



May 10, 2018

MEMORANDUM

To: Campus Planning Committee

From: Eleni Tsivitz  
Campus Planning  
Campus Planning and Facilities Management

Subject: Campus Planning Committee Meeting, May 15, 2018

The next meeting of the 2017-18 Campus Planning Committee (CPC) will be held on Tuesday, May 15, 2018 from 10am - 12pm in the EMU Lease Crutcher Room (room #023).

Please visit the project sites prior to the meeting.

All meetings are open to the public.

**Agenda:**

**1. Black Cultural Center Project - Schematic Design Review**

Background: The purpose of this agenda item is to review the proposed schematic design for the Black Cultural Center Project. It is an opportunity for members to determine whether the design addressed prior committee comments and is consistent with *Campus Plan* principles and patterns.

Since the project last came before the committee, the team has received cost estimates that required redesign to the Black Cultural Center concept and massing that was presented. The BCC is now a single-story facility of approximately 2,700 sf plus a 500 sf covered outdoor space. While the building size has been reduced, the BCC design provides a welcoming space that successfully achieves the programmatic goals as an academic support space and a home to support the black student experience at the University of Oregon. The building maintains a sense of scale and presence that transitions between the limited institutional campus buildings to the west and the residential buildings to the east.

The design phases will progress through the summer with construction beginning in November 2018. The Black Cultural Center will be completed for a fall 2019 grand opening.

CAMPUS PLANNING AND FACILITIES MANAGEMENT

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Please see the attached materials for additional information.

Also, please review the *Campus Plan* for relevant principles and patterns as presented at Meeting One. A copy of the *Campus Plan* is available online at <http://cpfm.uoregon.edu/campus-plan>).

- Principle 2: OPEN-SPACE FRAMEWORK - Designated Open Spaces, Pedestrian Pathways, Trees
- Principle 3: DENSITIES - East Campus
- Principle 4: SPACE USE AND ORGANIZATION - Flexible and Compatible Uses
- Principle 5: REPLACEMENT OF DISPLACED USES - Onsite Vehicle and Bike Parking
- Principle 6: MAINTENANCE AND BUILDING SERVICE - Building Service Area and Access
- Principle 7: ARCHITECTURAL STYLE AND HISTORIC PRESERVATION
- Principle 8: UNIVERSAL ACCESS
- Principle 9: TRANSPORTATION - Vehicle and Bike Parking, Pedestrian Pathways
- Principle 10: SUSTAINABLE DEVELOPMENT - Goals for New Development: Energy, Water, and People
- Principle 11: PATTERNS - Universal Access, Sustainable Design, Open-space Framework, Welcoming to All, Local Transport Area, Existing Uses/Replacement, Main Building Entrance, Positive Outdoor Space, Quiet Backs, Site Repair, South-Facing Outdoors, Use Wisely What We Have, Architectural Style, Building Hearth, Flexibility and Longevity, Future Expansion, Operable Windows, Organizational Clarity, Quality of Light, Wholeness of Project, Wings of Light.
- Principle 12: DESIGN AREA SPECIAL CONDITIONS - East Campus

The CPC held Meeting One for the Black Cultural Center Project at its meeting on May 9, 2017. The committee agreed unanimously that the proposed site, campus planning requirements, and user group composition for the Black Cultural Center is consistent with the *Campus Plan* and recommended to the president that it be approved.

The CPC held a check-in meeting for this project on December 6, 2017. The following is a compilation of the committee members' comments, which were considered as design progressed:

- Consider balancing the importance of an informal, homey feel with an institutional character. An OSU alumna's feedback about the new BCC at OSU lamented the loss of the lounge spaces that existed in the former BCC house. The new space is formal and has an institutional feel.
- The potential for future changes in the neighborhood affect what might be appropriate in terms of massing on the east facade of the BCC. There are about five houses left on 15th Avenue as institutional uses spread eastwards. This creates

a strange environment because the scales of the institutional and residential uses do not relate to each other well. It seems that the existing house to the east of the BCC (on the corner of Villard and 15th) could be replaced with something of a larger scale even within current zoning.

- The effort to bridge the transition between institutional and residential buildings is very successful on the west facade. A similar approach could improve the east facade.
- The main entrance is clearly visible on 15th Avenue. Current massing models make it appear significantly recessed. Consider ways to make this welcoming and not too cold, dark, or overly imposing.
- Ensure that ADA parking needs for the project are carefully considered. There has been no formal discussion about moving ADA parking spaces at the user group level yet. This should be a future point of discussion especially because of the evening events that could be hosted at the BCC.
- Reinforcing the idea of a north-south pedestrian axis along the alley is a good idea. Consider whether there should be a pedestrian crossing on 15th Avenue Axis where the alley terminates.
- The courtyard is a good tool to help organize the spatial arrangement of the building.
- The proposed use of the alley is well thought out.
- The slanted roof is good nod to the residential nature of the neighborhood to the east.
- Ensure that mechanical equipment does not clutter the roof-line.

Please refer to the meeting records for a full description of the committee's discussions.

Action: The committee is being asked to determine if the proposed schematic design for the Black Cultural Center Project is consistent with the *Campus Plan* and to formulate a recommendation to the president. Typically, the committee takes one of the following four actions:

1. Recommends approval
2. Recommends approval subject to a series of conditions
3. Does not recommend approval
4. Delays action until a future meeting

## **2. Classroom and Faculty Office Building - Site Selection Process and Criteria - Discussion**

Background: The purpose of this agenda item is to present the process for the Classroom and Faculty Office Building site selection and to discuss the proposed criteria which will guide the site selection.

Please refer to the attached background materials for more information.

Action: No formal action is requested. The committee's comments will be considered as the site selection process moves forward.

### **3. *Campus Plan* Oregon Model for Sustainable Development (OMSD) Amendment - Discussion**

Background: The purpose of this agenda item is to discuss proposed amendments to the OMSD (*Campus Plan* Principle 10: Sustainable Development). Please refer to the attached background materials and the link to Campus Plan Principle 10 (below) for more information.

<https://cpfm.uoregon.edu/campus-plan>

The public hearing and CPC action on the proposed amendments will take place at the CPC meeting on June 1, 2018.

Action: No formal action is requested. The committee's comments will be considered as the proposed amendment moves forward.

Please contact this office if you have questions.