UNIVERSITY OF OREGON | Office of Campus Planning

September 26, 2018

MEMORANDUM

To: Campus Planning Committee

From: Eleni Tsivitzi, Campus Planning
Campus Planning and Facilities Management (CPFM)

Subject: **Record** of the August 7, 2018 Campus Planning Committee Meeting

Attending: Dean Livelybrooks (CPC chair), Jane Brubaker, Kassy Fisher, Hilary Gerdes, Ken Kato, Josh McCoy, Kevin Reed, Steve Robinson, Bitty Roy, Christine Thompson, Chuck Triplett

Staff: Eleni Tsivitzi (Campus Planning)

Guests: Charles Brucker, Brooke Cagno, Becca Cavell, Amy Donohue, Emily Hartlerode, Lori Kruckenberg, Jeanie Lai, Sabrina Madison-Cannon, David Mason, Gene Mowery, Aaron Olsen, David Reesor, Holly Roberts, Sterling Rung, Cecilia Siauw

CPC Agenda:

1. Classroom and Faculty Office Building (CFOB) - Site Selection - Analysis of Primary Sites

Background: CPC staff introduced this agenda item and summarized previous CPC meetings for this project. On May 15, the CPC confirmed the criteria (based on the Campus Plan) that would be used to assess each of the sites. On June 1 the committee reviewed all nine permissible building sites (per the FVP) that could accommodate the Classroom and Faculty Office Building (CFOB) and agreed that four of the nine sites should be removed from further consideration as they had features associated with them that made the unsuitable for the needs of this project. Staff also described future opportunities for feedback from the campus and wider community and reviewed the criteria which are being used to assess each of the potential sites for the CFOB.

Amy Donohue (Bora Architects) and Charles Brucker (PLACE Landscape Architecture) described the analysis of the five primary sites to date. The list below summarizes the pros and cons of each site and whether or not each is recommended for further analysis:

Dads' Gates Site:

- Within 7-minute walking circle but physically disconnected from campus by 11th Avenue and the EMX station at Dads' Gates
- Gateway building, prominent location
- Impact to mature trees on site
- Acoustic impacts from Franklin Boulevard and 11th Avenue
- *Not recommended for further analysis because of the barriers in crossing 11th Avenue from the campus core. This site would not fulfill the specific program needs of this building.*

PLC Parking Lot:

- Within the 7-minute walking circle
- Can accommodate the proposed building size
- Gateway building prominent location
- Opportunity to enhance the campus gateway/edge at Kincaid and make it universally accessible
- *Recommended for further analysis*

Collier House Site:

- Within the 7-minute walking circle, at the heart of campus
- Existing building (and site) is a City Landmark and is of primary historic significance
- Existing historic building would be relocated
- Potential negative impacts to significant trees on the site
- The size of the site is limited
- Service to the site is challenging
- *Recommended for further analysis*

McArthur Court Site:

- Outside the edge of the 7-minute walking circle
- Could accommodate the proposed building size
- Existing building is of primary historic significance
- 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
- *Recommended for further analysis*

South University Site:

- Outside the 7-minute walking circle
- Gateway building, prominent location
- Size of the site is limited, particularly in accommodating the footprints of large classrooms
- Potential acoustic impact of proximity to Jane Sanders Stadium
- *Not recommended for further analysis because of the distance from the campus core. This*

site would not fulfill the specific program needs of this building.

Discussion: The following is a compilation of questions and comments from the committee members and guests:

- The PLC parking lot is in an urban environment with more intense stimuli than is often the case around general use classroom buildings.
- Carefully consider accessibility issues at the PLC site (at the gateway on Kincaid) and Mac Court sites because these sites have significant grade changes.
- If the Mac Court site is selected, design with the redevelopment of Esslinger in mind.
- The criteria used to eliminate the Esslinger site (existing uses and large site) will never change. CPFM should study how a redevelopment of that site might work so that it is a viable site option in the future.
- A member was encouraged to see that the Framework Vision Project showed the building site at Collier House pulled back from the heart of campus. He observed that Tykeson Hall feels like it is "crowding the street".
- A member was in support of the Mac Court and PLC sites. Extending the utility tunnel to PLC will be more expensive in the future than it is now and it is a good opportunity to make Johnson Lane Axis more prominent.
- Another member was in support of the Collier House and PLC sites because of program adjacencies.
- A guest to the committee stated that impacts to the faculty and students who occupy the Collier must be understood if it is to remain a viable site. If the Collier House is to be relocated, it would be preferable for it faculty and students occupying the Collier House to be closer to the other spaces in their department.
- Another guest was in support of the PLC and Mac Court sites as they present opportunities to rectify existing problems: Mac Court needs seismic upgrades, safety issues could be addressed at the PLC site. The Collier House site does not seem to have any problems that need to be solved.
- A student guest emphasized the need for the CFOB to be sited adjacent to other buildings used by the departments that will occupy space in the CFOB.

In response to questions from committee members or guests, the project team provided the following clarifications:

- MacArthur Court is a building of primary historic significance and while it is eligible for listing, it is not currently listed in the National Register.
- A full seismic upgrade of Mac Court would be required if the structure were reused. The program for the CFOB would not use all the available square footage of Mac Court if it were to be reused. Studies that have considered the option of a new building on the Mac Court site have identified the opportunity to extend the character of the academic core of campus further south on University Street by extending the open-space framework to the area. In either a build new or a reuse case, the Mac Court site would need to be studied carefully in order to make the most efficient use of the site

for current and future needs.

- During the planning for Jane Sanders, the stadium was set back from University Street to provide a good development footprint for an academic building in the future. However, the sequencing of development is important in this location. If the McArthur Court site is activated first by more intense academic uses, the block along University Street will begin to feel more connected to the academic core and the site west of Jane Sanders Stadium will be a more attractive site for an academic building. If the site were to be developed now (without the sequencing described above) the CFOB would feel isolated from the academic core of campus.
- The Esslinger site is much bigger than is required by the CFOB and it is not immediately clear how to subdivide it well for existing and future needs. In addition, there are currently active uses in Esslinger (which are well served by adjacent uses). The displaced uses would have to be replaced at the cost of the project.
- The idea of intensifying the academic uses on the Collier House site has been raised many times in recent years. If this continues to be a question, and the Collier House is ultimately relocated, it is important that the use of that site be something of great benefit to the campus as a whole, something that could help the heart of campus to be vibrant and active.

Action: No action was requested. The committees comments will be considered as site selection proceeds with a more detailed analysis of the three primary sites.

2. Collier House - Site Selection - Discussion

Background: CPC staff introduced this agenda item and described how this topic has been discussed in previous meetings. The Collier House site is one of the three primary sites being analyzed for the placement of Classroom and Faculty Office Building. More is known about what might be involved in siting the building on the other two sites. For the PLC Parking Lot, any displaced parking would be replaced in appropriate locations and in ways that make good use of the university's limited land resources. For McArthur Court, studies have been done in the past to assess the condition of the existing building, to understand how it might be reused, and to explore what might be possible if a new building were to be built on the site. For the Collier House site, the recently completed Relocation Feasibility Study determined that it is physically feasible to move the Collier House. Now it remains to be determined if a good relocation site exists. Therefore, a site selection study will be initiated for the Collier House relocation.

Staff presented the criteria (taken from the Campus Plan) that would be used to analyze potential relocation sites for the Collier House and showed an aerial map with all of the sites indicated that could accommodate the Collier House while making good use of the university's limited land resources. Staff clarified that only the parts of the Collier House from the period of significance would be relocated. Additions made to the house in the 1960s would not be relocated.

All fifteen available sites were analyzed at a high level to identify any features that would make them unsuitable for the relocation of the Collier House. The list below summarizes the pros and cons of each site and whether or not each is recommended for further analysis:

East Campus Sites:
- Nine out of fifteen possible sites were in East Campus
- The Collier House Relocation Feasibility Study found that it is possible to relocate the house to sites in East Campus but that the house would have to be cut in half in order to navigate narrower streets on that side of campus. This is not preferred
- *Not recommended for further analysis (unless all other sites prove to be infeasible)*

Site between Deady and Fenton Hall:
- Potentially a good fit from a historic perspective (some adjacent buildings were completed in the period of significance for the Collier House)
- The move route to the site would require the removal of historically significant trees
- *Not recommended for further analysis.*

Two sites on the east and west edges of the Women's Memorial Quadrangle:
- Sites were identified these as permissible building sites by the Framework Vision Project
- Buildings on these sites could complete the quad in the spirit of Ellis Lawrence's original design
- Sites could accommodate larger buildings with more intense academic uses
- *Not recommended for further analysis*

Gerlinger Green Site:
- Site was identified as a permissible building site by the Framework Vision Project
- Site is currently a designated open space per the Campus Plan
- Move route is viable and relatively low-impact
- Site is within the boundary of the Women's Memorial Quad Ensemble which is listed in the National Register of Historic Places (this will be carefully considered in the evaluation of this site)
- *Recommended for further analysis*

Alder and E15th Alley Site:
- Move route is viable
- Site is close to other buildings occupied by the current users of the Collier House
- *Recommended for further analysis*

Southwest Campus Green:

- Move route is viable
- Site is close to other buildings occupied by the current users of the Collier House
- *Recommended for further analysis*

If the need arises to select a preferred relocation site for the Collier House, the CPC will review the relocation site selection at future CPC meetings.

Discussion: The following is a compilation of questions and comments from the committee members and guests:

- The 1960s portion of the Collier House is actively used. If the Collier House is relocated the replacement space assigned to those uses should be carefully considered to ensure the needs of the program are met.
- The CPC chair questioned removing the sites adjacent to the Women's Memorial Quad from further consideration. He believes that the Collier House would fit the character of the area and that more intense uses in those locations seems unlikely. He requested that the site between the Jordan Schnitzer Museum of Art and the Women's Memorial Quad be studied further, because it could not accommodate a building as big as the site on the east of the quad. Therefore the Collier House could be a good use of the space.
- The Southwest Campus Green site seems like a good candidate because it is not a historically significant site (like Gerlinger Green).
- The site at Alder and 15th Avenue Alley could have the highest impact on birds.
- A member asked if the site on Gerlinger Green could be moved further to the west so that it could screen the facade of Gerlinger Annex more effectively while continuing to allow views to the south facade of Gerlinger Hall.
- Assess the potential direct heat gain that the building might receive on the Southwest Campus Green site.

In response to questions from committee members or guests, the project team provided the following clarifications:

- It is not definitively known what uses would occupy the house if it were to be relocated, although it is noted that the space is currently used by the Musicology program. This is being taken into consideration as part of the relocation site selection study.
- The project team will reach out to stakeholder groups to collect more information as the analysis continues.
- The open space between Franklin Boulevard and the Millrace is not a relocation option as this is a designated wetland.

Action: No action was requested. The committees comments will be considered as the site selection study proceeds. Per the committee's discussion, the site between the Women's Memorial Quad and the Jordan Schnitzer Museum of Art will be included in the list of potential relocation sites for further analysis.

Please contact this office if you have questions.