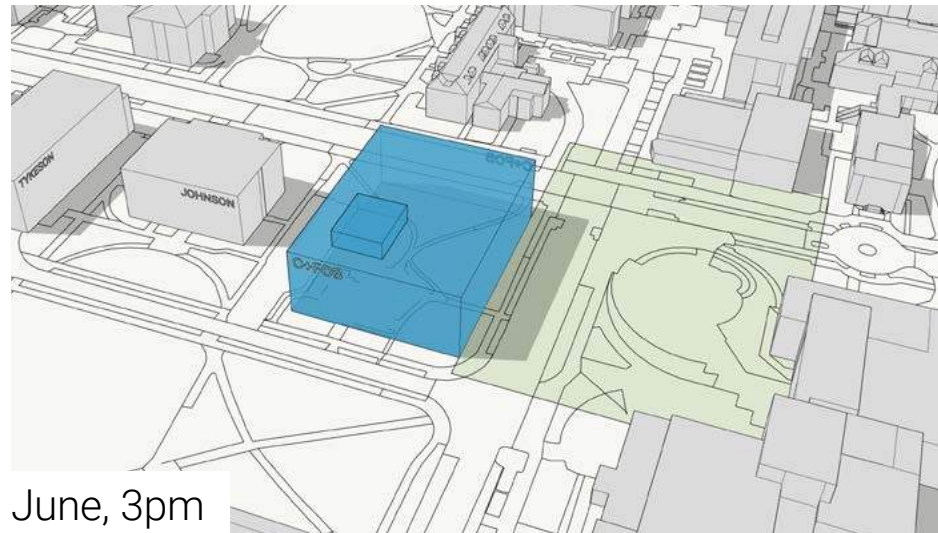
# COLLIER HOUSE Shading Study of the EMU Amphitheater

## OPTION 1: 75ft tall



# COLLIER HOUSE Shading Study of the EMU Amphitheater

## OPTION 2: 60ft tall





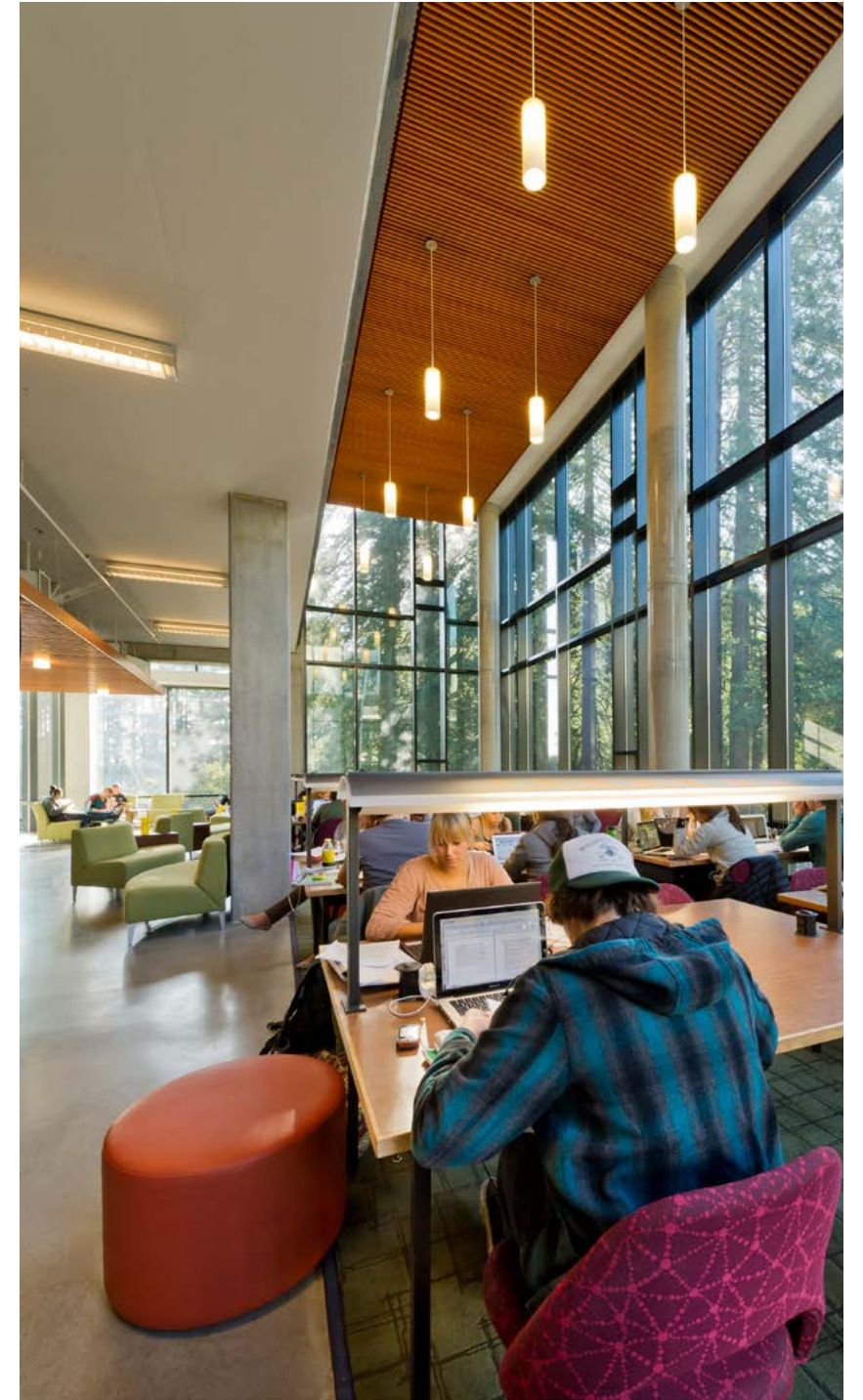
# COLLIER HOUSE Successful Building Edges and Corners

## THE FRAMING OF OPEN SPACE





# COLLIER HOUSE Successful Building Edges and Corners





# COLLIER HOUSE Additional Views

OPTION 1: 75'





# COLLIER HOUSE Additional Views

OPTION 2: 60'





# COLLIER HOUSE Additional Views

OPTION 3: 60' with basement





# COLLIER HOUSE Additional Views

OPTION 1: 75'



OPTION 2: 60'



OPTION 3: 60' with basement





# COLLIER HOUSE Additional Views

OPTION 1: 75'





# COLLIER HOUSE Additional Views

OPTION 2: 60'





# COLLIER HOUSE Additional Views

OPTION 3: 60' with basement





# COLLIER HOUSE Additional Views

OPTION 1: 75'



OPTION 2: 60'



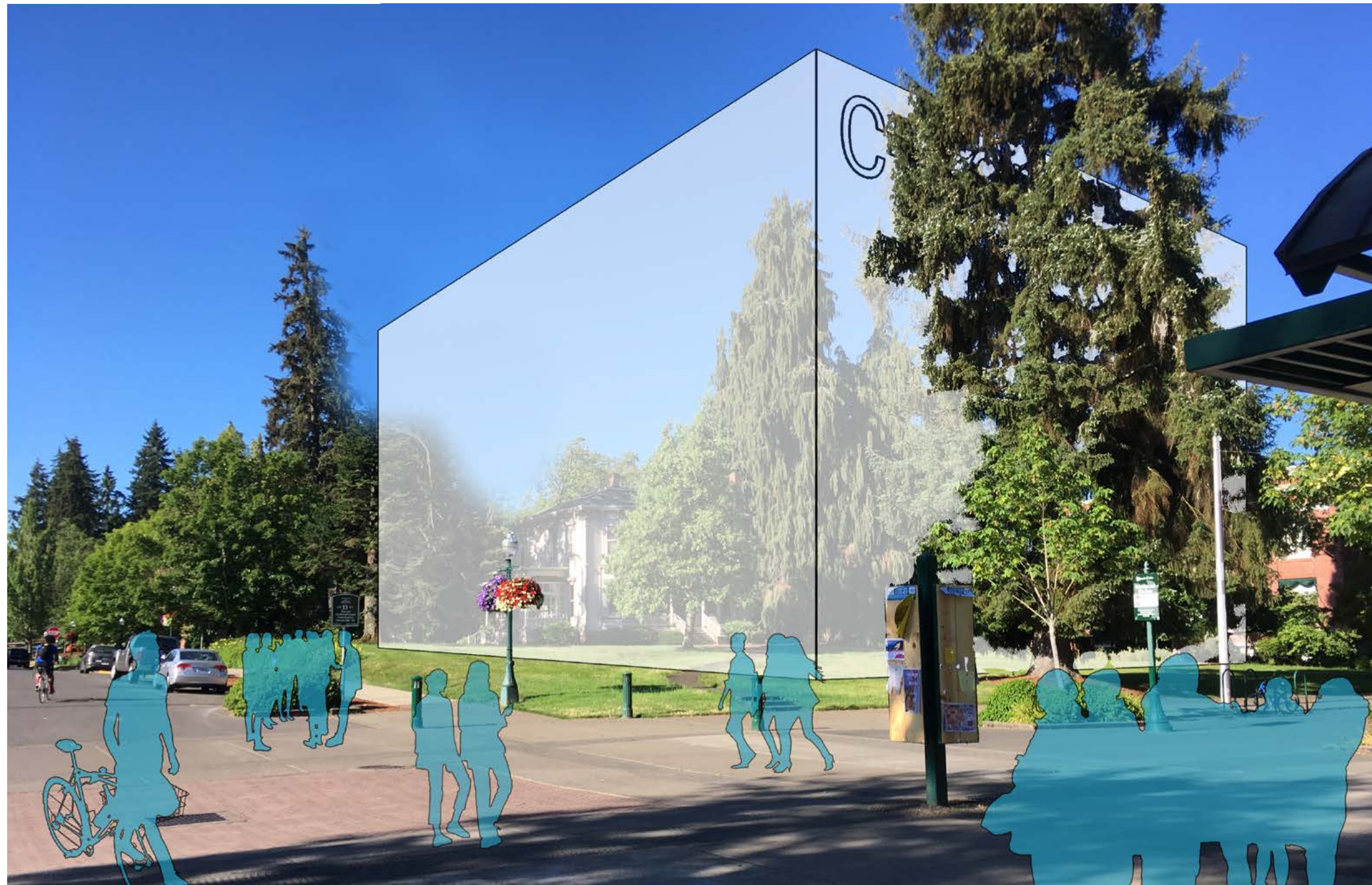
OPTION 3: 60' with basement





# COLLIER HOUSE Additional Views

OPTION 1: 75'





# COLLIER HOUSE Additional Views

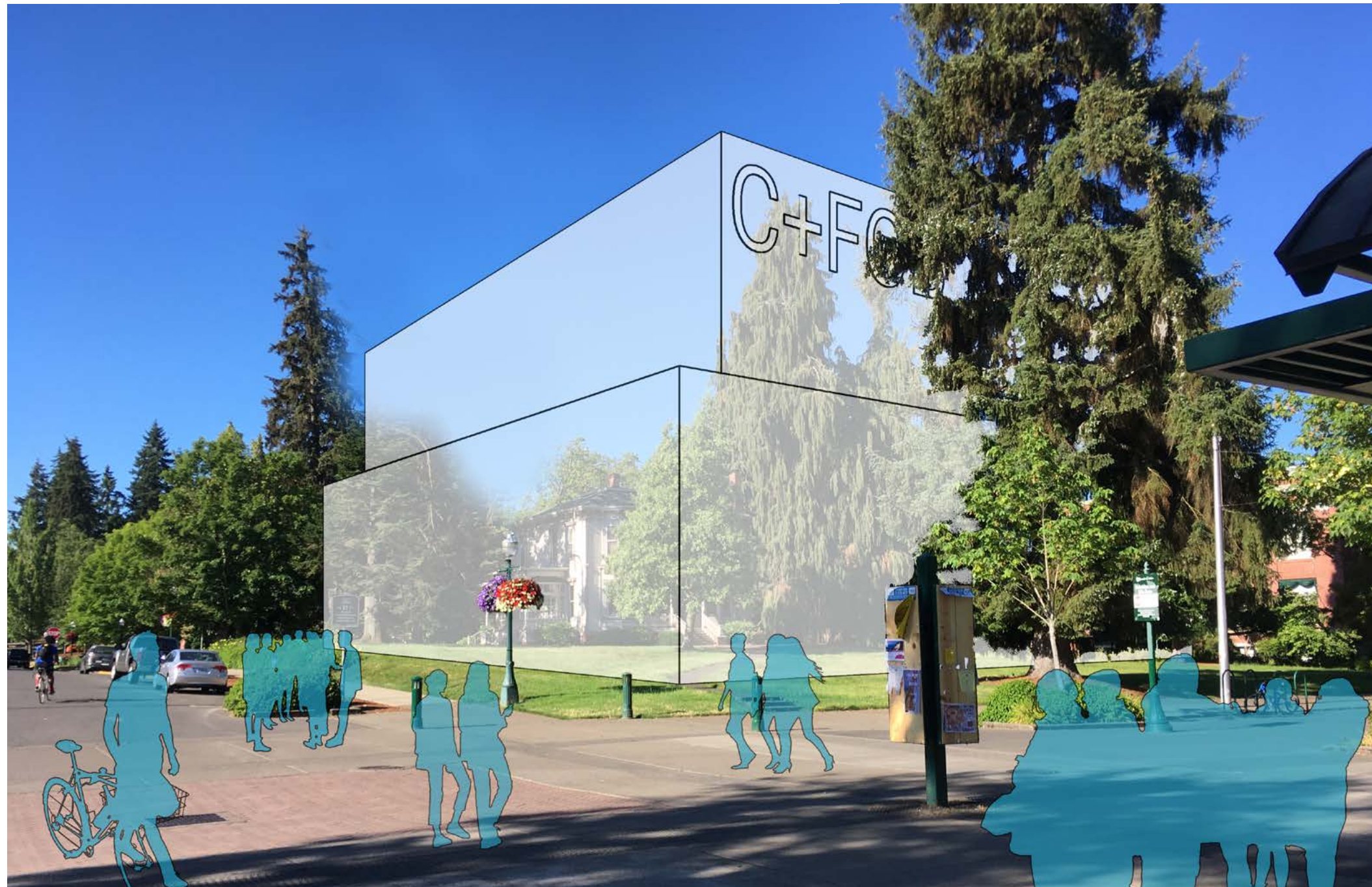
OPTION 2: 60'





# COLLIER HOUSE Additional Views

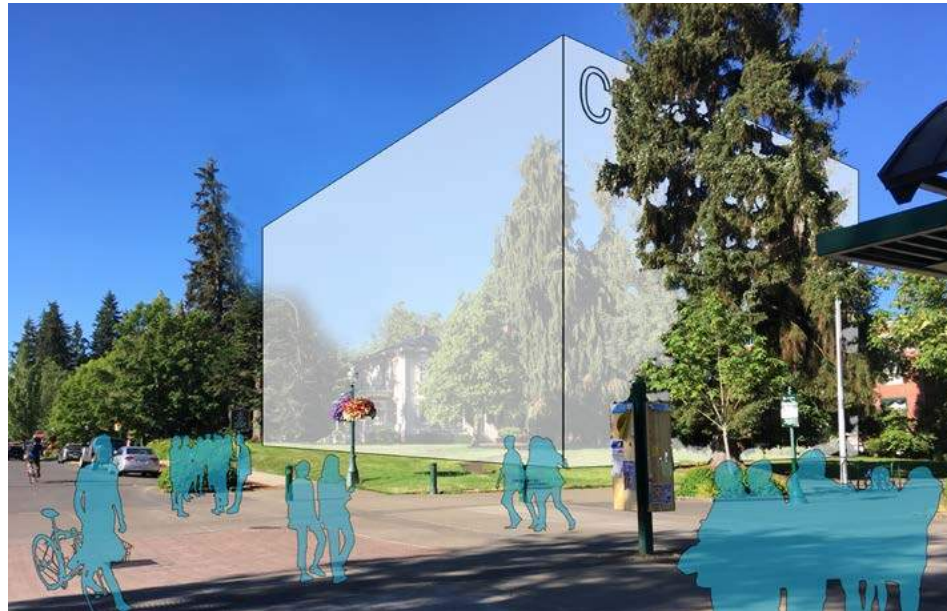
OPTION 1: 60' with basement





# COLLIER HOUSE Additional Views

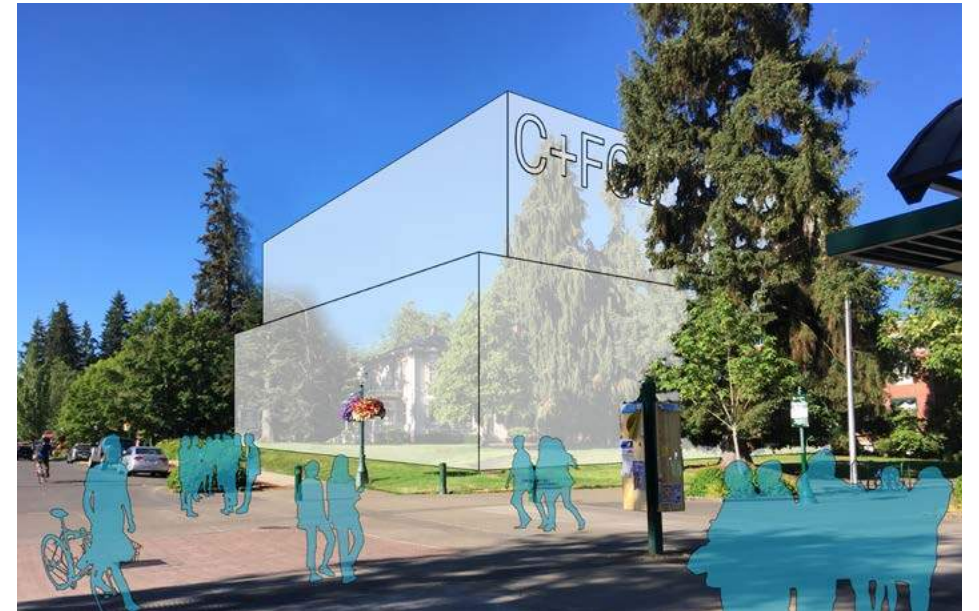
OPTION 1: 75'



OPTION 2: 60'



OPTION 3: 60' with basement





## 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

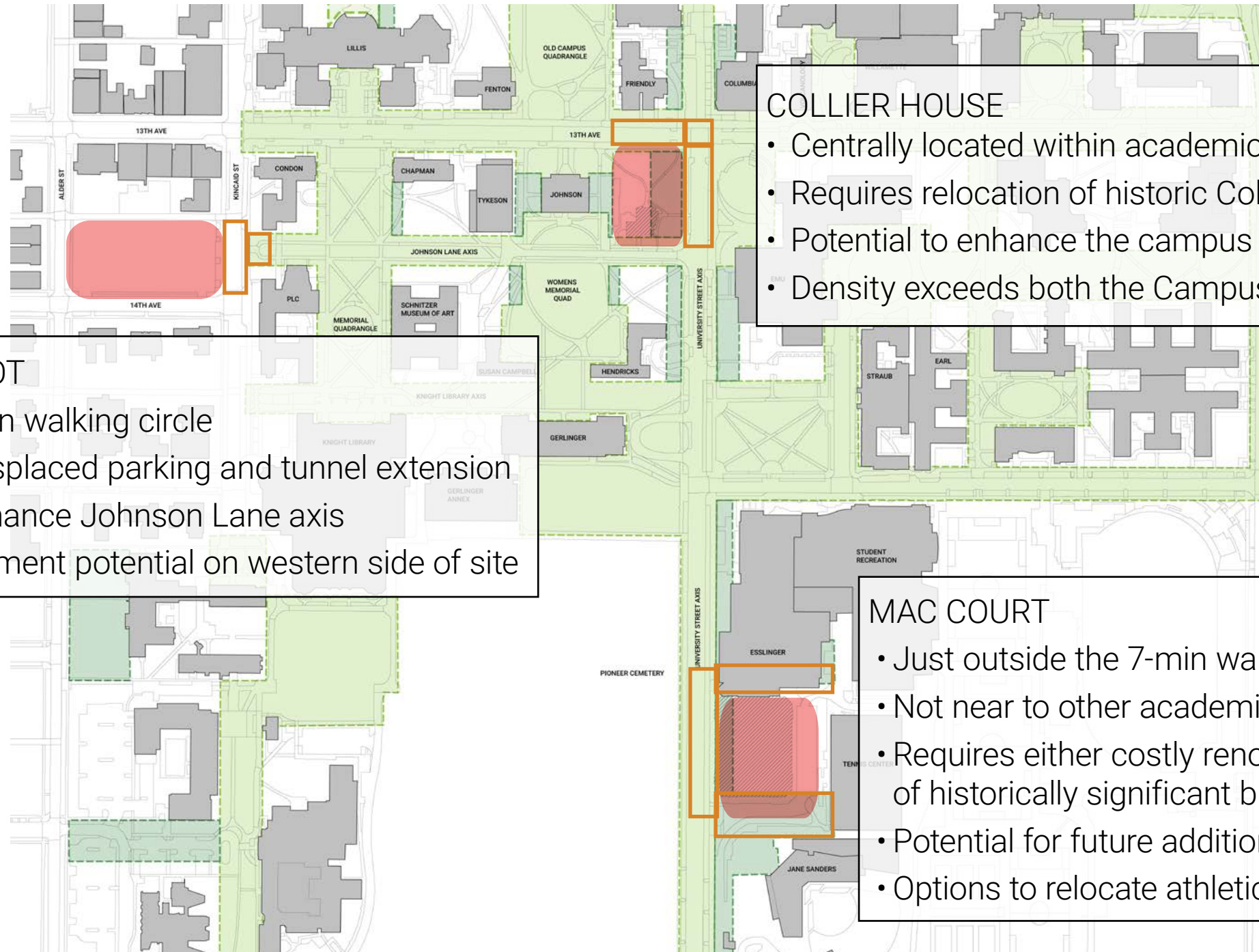
**Cost to Develop: \$12 million**

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

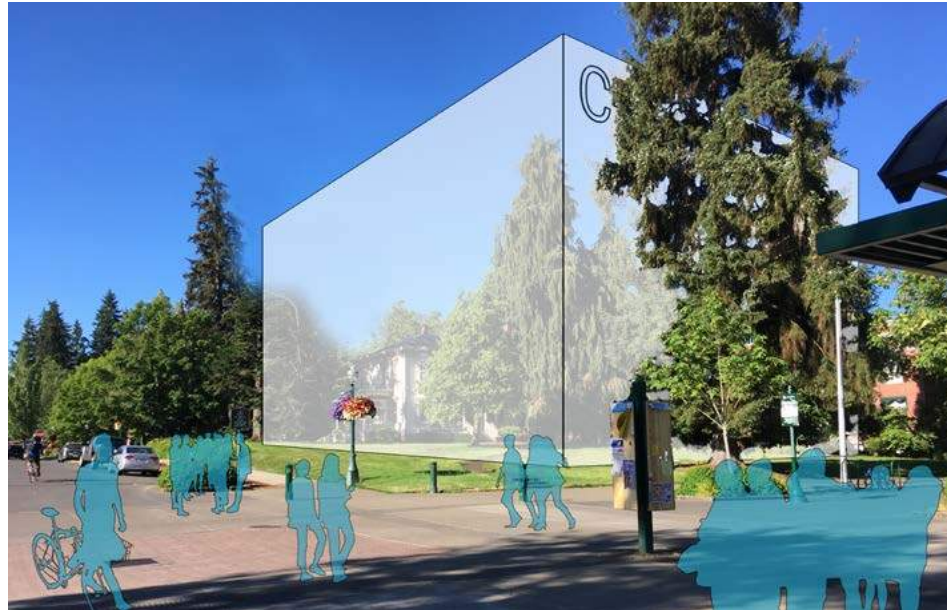
Important for general education large classrooms

2) Provides the potential to enhance the campus heart

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

# COLLIER HOUSE

OPTION 1: 75'



OPTION 2: 60'



OPTION 3: 60' with basement

