

**UNIVERSITY OF OREGON**  
**CAMPUS PHYSICAL FRAMEWORK VISION**

**SUMMARY and KEY FINDINGS**

**Board of Trustees**  
**Finance and Facilities Committee**

03.03.16

# AGENDA

- Key Findings
- Capacity Findings
- Campus Framework Findings
- Implementation Findings
- Further Studies  
(If time allows)
- Discussion

# PROJECT GOAL

To create a comprehensive physical framework vision of open spaces and buildings, that will bring greater specificity to the *Campus Plan*, better inform decisions on how to accommodate growth and change, and preserve the beauty and functionality of the campus.

# PRINCIPLES/VALUES

*The University of Oregon's campus in Eugene supports the University Mission Statement by:*

- Being **accessible, safe, and welcoming** to foster social and academic collaboration—a shared responsibility between open space and buildings
- Enhancing **identity through memorable places** embodied by its high-quality open space system, distinctive cultural heritage, architecture, and unique location
- Being a **residential campus** - a second home for its students
- Integrating **ecological care** into all aspects of campus life, practices, and operations
- Being **distinctive** in character and yet, **connected and welcoming** to its neighbors
- Providing an **extension of the learning environment** - in mind, body, and spirit.

# CAMPUS THEMES

*Applying Principles/Values to the Campus Physical Environment:*

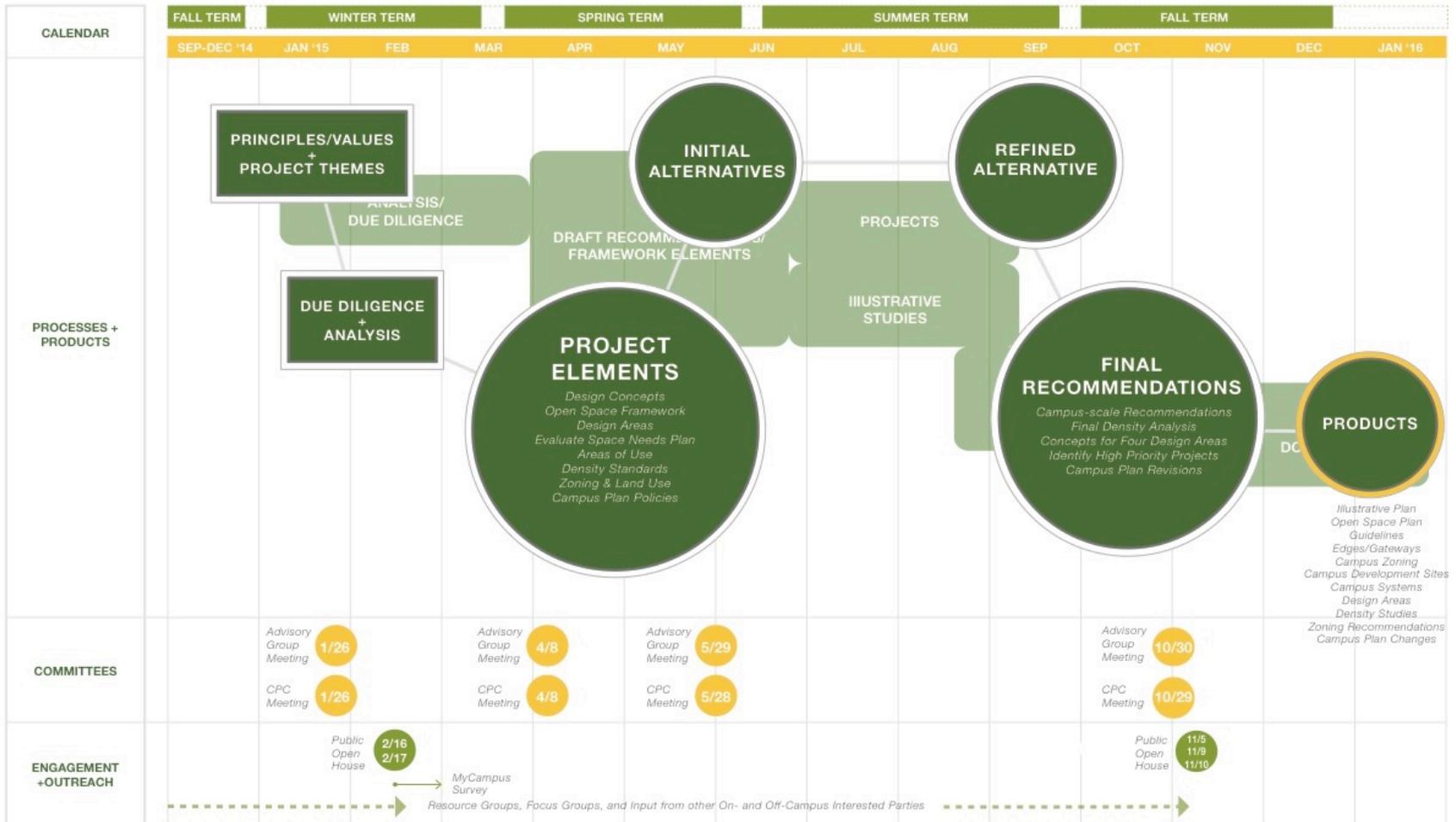
- **Open space framework** comprised of:
  - Connected series of open spaces
  - Quads, courts, axes, and greens
- **Campus access** giving priority to:
  - Pedestrians first
  - Entire community
- **Campus linkages** to:
  - Millrace
  - Research Park
  - River
  - Autzen
  - EWEB, Downtown, Walnut Station, Glenwood
- **Edges** that serve as:
  - Transitional space between uses
  - Blend the margins
  - Good neighbors to adjacent uses
- **Loose fit - long life** (growth and flexibility) to:
  - Meet space needs
  - Allow for flexible use
- **Engage and celebrate the Millrace and Willamette River** to:
  - Utilize as an educational resource
  - Restore
  - Accommodate campus uses
  - Storm water system
  - Living laboratory

# KEY FINDINGS

1. With changes to the *Campus Plan* and City of Eugene land use codes, the campus has excess capacity for the projected program needs to accommodate 34,000 student FTE
2. The campus can meet expansion needs by building upon the established and well-functioning campus framework of open spaces and pedestrian connectors
3. Implementing the tools contained in the report along with strong leadership will improve the university's ability to guide growth and change on the campus

# 14-MONTH PROCESS

- Four Work Sessions with the Campus Planning Committee
- Four Work Sessions with the Advisory Group
- Five Public Outreach Sessions
- Numerous One-to-Ones



# ADVISORY GROUP

**Frances Bronet**, Interim Provost Dean of Architecture & Allied Arts (AAA)

**Larry Bruton**, FAIA, UO Foundation Trustee, Architect (ZGF Architects, LLP)

**James Chrisman**, Student / AIA Student Chapter President

**M. Boone Hellmann**, FAIA, LEED AP BC+C, Retired Campus Architect, University of California San Diego

**Robin Holmes**, Vice President for Division of Student Life

**W. Andrew Marcus**, Interim Tykeson Dean, College of Arts and Sciences

**Jamie Moffitt**, Vice President for Finance and Administration /CFO

**Ginevra Ralph**, Vice Chair, UO Board of Trustees

**Chris Ramey**, AIA, LEED Green Associate, University Architect, Associate Vice President,  
Campus Planning, Design and Construction,

**Brad Shelton**, Interim Vice President for Research and Innovation

**Edward Teague**, Head, AAA Library, University Senate member/representative to the Campus Planning Committee (CPC)

**Rob Thallon**, Associate Dean, AAA, Associate Professor, Architecture,  
Campus Planning Committee chair, Space Advisory Group member

**Roxi Thoren**, Associate Professor, Landscape Architecture and Architecture,  
Director, The Fuller Center for Productive Landscapes

# CONSULTANT TEAM

**Robert Sabbatini AICP FASLA** – Campus Planning and Design, Landscape Architecture

**PLACE**– Landscape Architecture

Simon Bequillard, Project Designer

**Charles Brucker**, ASLA, Principal

Jennifer Huang, Architectural Intern

Matthew Noyes, Project Designer

Colleen Wolfe, Project Manager

**Perkins + Will** – Campus Planning and Design, Architecture

**Brodie Bain**, FAIA, AICP, Campus Planning Director

Jaclynn Treat, AIA, Campus Planner

# THE FUNDAMENTAL QUESTION WE ASKED

Can the campus accommodate growth while respecting and enhancing its beauty and culture demonstrated in its landscape and ensemble of buildings?

# CAPACITY FINDINGS

- ❶ Infill opportunities exist in the established areas of the campus
- ❷ Land north of the railroad tracks is only needed for playing fields
- ❸ A large portion of the land in the North Design Area is not needed to meet the 34,000 student enrollment—a significant opportunity for partnerships or as a land bank for unforeseen future program needs
- ❹ Only a minor portion of the Walnut Station area (Romania etc.) is needed; it too offers a significant opportunity
- ❺ Building north of Franklin Boulevard will initially challenge the culture within and among departments; this will be remedied over time as the area develops

# INFILL OPPORTUNITIES

## Capacity Findings

NOTE: Buildings shown are for coverage and capacity analysis only. They helped inform the UO CPFV guidelines. Future buildings will undergo site evaluation studies.



### Building by Scenario - Capacity & Coverage

- Scenario one
- Scenario two
- Scenario three
- Scenario four
- Future building potential
- ▭ Outdoor classroom
- 7-minute walk
- +P Structured parking
- ⓪ Gen. use classroom on ground floor-proposed

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October 21, 2015

# NORTH OF RAILROAD = PLAYING FIELDS

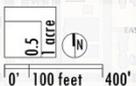
## Capacity Findings

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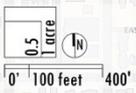
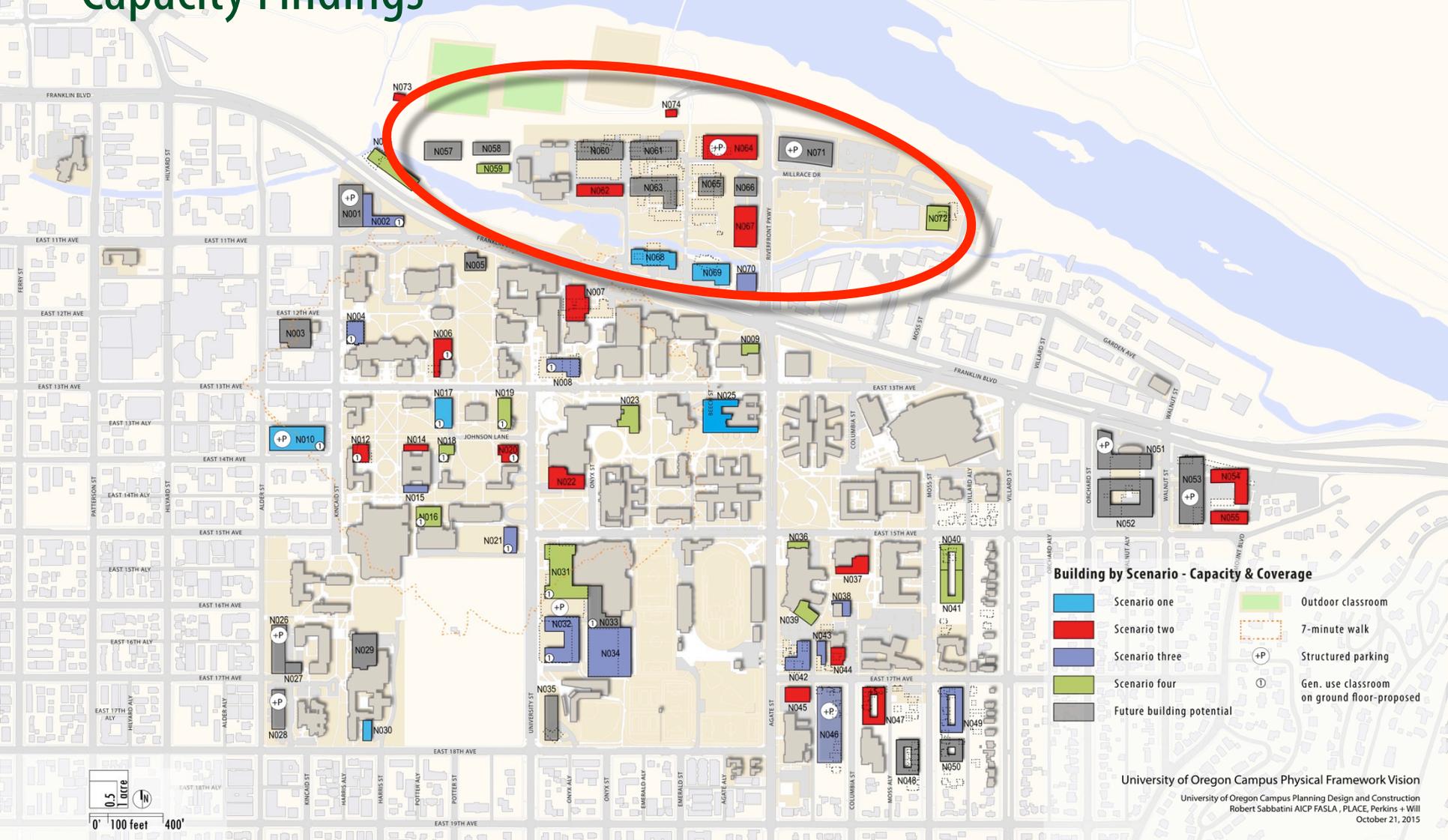
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# LARGE PORTION OF NORTH DESIGN AREA NOT NEEDED

## Capacity Findings

NOTE: Buildings shown are for coverage and capacity analysis only. They helped inform the UO Campus Physical Framework. Future building program will be based on site evaluation studies.



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# MINOR PORTION OF ROMANIA SITE NEEDED

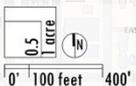
## Capacity Findings

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# GROWING NORTH OF FRANKLIN = CULTURE CHALLENGE

## Capacity Findings

0' Building show are coverage capacity analysis only. They helped inform the UO  
 Future buildings and site evaluation studies.



**Building by Scenario - Capacity & Coverage**

- Scenario one
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# CAMPUS FRAMEWORK FINDINGS

- Open space and pedestrian connectors are the key elements of the campus framework
- The campus framework will create a cohesive campus as the university expands north and east from its historic core
- There is the opportunity to create pedestrian-first zones on East 13th and 15th avenues to East Campus
- Creating a large heart-of-campus space will generate a shared focal point for the campus community
- There is the opportunity to connect to the river's edge and possibly the creation of a river edge park
- Safely crossing Franklin Boulevard is essential to the achieving the campus framework

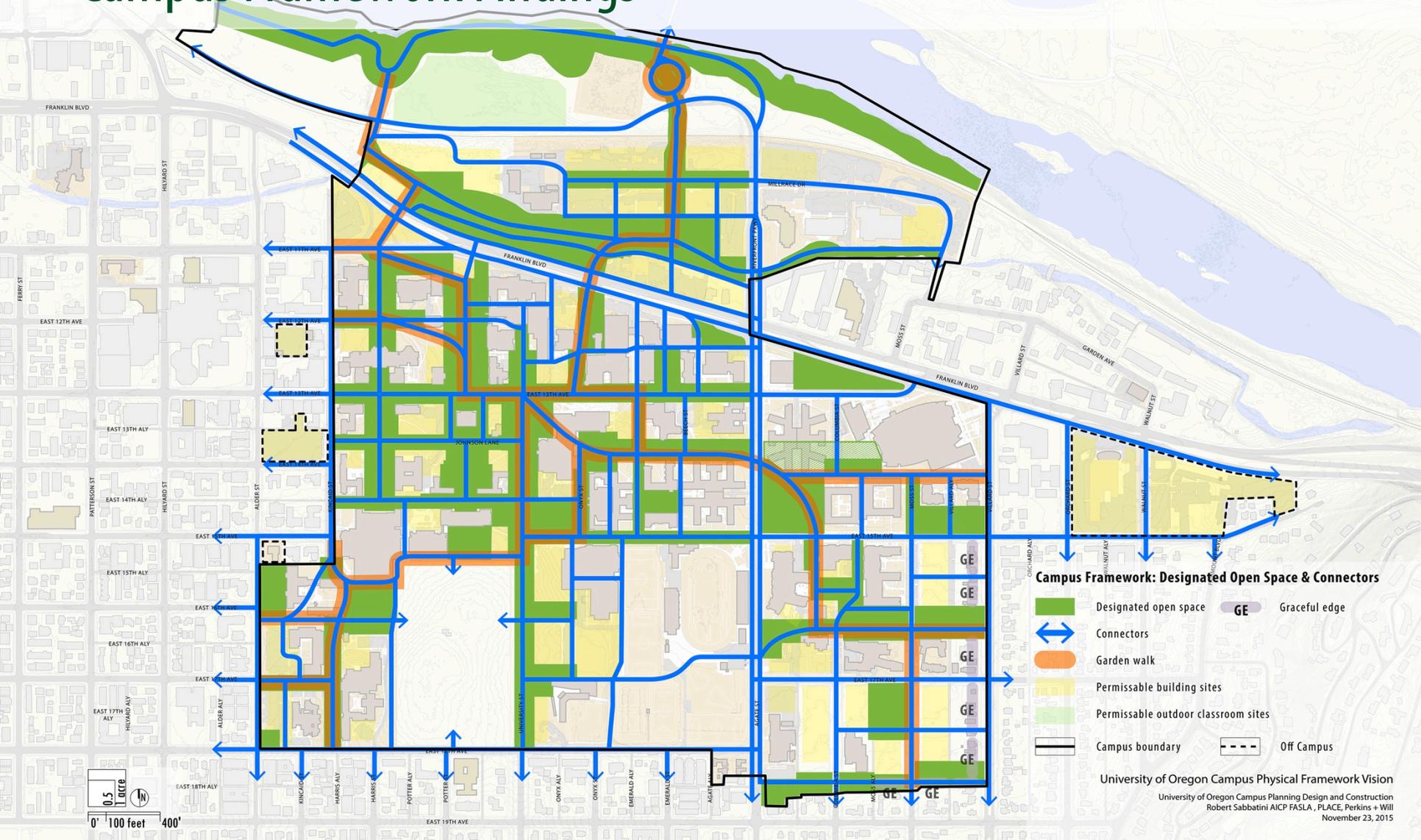
# CAMPUS FRAMEWORK

## Campus Framework Findings

Designated Open Spaces and Connectors are the primary elements that define the campus framework--the physical image of the campus. Together, they dictate the arrangement of buildings.

# CAMPUS FRAMEWORK - OPEN SPACE AND CONNECTORS

## Campus Framework Findings



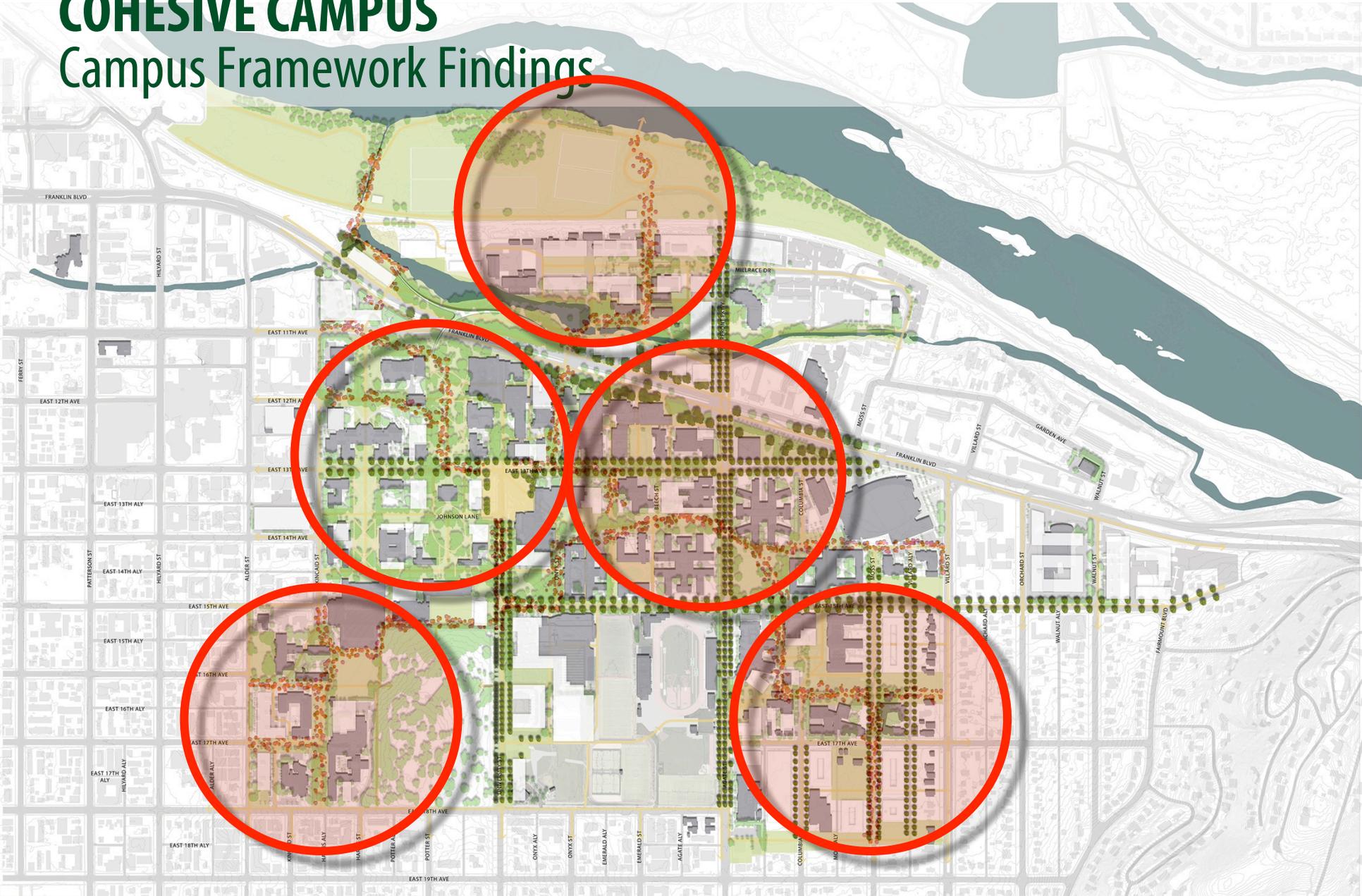
# COHESIVE CAMPUS

## Campus Framework Findings



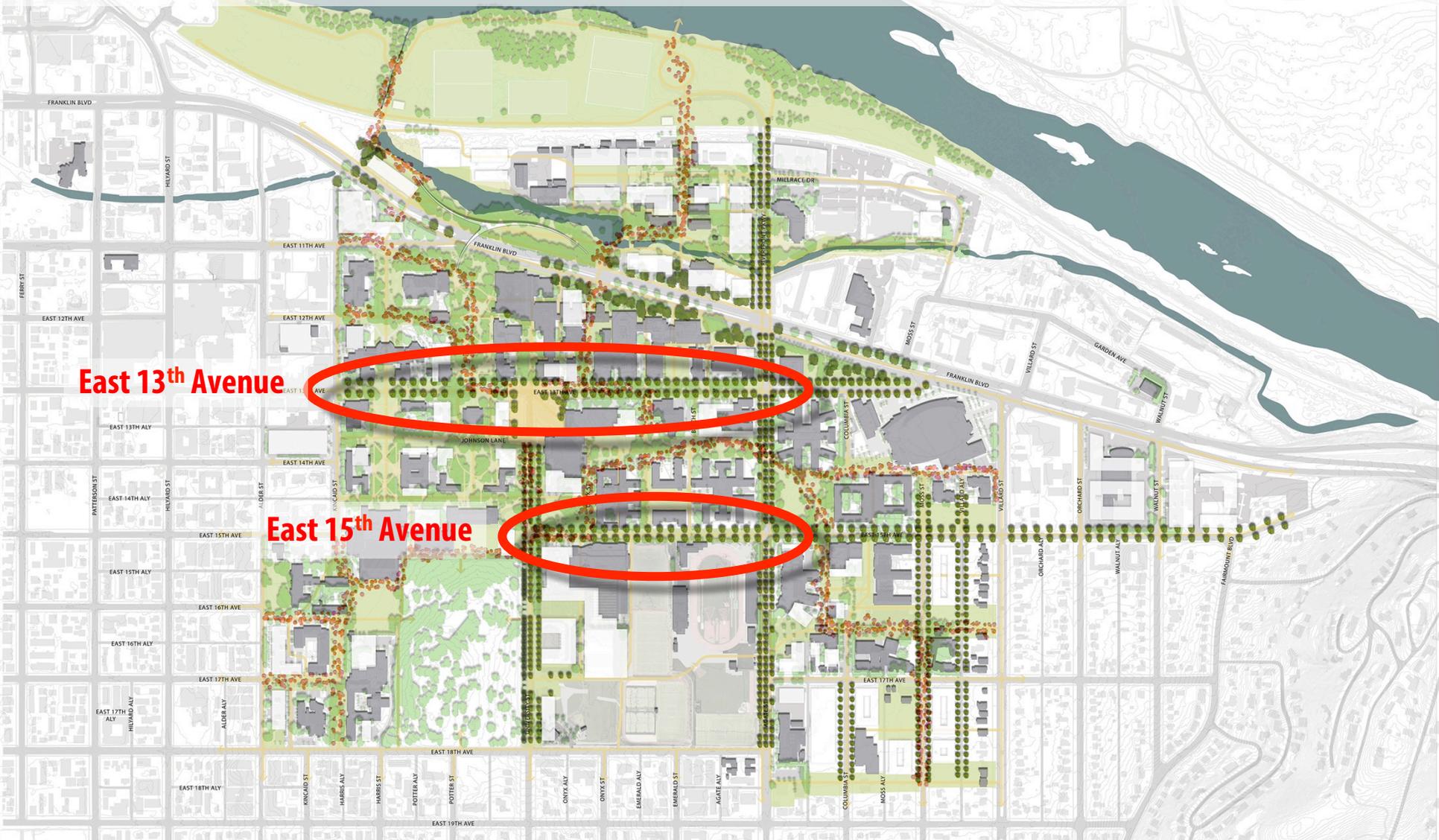
# COHESIVE CAMPUS

## Campus Framework Findings



# PEDESTRIAN-FIRST ZONES

## Campus Framework Findings



**East 13<sup>th</sup> Avenue**

**East 15<sup>th</sup> Avenue**

# EAST 13<sup>TH</sup> AVENUE

## Campus Framework Findings



# EAST 15<sup>TH</sup> AVENUE

## Campus Framework Findings



# CAMPUS HEART

## Campus Framework Findings



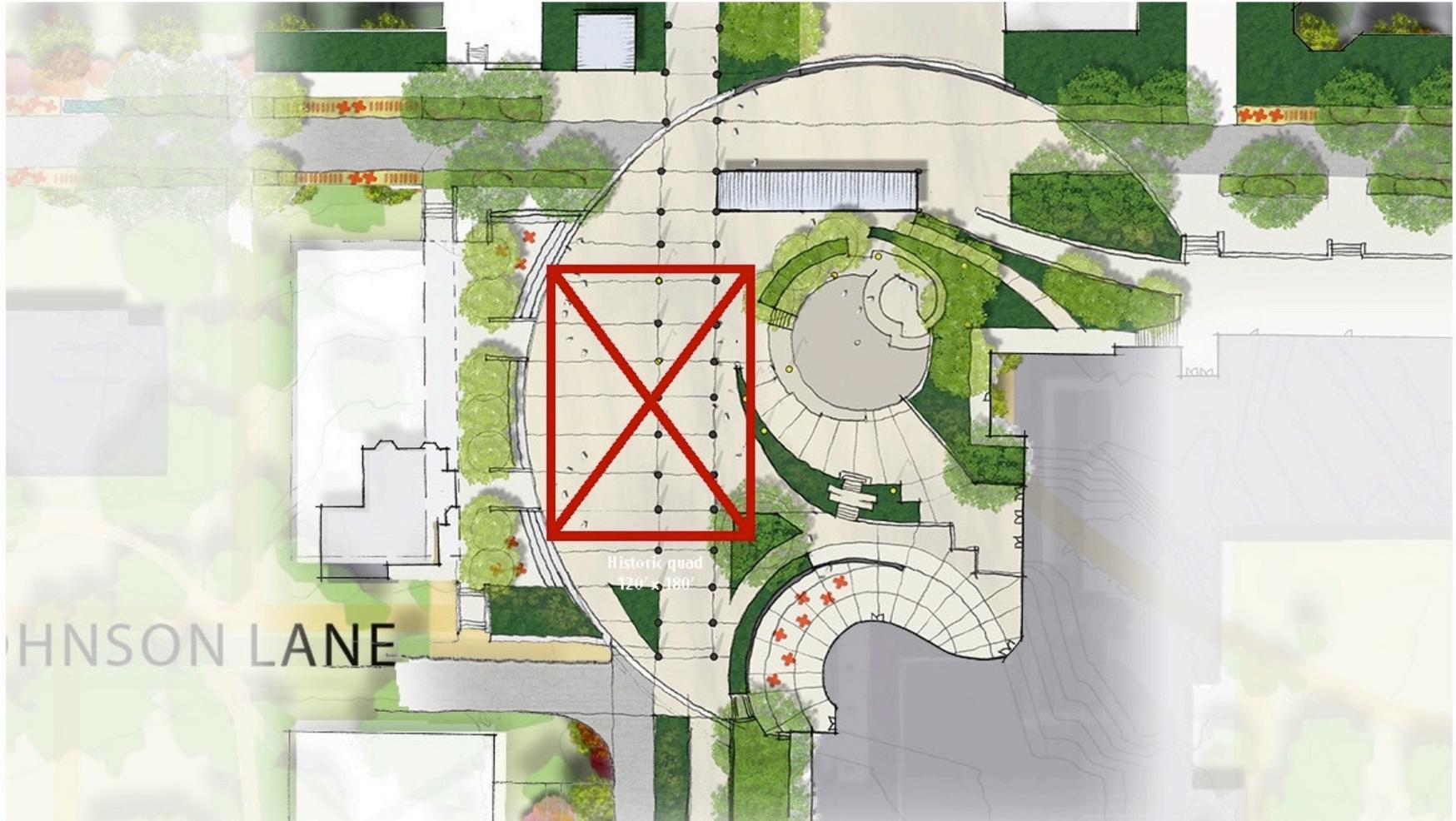
# CAMPUS HEART - FOCUS STUDY

## Recommendations



# CAMPUS HEART - FOCUS STUDY

## Recommendations



# CONNECT TO RIVER EDGE

## Campus Framework Findings



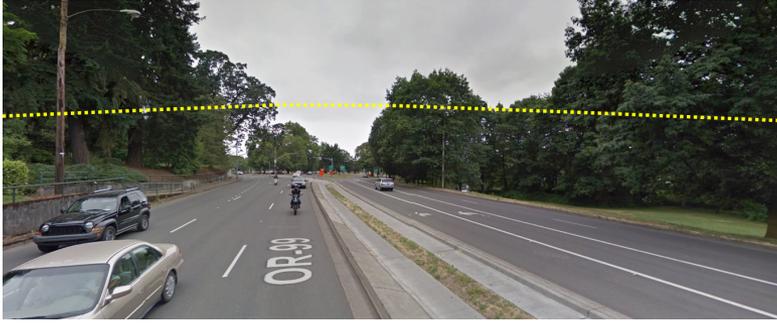
# CROSSING FRANKLIN BOULEVARD ESSENTIAL

## Campus Framework Findings



# PEDESTRIAN-BICYCLE BRIDGE

## Recommendations



Streiker Bridge, Princeton



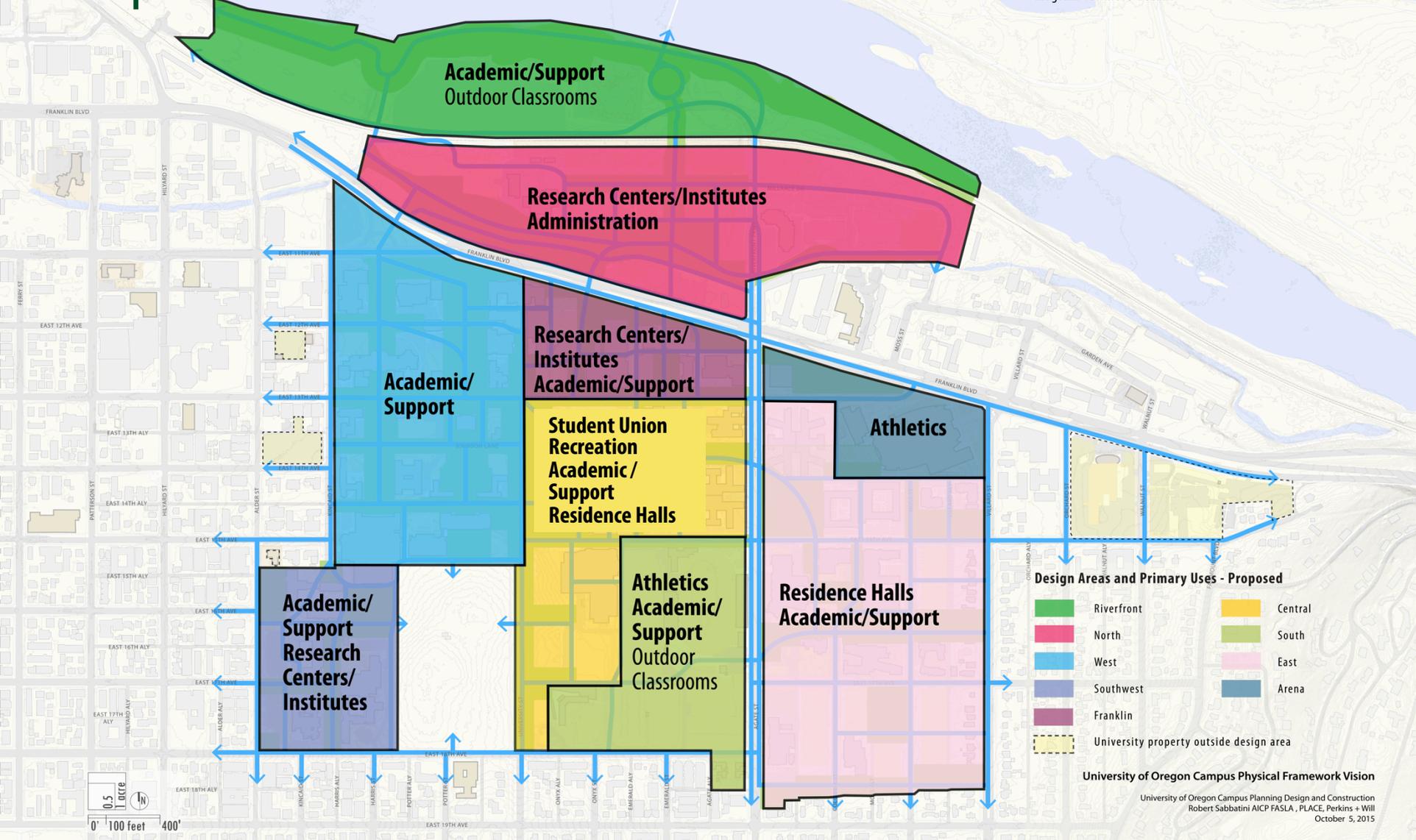
# IMPLEMENTATION FINDINGS

- ❶ The majority of the UOCPFV can be assimilated into the existing *Campus Plan*, guided and enforced using that policy document
- ❷ There are minimal funds for the improvements that are not directly associated with building projects
- ❸ Moving to structured parking to create pedestrian zones, open space, and building sites is an essential strategy that lacks a funding source
- ❹ Additional analysis is needed to guide implementation, especially in the area of transportation and parking
- ❺ Working with the City of Eugene it may be possible to create a city park at the river's edge in exchange for city-owned land useful to the university

# DESIGN AREAS and PRIMARY USES

## Implementation Tools

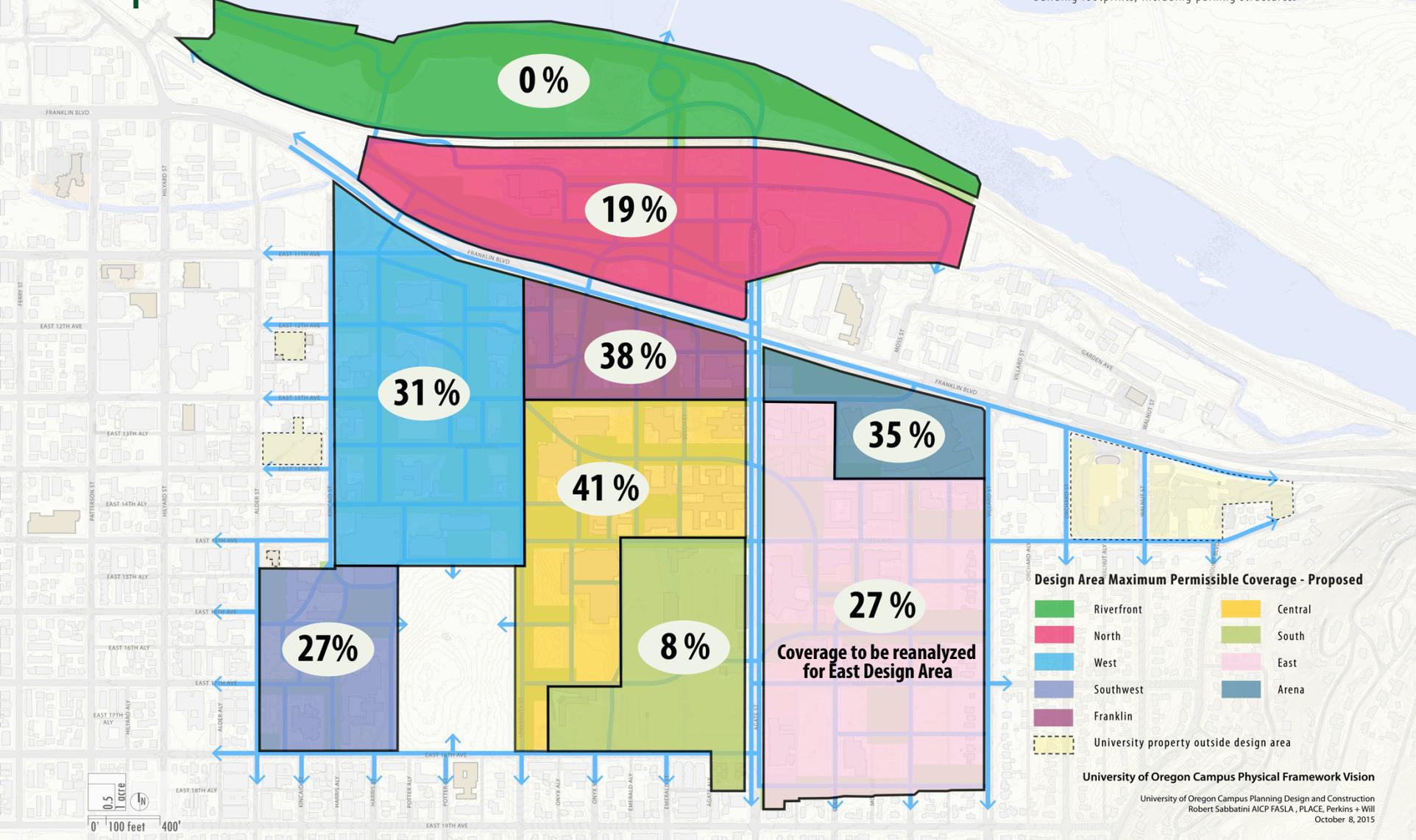
Note:  
Refer to *Primary Uses by Permissible Building Site - Proposed* diagram for more detail.



# COVERAGE

## Implementation Tools

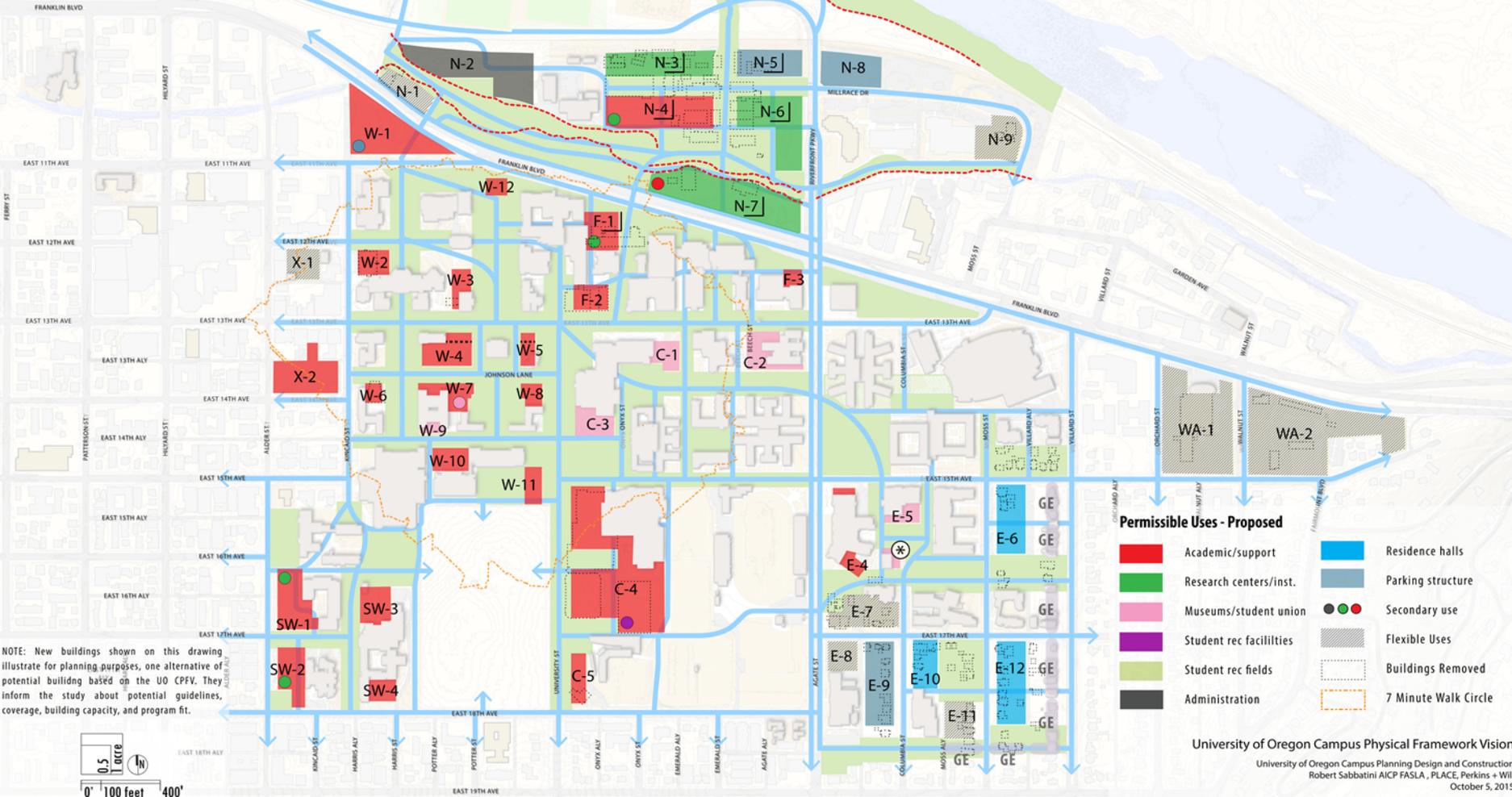
NOTE:  
Percentage of maximum permissible area covered by all building footprints, including parking structures.



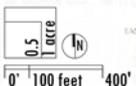
# PERMISSIBLE PRIMARY USES

## Implementation Tools

\*Note: City Setbacks Not Shown



NOTE: New buildings shown on this drawing illustrate for planning purposes, one alternative of potential building based on the UO CPFV. They inform the study about potential guidelines, coverage, building capacity, and program fit.



### Permissible Uses - Proposed

- Academic/support
- Research centers/inst.
- Museums/student union
- Student rec facilities
- Student rec fields
- Administration
- Residence halls
- Parking structure
- Secondary use
- Flexible Uses
- Buildings Removed
- 7 Minute Walk Circle

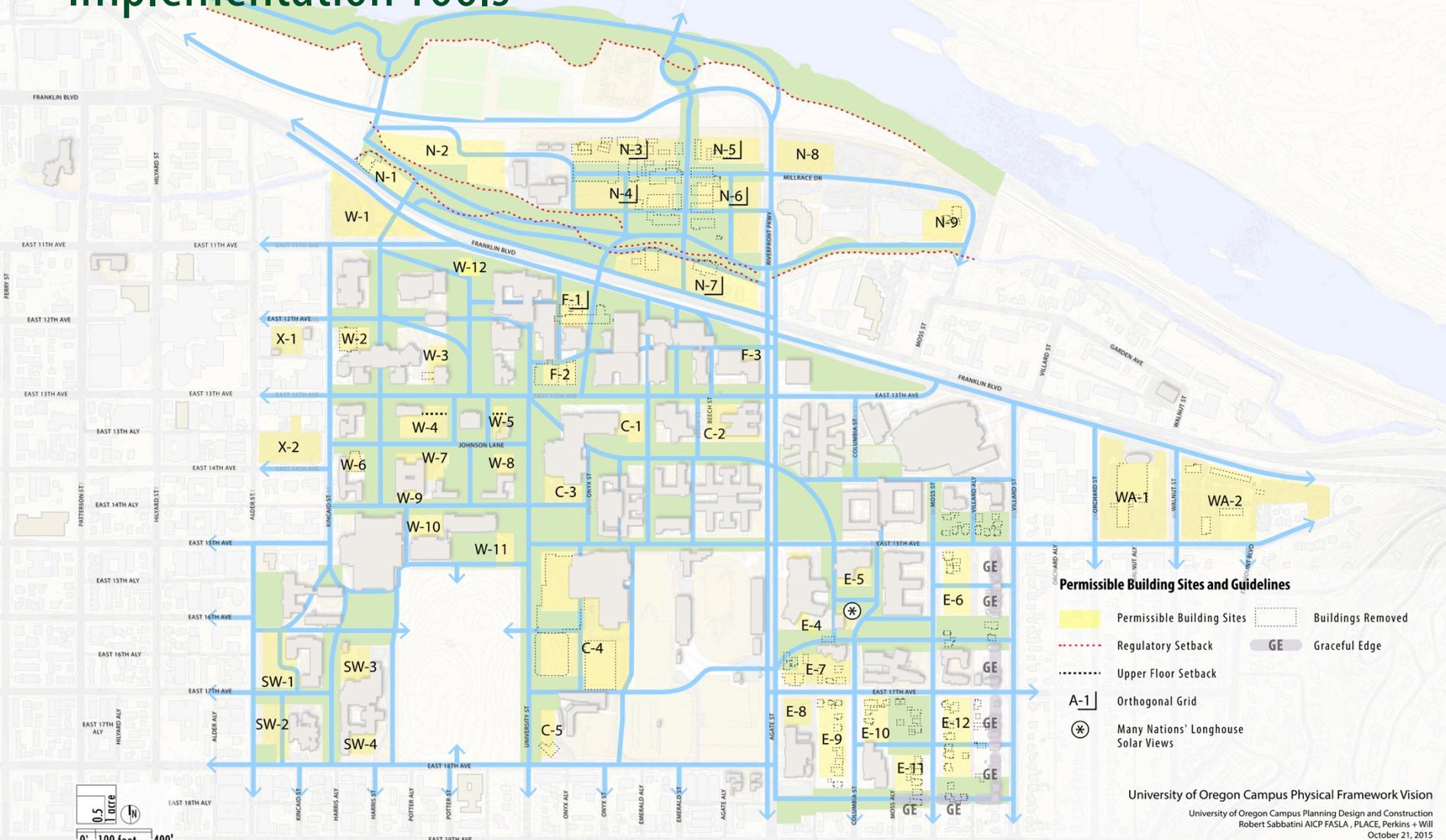
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# PERMISSIBLE BUILDING SITES

## Implementation Tools

\*Note: City Setbacks Not Shown



### Permissible Building Sites and Guidelines

- Permissible Building Sites
- Regulatory Setback
- Upper Floor Setback
- Buildings Removed
- GE Graceful Edge
- A-1 Orthogonal Grid
- \* Many Nations' Longhouse Solar Views

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# PERMISSIBLE BUILDING SITES TABLE

## Implementation Tools

Permissible Building Site	Building Number	Scenario	Primary Use	Secondary Use	No. Floors	Footprint (GSF)	GSF
C-1	N023	5	Flexible Use	Flexible Use	4	13,200	52,600
C-2	N025	1	Student Health/Counseling	N/A	2	29,500	59,000
C-3	N022	2	Student Union	N/A	4	19,000	76,000
C-4	N031	4	Academic	N/A	4	47,100	188,400
C-4	N032	3	Academic	N/A	5	36,800	184,000
C-4	N033	5	Flexible Use	Flexible Use	2	23,500	47,000
C-4	N034	3	Student Recreation	N/A	3	62,200	186,600
C-4	N035	5	Flexible Use	Flexible Use	4	17,000	68,000
E-10	N047	2	On Campus Residence Halls	N/A	4	19,400	77,600
E-11	N048	5	Flexible Use	Flexible Use	4	18,000	72,000
E-12	N049	3	On Campus Residence Halls	N/A	4	23,000	92,000
E-12	N050	5	Flexible Use	Flexible Use	4	13,200	52,800
E-2	N036	4	Academic	N/A	4	3,900	15,600
E-3	N038	3	Museums	N/A	1	4,400	4,400
E-4	N039	4	Academic	N/A	3	9,500	28,500
E-5	N037	2	Museums	N/A	2	11,900	23,800
E-6	N040	4	On Campus Residence Halls	N/A	4	12,800	51,200
E-6	N041	4	On Campus Residence Halls	N/A	4	11,300	45,200
E-7	N042	3	Academic Support	N/A	2	15,700	31,400
E-7	N043	3	Administration	N/A	1	4,800	4,800
E-7	N044	2	Administration	N/A	1	7,000	7,000
E-8	N045	2	Academic Support	N/A	4	10,800	43,200

# ILLUSTRATIVE Discussion



# Further Studies

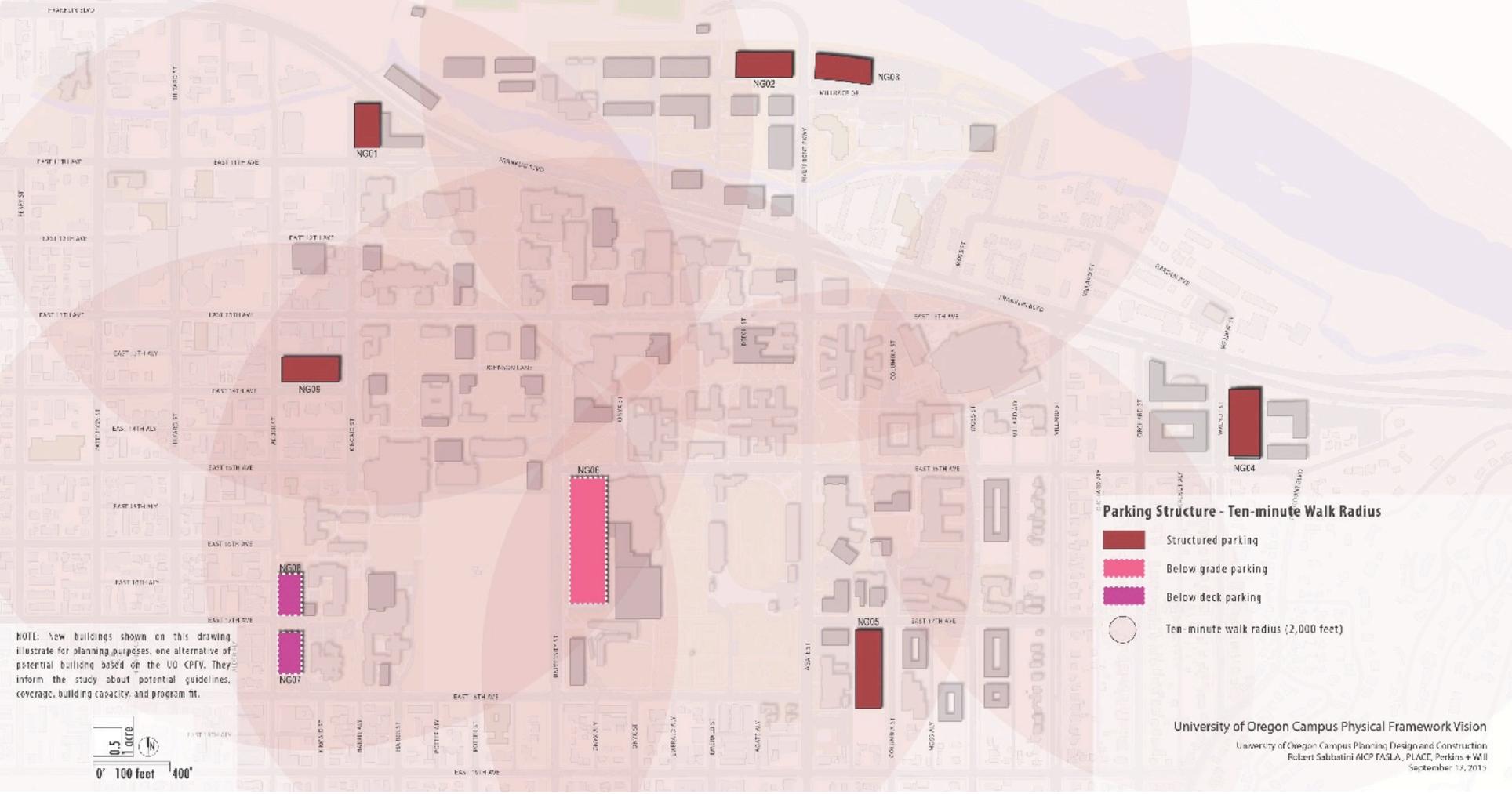
(If time allows)

# DAILY USE VEHICULAR PARKING STRATEGY

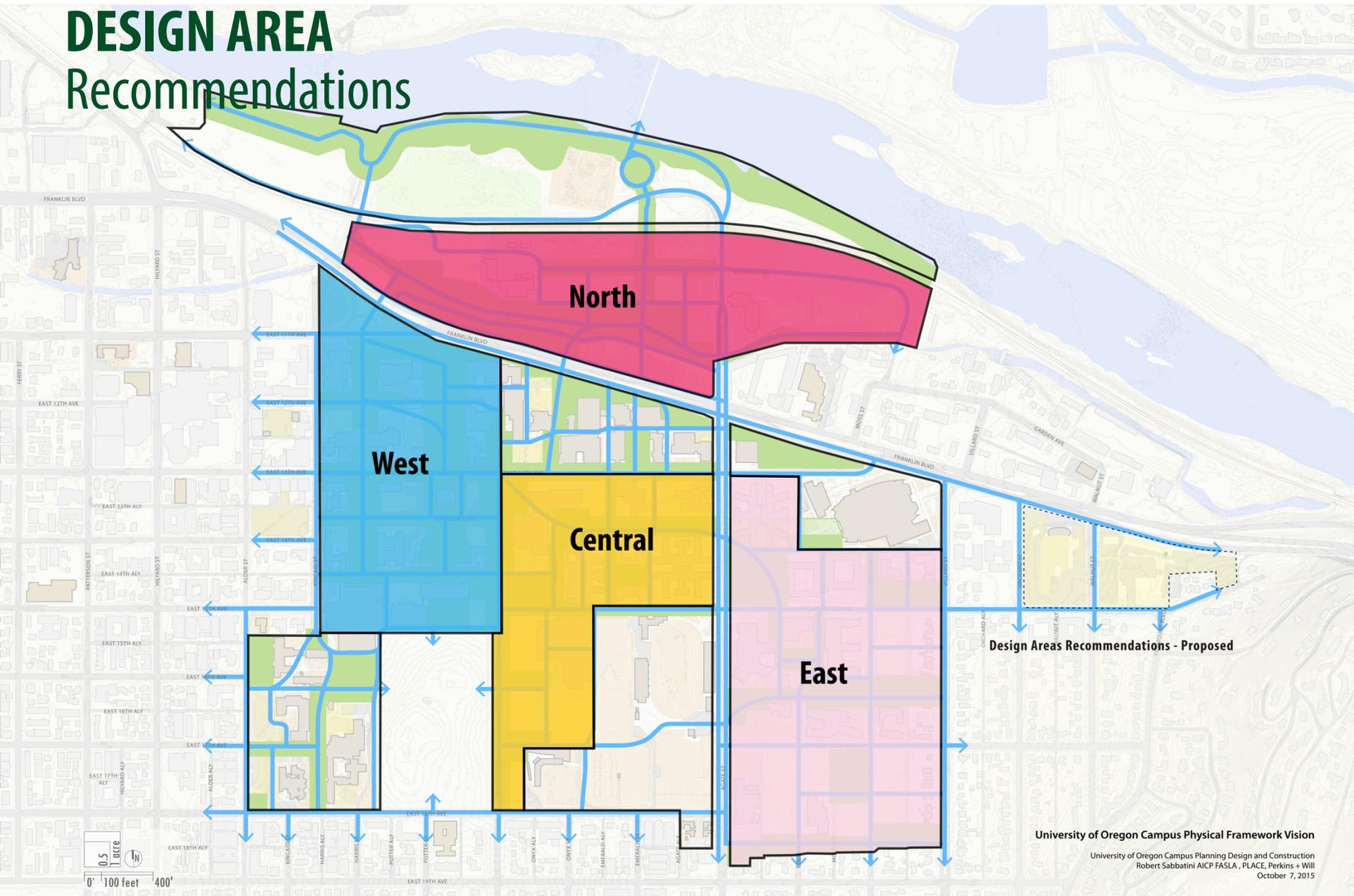
## Implementation Tools

- ❶ **Pedestrian-first in campus core** – Exclude or manage private vehicles
- ❷ **Bicycle commuters** – Encourage bicycle parking in focused areas
- ❸ **Capture private vehicles at campus perimeter** – Major arterials
- ❹ **Long-term parking structures** – Ten-minute walk
- ❺ **Near-term** – Create surface lots on future permissible building sites

# PARKING STRUCTURES – TEN MINUTE WALK RADIUS Proposed



# DESIGN AREA Recommendations



Design Areas Recommendations - Proposed

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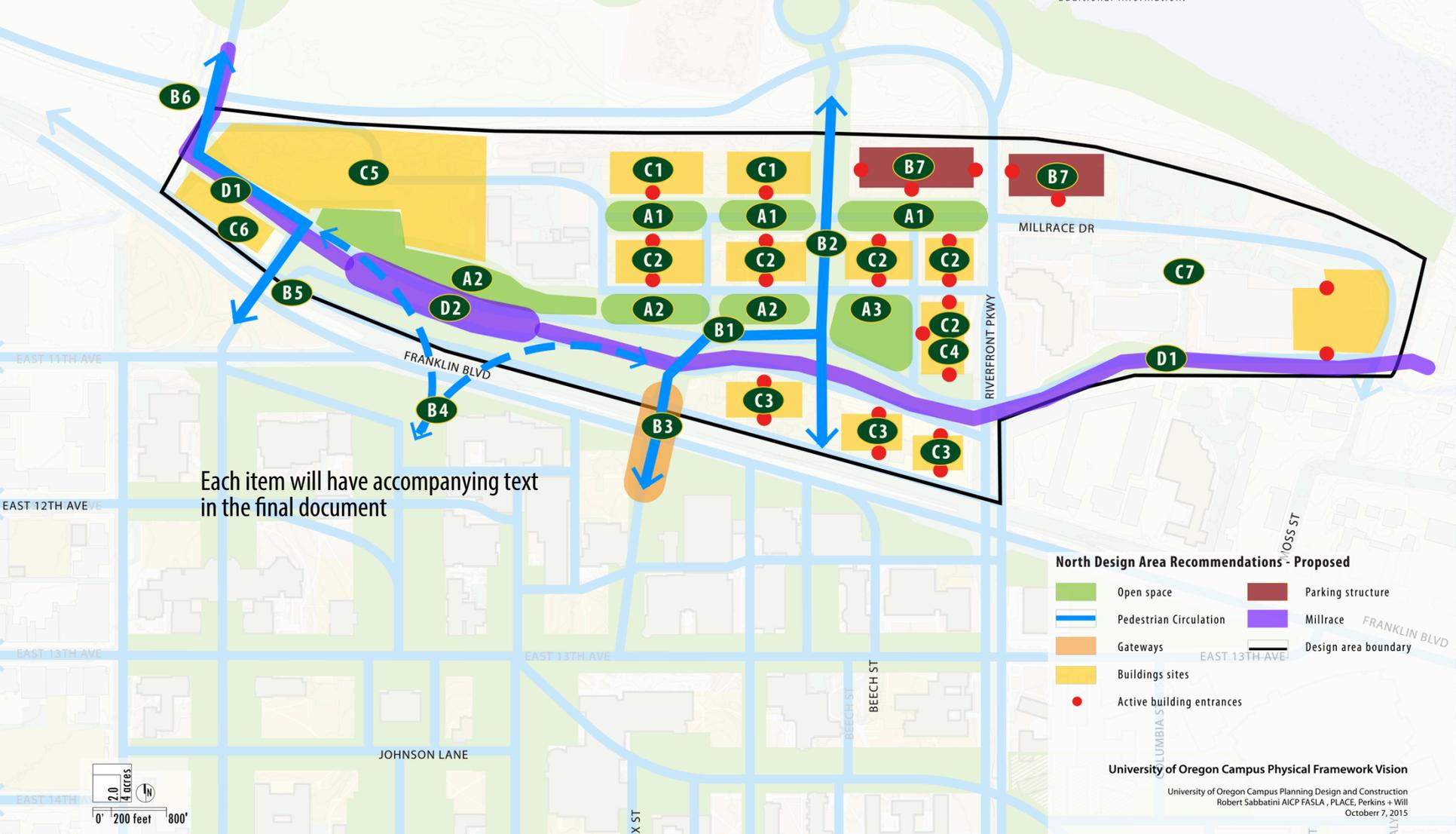
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# NORTH CAMPUS DESIGN AREA

## Recommendations

NOTE:  
This diagram addresses the characteristics of selected elements Refer to the *Campus Framework - Designated Open Spaces and Connectors* along with supporting diagrams for additional information.



Each item will have accompanying text in the final document

### North Design Area Recommendations - Proposed

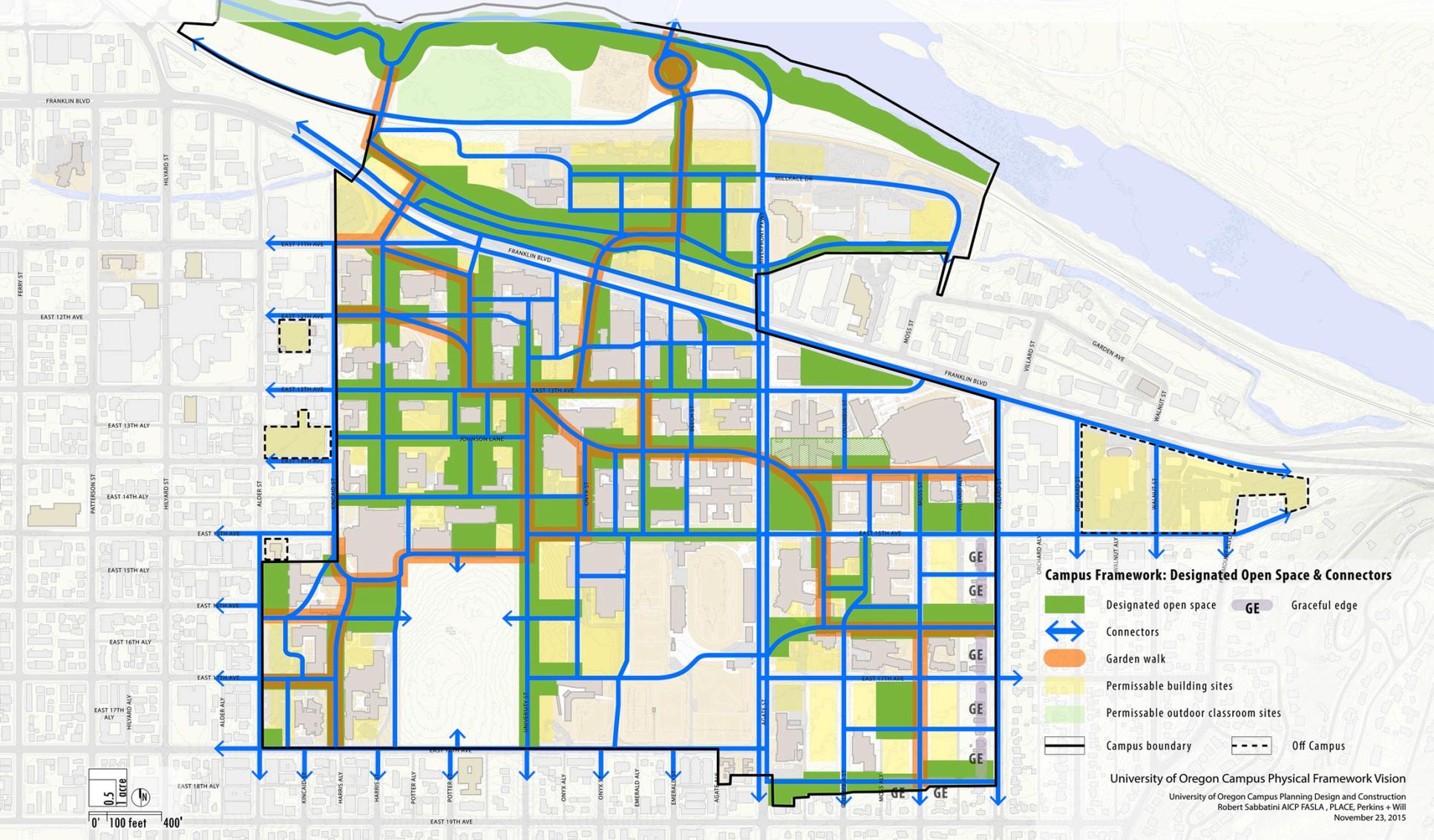
- Open space
- Pedestrian Circulation
- Gateways
- Buildings sites
- Active building entrances
- Parking structure
- Millrace
- Design area boundary

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# CAMPUS FRAMEWORK

## Discussion



# ILLUSTRATIVE Discussion

