



October 4, 2018

MEMORANDUM

To: Campus Planning Committee

From: Eleni Tsivitz, Campus Planning  
Campus Planning and Facilities Management (CPFM)

Subject: **Record** of the October 2, 2018 Campus Planning Committee Meeting

Attending: Dean Livelybrooks (CPC chair), George Evans, Hilary Gerdes,  
Ken Kato, Josh McCoy, Steve Robinson, Bitty Roy, Christine Thompson,  
Chuck Triplett

Staff: Eleni Tsivitz (Campus Planning)

Guests: Charles Brucker, Greg Bryant, Amy Donohue, David Mason, Gene Mowery,  
Aaron Olsen, Matt Roberts, Eric Roedl, Tom Shepard, Emily Wilson

**CPC Agenda:**

**1. Classroom and Faculty Office Building (CFOB) - Site Selection - Analysis of Primary Sites**

Background: CPC staff introduced this agenda item and summarized previous CPC meetings for this project. On May 15, the CPC confirmed the criteria (based on the Campus Plan) that would be used to assess each of the sites. On June 1 the committee reviewed all nine permissible building sites (per the FVP) that could accommodate the Classroom and Faculty Office Building (CFOB) and agreed that four of the nine sites should be removed from further consideration as they had features associated with them that made the unsuitable for the needs of this project. On August 7, the committee reviewed the analysis of the five remaining sites and confirmed that two of the sites were appropriate to remove from further consideration. Staff also described future opportunities for feedback from the campus and wider community.

Amy Donohue (Bora Architects) and Charles Brucker (PLACE Landscape Architecture) described the analysis of the three primary sites as detailed in the slide presentation. In summary and based on their analysis thus far, the consultants observed that the Collier House site seems to be the most viable site for the CFOB. There is, however, more analysis to be done before the committee will be asked to take action and recommend a preferred

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

site. The consultants asked the committee to define additional information that would be needed to make a final recommendation on a preferred site at the next meeting.

Discussion: 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.

In response to questions from committee members or guests, the project team provided the following clarifications:

- The "build-new" option at the Mac Court site is shown on the southern half of the lot. This allows a reinforcement of the existing plaza at Jane Sanders Stadium and preserves development footprint for future expansion on the northern half of the lot. Esslinger abuts the northern half of the lot, so building on the northern half of the lot first would create the need for a party wall at that point of connection. In addition, the Framework Vision Project envisioned an extension of the designated open space framework in the form of a green between the Mac Court site and a redeveloped building on the site of Esslinger. Building new on the north half of the Mac Court site might negatively impact

the realization of this future designated open space.

Action: No action was requested. The committees comments will be considered as site selection proceeds with a more detailed analysis of the three primary sites.

Please contact this office if you have questions.