Classroom and Faculty Office Building

Campus Planning Committee
October 02, 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

Recommend site
CPC Meeting Fall ’18

Approve site

08/07
10/02
10/19

Information Session, 11:30-1:30pm, EMU Lobby

Key
- Presentation by Consultants
- Presentation by CPFM
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
#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 Utilities and Parking

KEY
- CAMPUS PARKING
- UTILITY TUNNEL

- STUDENT RECREATION
- STUDENT TENNIS
- JANE SANDERS STADIUM
- ESSLINGER
- UNIVERSITY STREET AXIS
- UNIVERSITY STREET SETBACK
- PIONEER CEMETERY
- P5
- P11
- P13
- P19
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 (60,000GFr+/-) 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
#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.
#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 Designated Open Space
COLLIER HOUSE Utilities and Parking

KEY
- CAMPUS PARKING
- CAMPUS PARKING TO REMAIN
- UTILITY TUNNEL
Campus Heart Study
FVP Campus Framework
FVP Heat Maps

Walking

Biking

Favorite Outdoor Spaces

Areas to Study or Work
Reinforced Open Space - 13th Ave
Reinforced Open Space - 13th Ave
Campus Heart Circulation
Campus Heart - Defined By Building Edges
Campus Heart - Levels

University Street/ 13th Ave

EMU Amphitheater

EMU Fishbowl
Campus Heart - Building Footprint

- OLD CAMPUS QUADRANGLE
- FENTON
- FRIENDLY
- COLUMBIA
- VOLCANOLOGY GREEN
- ONYX
- WILLAMETTE
- FENTON
- JOHN LANE AXIS
- 13TH AVE
- CHAPMAN
- TYKESON
- JOHNSON
- SCHNITZER MUSEUM OF ART
- WOMENS MEMORIAL QUAD
- UNIVERSITY STREET
- EMU GREEN

Dimensions:
- 138’ x 80’ x 140’
- 70,400 sf
Campus Heart - Space Allocations

- **PEDESTRIAN CIRCULATION**: 20’
- **BICYCLE + SERVICE + EMERGENCY ACCESS**: 20’-25’
- **GATHERING**: 40’

**CAMPUS HEART**: 80’-90’
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
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
Campus Heart - Precedents

UO - 23,500 Students

Campus Center - USC - 44,000 Students

26,400 sf

240' x 110'

240' x 110'
Campus Heart - Precedents

CAMPUS CENTER - USC - 44,000 STUDENTS
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

WOMENS MEMORIAL QUAD
SCHNITZER MUSEUM OF ART
SUSAN CAMPBELL HENDRICKS CHAPMAN JOHNSON TYKESON
EMU
STRAUB
WILLAMETTE VOLCANOLOGY
LILLIS MEMORIAL QUADRANGLE
OLD CAMPUS QUADRANGLE
FENTON
COLUMBIA
DILLIS
13TH AVE
JOHNSON LANE AXIS
UNIVERSITY STREET AXIS
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UNIVERSITY STREET AXIS
MEMORIAL QUADRANGLE
COLLIER HOUSE Criteria #4 – Density

OPTION 1

13TH AVE - LOOKING WEST
13TH AVE - LOOKING EAST
UNIVERSITY ST - LOOKING NORTH
FROM OLD CAMPUS QUAD

WOMENS MEMORIAL QUAD
SCHNITZER MUSEUM OF ART
SUSAN CAMPBELL HENDRICKS CHAPMAN JOHNSON TYKESON EMU
FRIENDLY COLUMBIA WILLAMETTE VOLCANOLOGY FENTON LILLIS MEMORIAL QUADRANGLE OLD CAMPUS QUADRANGLE 13TH AVE JOHNSON LANE AXIS UNIVERSITY STREET AXIS MEMORIAL QUADRANGLE SCHNITZER MUSEUM OF ART SUSAN CAMPBELL HENDRICKS CHAPMAN JOHNSON TYKESON EMU FRIENDLY COLUMBIA WILLAMETTE VOLCANOLOGY FENTON LILLIS MEMORIAL QUADRANGLE OLD CAMPUS QUADRANGLE 13TH AVE JOHNSON LANE AXIS UNIVERSITY STREET AXIS MEMORIAL QUADRANGLE
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 Criteria #4 – Density

OPTION 2

13TH AVE - LOOKING WEST
13TH AVE - LOOKING EAST
UNIVERSITY ST - LOOKING NORTH
FROM OLD CAMPUS QUAD
COLLIER HOUSE Criteria #4 – Density

UNIVERSITY ST - LOOKING NORTH
COLLIER HOUSE Criteria #4 – Density
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.
#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.
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-model traffic and crossing at Kincaid.

Trees:
- No significant trees on site.
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

POTENTIAL BUILDING FOOTPRINT
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

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.

COLLIER HOUSE
Cost to Develop: $3 million

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

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

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
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
10/11 INFORMATION SESSION
Erb Memorial Union
11:30am – 1:30pm