



June 20, 2023

MEMORANDUM

To: Campus Planning Committee

From: Liz Thorstenson, Campus Planning
Campus Planning and Facilities Management (CPFM)

Subject: **Record** of the June 2, 2023 Campus Planning Committee Meeting

Attending: Anne Brown, Deborah Butler, Bob Choquette, Emily Eng, Cooper Foushee, Michael Griffel, Mike Harwood, Josh Kashinsky, Ken Kato (chair), Moira Kiltie, Carrie McCurdy, Savannah Olsen, Daniel Rosenberg, Cathy Soutar, Philip Speranza, Lauren Stanfield

CPC Staff: Liz Thorstenson (Campus Planning)

Guests: Tim Allenbaugh (CPFM), Jane Barker (Hennebery Eddy Architects), Jane Brubaker (CPFM), Charles Brucker (Place Landscape Architects), Melinda McMillan (Place Landscape Architects), Gene Mowery (CPFM), Aaron Olsen (Campus Planning), Martina Oxoby (CPFM), Denise Stewart (CPFM), David Wark (Hennebery Eddy Architects)

CPC Agenda

1. Heritage Project – Schematic Design Review

Background: The purpose of this agenda item was to review the schematic design for the Heritage Project.

CPC staff reviewed the relevant *Campus Plan* principles and patterns and Campus Planning requirements.

Gene Mowery (CPFM) reviewed the project history, goals, and project elements.

Jane Barker (Hennebery Eddy Architects) reviewed the project goals, approach, and existing building conditions.

Charles Brucker (Place Landscape Architects) reviewed the proposed exterior site improvements, programming requirements, refinements, goals, and site opportunities and constraints.

David Wark (Hennebery Eddy Architects) reviewed the historic preservation approach and treatment to the exterior building facades of both Villard and University Halls, existing building conditions, and proposed alterations.

Discussion:

The following is a summary of questions and comments from committee members:

- Members support the project.

Regarding the site design:

Pedestrian Circulation and Gathering

- How will pedestrians travel through the site from the west (via Old Campus Lane and University Hall Walk Axis) to Villard Hall? Consider pedestrians may traverse across the parking lot and through the plantings.
- Consider how the space could have more shared access.
- Consider nighttime campus circulation and campus connections at the south side of University Hall.
- Will the renovated south entrance of Villard Hall become the main building entrance?

Parking

- Consider how to relocate the ADA parking outside of the project area.
- The ADA parking location was thoroughly evaluated and considered; considering a broad campus perspective and a series of constraints, including site grading, significant trees, and accessibility, this site is the best solution for ADA parking in this part of campus.
- The project site is currently an asphalt parking lot; parking has been reduced and removed over the years from the area with only ADA and service parking remaining.

Site Furniture

- Is the proposed furniture in the gathering space seasonal or permanent?
Member support for outdoor tables on campus for providing additional meeting options.

Lighting/Electrical

- Will power be provided on site?
- Where is the site lighting located and what are the lighting levels?

Regarding historic preservation:

- Member support for the positive and sensitive approach of opening the portion of the exterior west façade of Villard Hall (and exterior stair tower removal near the Miller Theater addition).
- Regarding the exterior façade and mansard roofs, is there balance between maintaining and preserving the historic materials of the wood shingles versus considering more resilient materials?
- How will future maintenance be facilitated?

Regarding the project timeline:

- What is the project installation timeline, and will it align with the sesquicentennial of the buildings?
- Consider placing a plaque or commemorative piece that would align with the anniversary.

In response to questions and comments from committee members and guests, Brucker, Mowery, and Wark provided the following clarifications:

Regarding the site design:

Pedestrian Circulation and Gathering

- Pedestrians traveling from west of the site may use the crosswalk to cross Old Campus Lane, or travel through the site via the proposed walk with a raised curb.
- If pedestrians travel across the parking lot, there is high visibility in the space, space between parking spaces to move through and connect with designated pathways and differentiated surface materials to promote traffic calming conditions.
- The design goal is less about moving through the space and more about inviting pedestrians to gather. E.g., the concept is delineation of space with a variety of seating, and an inviting gathering space with south sun exposure for daily use. The possibility of larger events is provided for, however, without reducing the quality of daily use.
- Architecturally, the east entrance of Villard Hall is the main entrance, however, from a usage standpoint the south entrance is the primary mode of entry.

Site Furniture

- The wooden benches are fixed and permanent. The tables and chairs are like those at Tykeson Hall, E.g., they are bolted to the pavement, however, can be removed for events, and the chairs are tethered with bike cables with flexibility in movement.

Lighting/Electrical

- There are proposed duplex outlets located at the bottom of many of the light poles, and a proposed power pedestal for the gathering space.
- The project is adding several light poles to the north side of Villard Hall and to the site between the two buildings; light levels in the area will increase.
- The project is improving the lighting sensitively at the building canopies and building themselves, while potentially considering other types of lighting for temporary event lighting, and cameras for security.

Regarding historic preservation:

- All roof shingles will be removed due to seismic upgrade requirements. During removal, there will be a plywood diaphragm installed over the existing roof structure, with modern underlayment. The project team is researching the best replacement materials, E.g., treated wood materials with longer lifespans.

Regarding the project timeline:

- The project installation timeline is projected for the summer of 2025, and would potentially align with the sesquicentennial.

Action: With 15 in favor, the committee unanimously agreed that the Heritage Project Schematic Design is consistent with the *Campus Plan* and recommended to the president that it be approved.

2. Phil and Penny Knight Campus for Accelerating Scientific Impact Phase 2 – Check-in

Background: The purpose of this agenda item was to hold a check-in meeting regarding the Phil and Penny Knight Campus for Accelerating Scientific Impact Phase 2.

Mike Harwood (CPFM) reviewed updates and refinements to the design since the previous (June 7, 2022) CPC meeting regarding this project, including the south plaza improvements, entrance, café and seating area, vehicle drop off location, west terrace improvements,

emergency phone locations, parking, accessible parking and pathways, future service road location, and bird friendly frit pattern locations.

Denise Stewart (CPFM) reviewed open and covered bike parking locations.

Discussion:

The following is a summary of questions and comments from committee members:

- Members support the project updates.

Regarding the site design:

Pedestrian Circulation and Building Entrances

- Is there an east entrance to the building?
- There are entrances to the building on all sides. The north entrance is intended to be a service entrance with no public access.
- Consider maximizing the opportunity for the east-west pass-through the building with connection to the Urban Farm area.
- The building will be open to the public during the day for passing through. Upper-level labs will have secure access.
- The bistro/café is intended to be open to all.
- The layout and alignment of building entrances has been informed by the consideration that this is a campus building.
- As pedestrians enter the east side of the building, how do they move through the building's middle core?
- How do pedestrians pass through the bistro/café area, E.g., is there access to the bistro/café from the east?
- Will the seating area furniture located in the south terrace space impede passing through the space?
- Regarding the accessible route from the ADA parking lot to the building, which route leads to the west entrance?
- How does the west ADA building entrance interface with the building elevators?
- The ADA accessible route continues north of the building to the edge of the Urban Farm and the Fine Arts Studios.

Bicycle Parking

- Is the bicycle parking located along Riverfront Parkway accessible from the street or from the sidewalk?

Regarding future development in the area and designated open spaces:

- Consider showing an overlay of the Framework Vision Project (FVP) with the project site.
- Consider indicating small nodes of gathering spaces on this plan for future planning of circulation and gathering spaces and informing future building locations.
- The future designated open spaces are shown on the plan. The project team has considered future planning in the area while maintaining service access, E.g., *Campus Plan* Principle 5: Replacement of Displaced Uses.

In response to questions and comments from committee members, Stewart and Aaron Olsen (Campus Planning) provided the following clarifications:

Regarding the site design:

Pedestrian Circulation and Building Entrances

- The vehicle drop-off is located between the east entry and the crosswalk.
- There is access to the bistro/café from the east sidewalk, which leads to two south building entries. This route also leads to the vehicle drop-off that is located at the southeast side of the building.
- The configuration of the landscape at the southeast corner of the building is arranged to reinforce the connection to the sidewalk and bring pedestrians into the space while reinforcing the main entrance to the building.
- The south terrace seating area table and chairs will allow for pedestrians to pass through, E.g., like the EMU west terrace.
- There is an accessible route from the ADA parking space to the west building entrance.
- There are two passenger elevators located near the west building entrance.
- All building entrances are universally accessible.

Bicycle Parking

- The covered bicycle parking located along Riverfront Parkway has hardscape on both sides, allowing access from the bike lane. The uncovered bike parking spaces are located adjacent to sidewalks.

Regarding future development in the area and designated open spaces:

- During the conceptual design phase for the Knight Campus building two, the project team broadly considered future building sites in the area, ensuring that future building sites are not precluded, and that the plan engages and helps reinforce gathering space concepts.
- The east-west circulation through building two aligns with the north edge of the Millrace Green, reinforcing the connection to existing campus buildings and ensuring the plan aligns with future anticipated plans for the area.
- The west plaza is a node for a gathering space.

Action: No formal action was requested.

3. Millrace Millpond Restoration and Enhancement – Schematic Design Review

Background: The purpose of this agenda item was to review the schematic design for the Millrace Millpond Restoration and Enhancement project.

CPC staff reviewed the relevant *Campus Plan* principles and patterns.

Mike Harwood (CPFM) shared an update on the project funding process.

Martina Oxoby (CPFM) reviewed the environmental and recreational goals of the project.

Aaron Olsen (Campus Planning) reviewed the project location and proposed schematic design elements.

Discussion:

The following is a summary of questions and comments from committee members:

- Members support the project.

Regarding the site design:

- Is there visual screening between the chilled water storage tank and the project site?

Regarding the project timeline and process:

- Will the project coordinate with the adjacent future City of Eugene Franklin Boulevard Transformation Project, E.g., if there are future related design adjustments, will the project return to the committee for review?

- Is there work planned for other sections of the Millrace, adjacent to the east and west of this site?
- The Knight Campus building one project restored the Millrace section from Riverfront Parkway to Onyx Street; this project will restore the Millrace section from Onyx Street westward to the Millrace outfalls.
- The university owns half of the Millrace north bank and the pumps that bring water from the Willamette River into the Millrace. The project goal is to demonstrate best practices for the Millrace and encourage neighboring landowners to use a similar approach.
- Will the project engage with neighboring partners in the future?
- Several neighboring partners are interested in the project; the Millrace is a community treasure that everyone cares about.
- Ensure coordination with the Student Sustainability Center Pollinator Program students who are completing planting work in the area.

Regarding campus safety:

- Prioritize addressing encampments in the area for campus safety.

Regarding site programming:

- Consider program activation in addition to ecological improvements, E.g., a secure structure for programming activities.
- Consider the use of geocaching to educate community and visitors about the Millrace, E.g., Albany, OR geocaching program.
- Consider road noise along Franklin Boulevard could affect types of programming.

In response to questions and comments from committee members and guests, Olsen, Charles Brucker (Place Landscape Architects), and Oxoby provided the following clarifications:

Regarding the site design:

- Additional trees and dense plant material will be located along the northern edge of the project, aiding in screening the chilled water storage tank. The project proposes widening the north bank if possible.

Regarding the project timeline and process:

- The City of Eugene Franklin Boulevard Transformation Project is funded and moving forward. As the engineering and design progresses, the university will

have the opportunity to provide feedback, ensuring that the two projects coordinate.

- Only significant changes to the entire project concept would return to the committee for review. Changes that do not require committee action would return as an update as needed.
- A Student Sustainability Center Pollinator Program student served on the project user group and is coordinating with CPFM regarding their plantings.

Regarding campus safety:

- Campus safety is at the forefront of this project, including:
 - Proposed removal of the small existing shelter.
 - Carefully considering any bench or overlook location as uncovered unless located in a secure location.
 - The addition of the walkway near the water side of the restored meadow, inviting pedestrians to use the space.
 - Maintenance efforts to clear out overgrown vegetation and open sightlines, E.g., the planting palette is following the approach of the Willamette River Natural Area Management Plan.

Regarding site programming:

- The proposed boardwalks and overlooks have a more passive engagement.
- The user group considered programming ideas, E.g., journaling courses, bird watching and inventories.
- Interpretive panels have been considered as an element to place around and along the Millrace paths to encourage community and visitors to explore and reinforce ecological education.
- Franklin Boulevard has an impact on noise in the area and types of programming decisions.
- The project honors and preserves the stormwater facility that was part of the design build project near the small existing shelter; stormwater design will be a part of this project.
- The project will ensure that any impacts to the east and west of the project site are well understood.

Action: With 13 in favor, the committee unanimously agreed that the Millrace Millpond Restoration and Enhancement Schematic Design is consistent with the *Campus Plan* and recommended to the president that it be approved.