STEP 3: EVALUATION OF 3 SITES

COLLIER HOUSE SITE

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

#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 & 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.

NEXT STEPS:
- Coordinate with the design team studying the 13th Ave axis
- Confirm ideal location of building with respect to University + 13th

PRELIMINARY COST: DEVELOP SITE - $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.