UNIVERSITY OF OREGON | Office of Campus Planning

June 18, 2020

MEMORANDUM

To: Campus Planning Committee

From: Liz Thorstenson, Campus Planning
Campus Planning and Facilities Management (CPFM)

Subject: **Record** of the June 9, 2020 Campus Planning Committee Meeting

Attending: Ken Kato (chair), Liska Chan, George Evans, Kassy Fisher, Hilary Gerdes, Michael Griffel, Michael Harwood, Shawn Kahl, Diana Libuda, Dean Livelybrooks, Terry McQuilkin, Christine Thompson, Chuck Triplett, Laurie Woodward

CPC Staff: Liz Thorstenson (Campus Planning)

Guests: Chris Andrejko (Rowell Brokaw), George Bleekman (CPFM), Jane Brubaker (CPFM), Brendan Connolly (Mithun), Laura Durgerian (Mithun), Dorothy Faris (Mithun), Emily Eng (Campus Planning), Crystal Loya (Mithun), Will Mau (Fortis), Lynn McBride (Mithun), Jen Miley (University Housing), Aaron Olsen (Campus Planning), Ivy Pitts (Campus Planning), Matt Roberts (University Advancement), John Rowell (Rowell Brokaw)

CPC Agenda

1. **Hamilton and Walton Residence Halls Transformation Project – Phase Two Post-Schematic Design Refinement Review**

Background: The purpose of this agenda item is to review the development of design elements with a notable exterior impact for Phase Two (Buildings B & C on the Walton Hall site and the Humpy Lumpy Open-Space Replacement) since Schematic Design Review.

Michael Griffel, University Housing Director and User Group Chair, introduced the project.

CPC staff introduced the purpose of the requested action agenda item as described in the meeting mailing.

Project Design Team members, Dorothy Faris and Brendan Connolly of Mithun, presented the proposed design as described in the meeting mailing and PowerPoint presentation. Consideration of open space development, connectivity, and the welcoming nature of this site, has led to changes and refinements. Building massing has remained the same with the exception of the northern bar of Building C, which has been reduced in height along the promenade. Changes to the building design since prior review include a new entrance on the south side of Building B to activate Powell Plaza and an enhanced courtyard entrance to Building B to make it more visible and to create a north/south circulation route through the courtyards. The Building C portal design has been refined to ensure that it is transparent and welcoming, e.g. there is frit patterning on the upper glass under consideration. The secure bike parking pavilion has been relocated to the shady north side of the center bar of Building B, thus opening up the sunny area for recreational use. Service area locations have been refined as well. The service loading zone on Agate St. was shifted slightly to the north and the service area between Building C and LLC was sited to ensure that it is not in view from LLC Green. Finally, the new humpy lumpy replacement open space has been refined, including the retention of existing trees as presented at the meeting.

Some portions of the site design are still being refined, including the specific locations of stormwater bioretention areas (most will be raingardens within the courtyards), siting of some of the LLC displaced covered bike parking (mostly resolved), and the specific design of special site design furniture in defined courtyard locations.

Discussion: The following is a summary of questions and comments from committee members:

- This is a very notable transformational change where previously stated thoughts and goals come together. The way the new development connects the EMU to the new open space along the promenade is a very significant move for campus.
- The very thorough presentation and attention to detail with a focus on maintaining native landscapes and preserving existing trees where possible is appreciated.
- Carefully consider how to provide a safe environment within the corridor between LLC and new Building C.
- Carefully assess how to address safety on pathways shared by bikes, pedestrians, and skateboarders, for example, along the Promenade.
- Place bike parking adjacent to desired bike routes.

- Verify that campus standard landscape fixtures will be used (e.g., lighting along all primary pathways) unless specifically noted otherwise (e.g., special seating in designated courtyard spaces).
- Where is the status of the design process with the Legacy walk as a connector between Building A and the Ford Alumni Center? There is significant opportunity to recognize a diverse history of contributions and accomplishments. An ideal location is at the East side of the open space. Can 1% for Art funds be utilized?
- Verify whether Agate St near 13th Ave. part of the designated open space.
- The designated open space does not go all the way to 13th Ave.
- Consider using mounding as a benefit for the courtyards near Building B and C.
- The significant amount of thought regarding solar impacts and how this affects plantings and outdoor use is impressive. Considering that Building A is 7 stories tall, have similar sun studies been conducted to determine its impact on the new open space?
- When thinking about Buildings B & C interior layouts, do we need to account for COVID needs in the design of those rooms?
- The updated, refined design elements are appreciated. This shows a good response to prior comments and attention to detail.
- Pedestrian connections and access through the new open space is very important and on the right track.
- Carefully refine the design of the transition space between Buildings B and C and 15th Avenue/Powell Plaza to ensure that the design is intentional, elegant, and provides a clear transition from public to private.
- Will the need for separation of the residential area during large events at Hayward be addressed?
- Is the Building B pass-through open for general use?
- The Agate St. pull-out is important. Does the plan also address move-in and move-out needs of residents?
- The impact on move-in/move-out days has been considered and workable options have been developed.

In response to questions and comments from committee members, Connolly and Faris provided the following clarifications:

- Regarding the service access between Building C and LLC:
    - Exterior lighting will be carefully designed along the path, at the covered bicycle parking, and around the entry points to make sure this is a well-lit space.

    - The recycling facility will not be gated off to allow for ease of management and align with campus standards.
    - There will be increased visibility of the pathway with the North/South alignment of Building C, and from residents in ground floor units and/or upper level units that look out onto this space.
- Regarding the confluence of different modalities on the promenade and other pathways:
    - The focus is to encourage separation of functions through design. For example, the new 15th Ave. is designed for bikes, meaning that they will be more inclined to take that route.
    - The width of the promenade will be slightly widened.
- The use of mounding is being considered in the design for Building B and C courtyards, but this is not yet fully resolved.
- The Legacy Walk is not part of this project, but the design team has carefully considered this future opportunity to ensure that the design does not preclude the possibility of it coming in at a later date.
- Similar solar studies were performed in the design of Building A and shared in past presentations. The proposed open space is generous, thus providing plenty of sunny space. The shade from the building primarily affects the paved area immediately adjacent to the building.
- The design team is working on ways to temporarily provide a barrier/transition from residential areas when needed during Hayward events.
- Generally, the Building B pass-through is open, however, operational control will be managed by Housing.

Action: With 12 in favor and 1 abstention, the committee agreed that the proposed Hamilton and Walton Residence Halls Transformation Project – Phase Two Post-Schematic Design Refinement is consistent with the *Campus Plan* and recommended to the president that it be approved subject to the following conditions:

1. Carefully consider how to provide a safe environment within the corridor between LLC and new Building C, such as with exterior pathway and bike parking lighting, recycling not being gated, and more visibility/presence in the area.
2. Carefully refine the design of the transition space between Buildings B, C, and 15th Avenue/Powell Plaza to ensure that the design is intentional, elegant, and provides a clear transition from public to private space.