



October 15, 2018

MEMORANDUM

To: Campus Planning Committee

From: Eleni Tsivitz
Campus Planning
Campus Planning and Facilities Management

Subject: Campus Planning Committee Meeting, October 19, 2018

The next meeting of the 2017-18 Campus Planning Committee (CPC) will be held on Friday, October 19, 2018 from 10am - 12pm in the Ford Alumni Center Room #403

Please visit the project sites prior to the meeting.

All meetings are open to the public.

Agenda:

1. Collier House - Site Selection - Analysis of Primary Sites

Background: The Collier House site is one of the top three sites being considered for the Classroom and Faculty Office Building. Given that the Collier House is a building of primary historic significance on the UO campus, a site selection study is underway to understand the best relocation site for the Collier House.

The site selection process for the Collier House relocation site was reviewed by the CPC at its July 27, 2018 meeting, along with all the sites on campus that could reasonably accommodate a building the size of the Collier House.

At its August 7, 2018 meeting, the CPC reviewed the site selection criteria used to evaluate the sites under consideration. In addition, a narrowed list of primary sites that will be analyzed further by a team of consultants was discussed. The following is a compilation of questions and comments from the committee members and guests:

- The 1960s portion of the Collier House is actively used. If the Collier House is relocated the replacement space assigned to those uses should be carefully considered to ensure the needs of the program are met.
- The CPC chair questioned removing the sites adjacent to the Women's Memorial

CAMPUS PLANNING AND FACILITIES MANAGEMENT

1276 University of Oregon, Eugene OR 97403-1276 <http://cpfm.uoregon.edu>

Quad from further consideration. He believes that the Collier House would fit the character of the area and that more intense uses in those locations seems unlikely. He requested that the site between the Jordan Schnitzer Museum of Art and the Women's Memorial Quad be studied further, because it could not accommodate a building as big as the site on the east of the quad. Therefore the Collier House could be a good use of the space.

- The Southwest Campus Green site seems like a good candidate because it is not a historically significant site (like Gerlinger Green).
- The site at Alder and 15th Avenue Alley could have the highest impact on birds.
- A member asked if the site on Gerlinger Green could be moved further to the west so that it could screen the facade of Gerlinger Annex more effectively while continuing to allow views to the south facade of Gerlinger Hall.
- Assess the potential direct heat gain that the building might receive on the Southwest Campus Green site.

At this meeting the project consultants will provide the analysis to date of the primary sites under consideration. These are: Gerlinger Green, Southwest Campus Green, the site at the west end of the Women's Memorial Quad, and the site at the terminus of 16th Avenue on Alder Street.

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

2. Classroom and Faculty Office Building (CFOB) - Site Selection

Background: The purpose of this agenda item is to take action on a preferred site for the Classroom and Faculty Office Building site selection and to make a recommendation to the president. The three remaining sites under consideration are PLC Parking Lot, Collier House Site, and McArthur Court.

The CPC previously reviewed this site selection process at its May 15, 2018 meeting where staff presented the site selection process and key criteria (based on principles and patterns of the Campus Plan) which will be used to assess each of the potential sites.

The following questions was asked by a committee member:

- How does the environment and society theme of this building factor into the siting and programming?

In addition, at its June 1, 2018 meeting, the CPC reviewed the all of the permissible building sites identified in the Framework Vision Project (FVP) that could accommodate the building

program and the fatal flaws (based on the previously confirmed site selection criteria) which eliminated approximately half of the potential sites. The committee agreed that the sites with fatal flaws identified to that point were appropriate for removal from further consideration.

The following is a compilation of questions and comments from the committee members and guests:

- The Collier House site is important from an ecological point of view as it is part of a bird and wildlife corridor through campus.
- Building on existing surface parking lots would be positive from an ecological standpoint.
- Given the program of the building, adhering to the 7-minute walking circle/ instructional core seems to be a key criterion.
- It is reasonable to take the Esslinger redevelopment site off the list of potential sites for this building. There are plans for a carefully considered relocation of existing uses in that building in the future.
- Placing a building on the edge of campus could encourage the expansion of campus. Ensure that the walkability of campus is carefully considered in siting this building.
- A surface parking lot (like the PLC lot) is an undesirable anomaly in an urban center.

On its August 7, 2018 meeting, the CPC reviewed the analysis of the five primary sites for the CFOB and confirmed that two more sites (the site north of Dads' Gates and the site South University site) were appropriate to remove from further consideration.

The following is a compilation of questions and comments from the committee members and guests:

- The PLC parking lot is in an urban environment with more intense stimuli than is often the case around general use classroom buildings.
- Carefully consider accessibility issues at the PLC site (at the gateway on Kincaid) and Mac Court sites because these sites have significant grade changes.
- If the Mac Court site is selected, design with the redevelopment of Esslinger in mind.
- The criteria used to eliminate the Esslinger site (existing uses and large site) will never change. CPM should study how a redevelopment of that site might work so that it is a viable site option in the future.
- A member was encouraged to see that the Framework Vision Project showed the building site at Collier House pulled back from the heart of campus. He observed that Tykeson Hall feels like it is "crowding the street".
- A member was in support of the Mac Court and PLC sites. Extending the utility tunnel to PLC will be more expensive in the future than it is now and it is a good opportunity to make Johnson Lane Axis more prominent.
- Another member was in support of the Collier House and PLC sites because of program adjacencies.
- A guest to the committee stated that impacts to the faculty and students who occupy the Collier must be understood if it is to remain a viable site. If the

Collier House is to be relocated, it would be preferable for its faculty and students occupying the Collier House to be closer to the other spaces in their department.

- Another guest was in support of the PLC and Mac Court sites as they present opportunities to rectify existing problems: Mac Court needs seismic upgrades, safety issues could be addressed at the PLC site. The Collier House site does not seem to have any problems that need to be solved.
- A student guest emphasized the need for the CFOB to be sited adjacent to other buildings used by the departments that will occupy space in the CFOB.

At the October 2 CPC meeting, the consultant team presented their analysis of the three primary sites: the PLC Parking Lot, the Collier House site, and the McArthur Court site. The consultants observed that the Collier House site seems to be the most viable site for the CFOB based on their analysis to date and asked the committee to define additional information that would be needed to make a final recommendation on a preferred site at the next meeting. The following is a compilation of questions and comments from the committee members and guests:

Overall:

- Massing studies are helpful in evaluating each of the sites.
- Providing areas for parking is important in ensuring the accessibility of campus.
- Laboratories for Geography have recently been built at Pacific Hall. It would make sense to ensure that the new building is not too far from these facilities.
- The CFOB is envisioned as being composed of faculty from a number of departments which also occupy space in other buildings. Is this the long-term vision for this building?

PLC Parking Lot Site:

- PLC site best meets the site repair pattern and would have the biggest positive impact on the experience of campus.
- A guest to the committee observed that it feels like the campus currently ends at Kincaid Street. He suggested that a more multi-functional single development (potentially a public-private partnership) could be more appropriate in that location.
- Parking replacement costs should be weighed against investing in trip-reduction initiatives.

Collier House Site:

- While the Campus Plan requires the replacement of any displaced tree canopy, the trees on the Collier House are 100-150 years old and the value of those mature trees cannot be replaced.
- If a building at the Collier House site were to extend all the way to 13th, would more traffic be funneled into the intersection?
- On the western edge of University Street, the grade change between the sidewalk and the adjacent landscape and trees have a similar effect to a building edge - pedestrians cannot easily use the adjacent landscape as a relief from the flow of

pedestrian traffic.

- The grade change between the Collier House site, University Street and the EMU amphitheater adds interest and energy to the space. Preserve this relationship if possible in the future.
- The campus heart space (in its current configuration) is quite large and is divided into subareas by elevation. These do not feel like one unified space because they generally accommodate different activities at any given time.

Mac Court Site:

- Is there any reason to continue analyzing Mac Court beyond this meeting?

The following is a compilation of areas for further study that the committee members and guests recommended the project team explore in advance of the next meeting:

PLC Parking Lot Site:

- Do a more in-depth study to understand the cost/benefit of extending UO utilities through a tunnel vs using city utilities.

Collier House Site:

- Identify key view corridors and assess how proposed development would impact them. When massing the building, do whatever practical to maintain views/transparency through the intersection. The long diagonal views from 13th, across the corners of the Collier House site, the EMU amphitheater and the Friendly Hall site make the area special and different from an intersection in a city where buildings are built right up to the edges of the sidewalk.
- Carefully study the level of circulation flows at the intersection of University and 13th.
- Further assess proposed building height and footprint and integrate other future potential development in the area. In particular, study the scale of the CFOB in comparison to Tykeson Hall in more detail. With the massing of a building at the Collier House site, do not overly diminish the primacy of Johnson Hall.
- Study the effect of topography when comparing the massings of nearby buildings and when assess the scale of the campus heart. Find examples of open spaces at major campus plazas that have comparable changes in height from one area to another.
- Study the impact on trees at the Collier House. Define which trees will definitely be affected, which trees will definitely not be affected, and which trees may be affected.
- Present additional information about the Collier House relocation site selection study.
- Undertake additional work to understand the potential to replace displaced uses at Collier House.
- Define how much green space would be integrated as part of this project. The Collier House landscape provides visual relief from the hardscape at the center of campus. It also provides a cooling effect on warm days which counters the heat island effect from the amphitheater.

- The Collier House site is a signature site and warrants a signature building. Ensure that project uses and funding allows for this type of development.

Please refer to the attached background materials for more information.

Action: The committee is being asked to determine if the siting for the proposed Classroom and Faculty Office Building 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

Please contact this office if you have questions.