Step 3: Evaluation of 3 Sites

MAC Court

Next Steps:
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 Street
- Confirm costs of renovating vs. deconstructing to build new

Summary of Key Criteria Findings

#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 + Costs
- 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 + 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 + Historic Preservation
- 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.

Preliminary Cost: Develop Site - $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