UNIVERSITY OF OREGON

Classroom + Faculty Office Building

Campus Planning Committee
August 07, 2018
SITE SELECTION PROCESS

- **Confirm site selection criteria**
  - User Group Meeting
  - CPC Meeting 5/15/18

- **Confirm primary sites in a preliminary assessment**
  - User Group Meeting
  - CPC Meeting 6/1/18

- **Confirm preferred site (based on detailed analysis) + solicit feedback**
  - User Group Meeting
  - SAG Meeting
  - Campus + Community Outreach
  - CPC Meeting Fall '18

**Key**

- Presentation by Consultants
- Presentation by CPFM

**Recommend site**
- CPC Meeting Fall '18

**Approve site**
- president

**BACKGROUND**

**PROJECT DESCRIPTION:**

UO CLASSROOM BUILDING SITE SELECTION

The Classroom and Faculty Office Building is envisioned as a three- to four-story, approximately 60,000 gross square foot new construction building near the academic core of campus. The project will provide necessary classroom seats (approximately 750) and faculty offices (approximately 40) to meet existing capacity challenges and also enable the university to increase student enrollment strategically in the coming years. The academic focus of the building is “Environment and Society” and the interdisciplinary space will house faculty in the College of Arts and Sciences and the College of Design.

The new building is envisioned as an interdisciplinary, collaborative learning environment drawing on the university’s long-standing expertise in sustainability and sustainable solutions. The facility will house the College of Arts and Sciences Geography Department, Environmental Studies Program, and the Center for Environmental Futures, as well as the College of Design School of Planning, Public Policy, and Management (including the Sustainable Cities Initiative).

**PROCESS**

- The Site selection process will begin with a preliminary assessment of all potential sites. The initial assessment will be a high-level view of the criteria. Three to five primary sites will be selected to consider more comprehensively.

- Subsequently, a careful assessment of the primary sites will follow the Campus Plan site selection approval process. A second open house on site selection will be held Sept. 27, with final selection expected in October. Details on the open house will be shared at a later date.

**SPECIFIC PROGRAM NEEDS:**

- Does the site accommodate the specific program needs?
- Is the site within a 7-minute walking circle?
- Does the site allow for the accessibility required to support heavy academic and instructional activity?
- Does it have sufficient space to accommodate functional features?

**SITE CONSIDERATIONS AND COST:**

- Are there site regulations, uses, or existing conditions which would negatively impact 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 the development on the site strengthen the site elements of its Design Area, as identified by the Campus Plan’s Design?
CRITERIA

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

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

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

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

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

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

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

DESIGN AREA SPECIAL CONDITIONS: Does development on the site strengthen the site elements of its Design Area, as identified by the Campus Plan’s Design Area Special Conditions Principle (Principle 12) and the intent of the Framework Vision Project?
9 Sites to 5 Sites
POTENTIAL SITES

Sites:
A. Dads' Gates
B. Onyx Bridge
C. Columbia
D. Collier House
E. PLC Parking Lot
F. North of Gerlinger Annex
G. Esslinger
H. McArthur Court
I. South University
POTENTIAL SITES

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A. Dads' Gates
B. Onyx Bridge
C. Columbia
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I. South University
5 Sites to 3 Sites
BUILDING PROGRAM

60,000 GSF target

700-750 formal classroom seats

130 informal learning seats

175-200 offices or workstations
DADS' GATES

SITE INFORMATION:
- 87,800 sf
- Within 7 min walking circle

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

KEY CRITERION: SPECIFIC PROGRAM NEEDS

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

ADDITIONAL CONSIDERATIONS:

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

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

ADDITIONAL CONSIDERATIONS:

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

SITE INFORMATION:
- 54,200 sf
- Within 7 min walking circle

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

KEY CRITERIA: SPECIFIC PROGRAM NEEDS

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

ADDITIONAL CONSIDERATIONS:

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

SITE INFORMATION:
- 30,400 sf
- Within 7 min walking circle

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

KEY CRITERIA: SPECIFIC PROGRAM NEEDS + HISTORIC PRESERVATION
This site is at the heart of campus (beneficial for a general use classroom building). However, the existing building (including its site) is a City Landmark and is of primary historic significance.

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

SITE INFORMATION:
- 54,900 sf
- Within 7 min walking circle

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

KEY CRITERIA: SPECIFIC PROGRAM NEEDS + HISTORIC PRESERVATION
This site is within the 7-minute walking circle and could accommodate the proposed building size. However, the existing building is of primary historic significance.

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

SITE INFORMATION:
- 30,000 sf
- Outside 7 min walking circle

PRELIMINARY EVALUATION:
Specific Program needs: (-)
Site Considerations + Cost: (+/-)
Open-space Framework: (+)
Density: (+)
Space Use + Organization: (-)
Replacement of Displaced Uses: (+/-)
Architectural Style + Historic Considerations: (+)
Design Area Special Conditions: (+/-)
KEY CRITERION: SPECIFIC PROGRAM NEEDS
This site is outside of the 7-minute walking circle (i.e. academic core), this is the key reason this site is not recommended for further analysis for the Classroom and Faculty Office Building site. The distance from the academic core would make it very challenging for the students and faculty to walk between this building and other academic spaces on campus during the break between classes.

ADDITIONAL CONSIDERATIONS:
+ Gateway building, prominent location
- The size of the site is limited, particularly in accommodating the footprints of large classrooms
- The Outdoor Program Barn would be displaced and would need to be replaced
- Potential acoustic impact of proximity to Jane Sanders Stadium
KEY CRITERION: SPECIFIC PROGRAM NEEDS
This site is outside of the 7-minute walking circle (i.e. academic core), this is the key reason this site is not recommended for further analysis for the Classroom and Faculty Office Building site. The distance from the academic core would make it very challenging for the students and faculty to walk between this building and other academic spaces on campus during the break between classes.

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Recommended Sites for Further Study
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PLC PARKING LOT

- 54,200 sf
- Within 7 min walking circle
- 175' From campus utility tunnel
- PLC Special Design Area
PRELIMINARY EVALUATION:
The site is an adequate size to fit the program, and offers flexibility with building orientation and footprint. It is a prominent location with strong connections to campus core and open space.
COLLIER HOUSE

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

PRELIMINARY EVALUATION:
The site is an adequate size to fit the program and is located at the heart of campus with strong relationships to associated programs and designated open spaces.
McARTHUR COURT
- 54,900 SF
- Within 7 min walking circle
- Connected to campus utility tunnel
- Southeast Campus Special Design Area
McARTHUR COURT

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

Related Adjacencies
Designated Open Spaces

*Note: See Campus Plan Policy 2 (Open Space Framework) for more information. Contact Campus Planning and Facilities Management at 541-346-5024 if you have questions.

Campus Map 2016

Designated Open Spaces

Pathways

Legend

- **Designated Open Spaces**
- **Pathways**
PEDESTRIAN CIRCULATION
CRITERIA

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