



October 30, 2018

MEMORANDUM

To: Campus Planning Committee

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

Subject: **Record** of the October 19, 2018 Campus Planning Committee Meeting

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

Staff: Eleni Tsivitz (Campus Planning)

Guests: Charles Brucker, Carin Carlson, Phillip Carroll, Amy Donohue, Tobin Klinger, Jeanie Lai, David Mason, Gene Mowery, Aaron Olsen, Ivy Pitts, Kay Porter, Hayden Rensch, Sterling Rung, David Wark

CPC Agenda:

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

Background: CPC staff introduced this agenda item and described how this topic has been discussed in previous meetings and at three campus and community open houses. The Collier House site is one of the three primary sites being analyzed for the placement of Classroom and Faculty Office Building. The recently completed Relocation Feasibility Study determined that it is physically feasible to move the Collier House. To determine if a good relocation site exists, a site selection study is underway for the Collier House relocation. The committee previously reviewed the process and criteria for the site selection and confirmed the top four of fifteen potential sites for the Collier House relocation. If the Collier House site is selected as the preferred site for the Classroom and Faculty Office Building, the CPC will review additional analysis on the remaining sites at future CPC meetings and make a recommendation to the president on a preferred relocation site.

Carin Carlson and David Wade (Hennebery Eddy Architects) presented their analysis to date of the four primary relocation sites (as detailed in the slide presentation) and reminded the committee that only the parts of the Collier House from the period of significance would be relocated. Additions made to the house in the 1960s would not be relocated.

CAMPUS PLANNING AND FACILITIES MANAGEMENT

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

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

- If the Alder Street site is selected, preserve existing oaks on site to the degree possible.
- As a neighbor to the Collier House building for a number of years, one committee member commented that there are no acoustic impacts from the Collier House to be considered in its relocation.
- The Gerlinger Field Green appears to preserve many of the existing site characteristics.
- One of the oldest male Ginkgo trees on campus is located close to the Alder Street site.
- Photoshop renderings are helpful in understanding how the house might fit in at each of the potential relocation sites.
- The committee confirmed that it is appropriate to remove the site at the west edge of the Women's Memorial Quad from further consideration.

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

- The degree to which trees can be preserved will be studied with the campus arborist.
- The team had considered the site north of the current Alder Street site (at the terminus of 15th Avenue Alley). It was omitted as an alternative because all the oaks outside the west facade Lokey Education Complex would be impacted by the move route to this location and at least one of the large, mature trees on the north side of the site would be removed. In addition, the Collier House would block the west elevation of Lokey and the open space in front of the west entrance to the Lokey Education Complex would not be symmetrical (if the house were placed on the south edge of the green space, there would be a symmetrical green space around the entrance).
- The Musicology Program uses the Collier House currently and this study acknowledges that the acoustic qualities of the space are uniquely suited to the historic instruments used in the program. However, as with all other space in the university, this space is not promised to this one program for the life of the building. Therefore, this study will determine which site is best suited for the Collier House for the long-term future of the university. That said, each of the four potential relocation sites places the Collier House closer to the other buildings occupied by Music. This would be of benefit should Music continue to occupy the space after the relocation.
- There have been some initial conversations with PE/Rec to understand their use of the Gerlinger Field Green (as well as with other stakeholders in the Collier House relocation). There will be further discussion and study of potential relocation sites with all stakeholder groups to ensure a full understanding of existing uses of the house and sites as well as the impacts of relocation.

The committee recommended that the consultants further study the following:

- The potential impact of future development for each of the relocation sites.
- The impact on trees of the move routes and final positioning of the Collier House.
- The impact on existing uses at the relocation sites.

Action: No action was requested. The committee confirmed that it is appropriate to remove the site at the west edge of the Women's Memorial Quad from further consideration. The committee's comments will be considered as the relocation site selection study proceeds.

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

Background: CPC staff introduced this agenda item, described the process, and summarized feedback from the four open houses held for this project. Staff also reviewed 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. On October 2, the project consultants presented the analysis to date on the primary three sites and stated that based on their analysis to that point, it appeared that the Collier House site was the most viable of the three for this building program. The committee weighed in on areas for further analysis that they felt were necessary in order to make a recommendation on a preferred site at the final meeting (October 19)

Amy Donohue (Bora Architects) and Charles Brucker (PLACE Landscape Architecture) described the analysis of the three primary sites and presented additional analysis that had been requested by the CPC (as detailed in the slide presentation). Their final recommendation was that the Collier House site be confirmed as the preferred site for the Classroom and Faculty Office Building.

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

Overall:

- Massing diagrams are helpful in assessing each of the sites.

PLC Parking Lot Site:

- Displacement of parking in the PLC Parking Lot was a factor in analyzing this site, but there were many other factors that made this site slide down the list of preferred list of potential sites.
- The PLC Parking Lot site could accommodate a much larger building. Placing a classroom building on that site would limit the development potential of the site. There could be other uses which would be more appropriate in that location.
- A guest to the committee conveyed an observation from the student representative on the user group - placing this building on the PLC Parking Lot does not feel like a

gateway building to campus. It feels more like it is located off campus.

Collier House Site:

- While in favor of the Collier House site a member reminded the committee that this building will have a big impact on the center of campus. She would like to see a larger campus discussion on how big the university should be. After the PLC parking lot is built on there will be no easy/obvious building sites left on campus.
- The 75'-tall building has a more appropriately-sized footprint on the ground.
- A member who was not able to be at the meeting conveyed her comments via email. She was very concerned about the Collier House site for the new building. The footprint of the proposed building is much bigger than what was allowed on site by the Framework Vision Project. She was very concerned about the loss of the mature trees, the loss of open space on site, and the loss of view corridors across the site. She advocated for the preservation of one or two of the existing large conifers and integration of some passive green space into the streetscape.
- Placing major building entries at the corner of 13th and University would not necessarily reinforce the campus heart, but in fact create more congestion at the intersection. Additional study is needed to determine the best place for main building entries.
- There are many existing uses and functions at the heart of campus. These should be accommodated. The design of the open space around the building should preserve and enhance necessary and future desired functions of the campus heart.
- A member observed that the question for the Collier House site is no longer whether or not it is a building site - it is what is the best use to place on the site and what is the right size for a building to go on that site. A general use classroom building does seem to be the right use-type for this site and it will further activate the heart of campus. However, of the massing options shown, the 75'-tall massing is too tall and the 60'-tall massing has too wide a footprint on the ground. It will be most important to assess the correct height for the building on 13th Avenue in comparison to Tykeson Hall. The committee member echoed the comments made at the previous meeting and asked that they be included in the conditions of approval for this meeting.
- There were a number of comments about reducing the perceived size of the building. In particular, maximize green space at the ground plane by having a narrower footprint. Explore ways to articulate the floor plate of the building to enhance the open space opportunities and sculpt the height so that it does not feel too tall.
- Many members expressed a desire that the proposed building respect the prominence of Johnson Hall, especially along 13th Avenue. They suggested using the setback of Tykeson Hall and it's height to inform the design of the new building.

There was no discussion regarding the McArthur Court site.

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

- Two of the conifers currently on the site, the Sitka Spruce and the Port Orford Cedar are of primary importance and are targeted for preservation. The team will work to preserve the Incense Cedar on the west side of the site.

- The mechanical equipment for the building could go in a basement as well as the 132-seat classroom with clerestory windows.
- If the Collier House site is selected, it would be incumbent on the project to engage with the campus heart so that it can become a place that represents the heritage and grandeur of the University of Oregon and something that can provide significant ecological benefit. The campus heart does not have to be paved from corner to corner and probably shouldn't be. There is the opportunity to plant large trees along this site.

Action: The committee agreed unanimously to recommend to the president that the Collier House site be selected as the location for the new Classroom and Faculty Office Building with the understanding that:

- The Collier House will be relocated to an appropriate site;
- A Campus Plan Amendment is necessary to allow additional density and to update Design Area Special Conditions for the Academic Center and Historic Core; and
- Displaced uses will be replaced in accordance with the Campus Plan's Replacement of Displaced Uses Principle;

and subject to the following conditions:

- Ensure that this project results in a high quality building (with careful design, massing, and detail) to match the primary importance of this important site on campus.
- Explore ways to reduce the perceived size of the building, recognizing in particular, the need to maximize green space at the ground plane with a narrow building footprint. Articulate the floor plate to enhance open space opportunities and sculpt the height of the building so that it does not feel too tall.
- To the extent possible, preserve trees of significance on site.
- Explore ways to articulate the building facade and locate entrances that will activate the edges of the open space. Locate main building entrances in a way that recognizes major pedestrian flows through the heart of campus and helps to bring more order to the circulation at the campus heart.
- Carefully assess the footprint of the proposed building to ensure that there is adequate open space remaining to accommodate the necessary exterior program elements of this building, the campus heart, and a balance of green, landscaped spaces including space for large-canopy trees.
- Work with the 13th Avenue Conceptual Design team to ensure that key elements of the campus heart's function and design are identified and not precluded.
- Respect the prominence of Johnson Hall along 13th Avenue. Use the height and setback of Tykeson Hall to inform the proposed building's 13th Avenue facade.
- Recognize the importance of diagonal views through the site. These help the heart of campus open space to function as a campus space rather than as an urban intersection.

Please contact this office if you have questions.