



February 11, 2019

MEMORANDUM

To: Campus Planning Committee

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

Subject: **Record** of the January 25, 2019 Campus Planning Committee Meeting

Attending: Dean Livelybrooks (CPC chair), Liska Chan, George Evans, Kassy Fisher, Michael Griffel, Michael Harwood, Ken Kato, Diana Libuda, Kevin Reed, Steve Robinson, Christine Thompson, Chuck Triplett

Staff: Eleni Tsivitz (Campus Planning)

Guests: Chris Andrejko, George Bleekman, Jane Brubaker, Brendan Connolly, Dorothy Faris, Emily Fenster, Bill Madden, Alex Matiash, Aaron Olsen, Greg Ottoman, David Opp-Beckman, Matt Roberts, John Rowell, Silvina Sousa-Ransford, Roger Thompson, Landon Winter, Laurie Woodward

CPC Agenda:

1. Hamilton and Walton Residence Halls Transformation Project - Check-in Meeting

Background: CPC staff introduced the project and reminded the committee of relevant comments from Meeting One. In this meeting, the committee's key directive is to determine if the proposal meets the six key Campus Planning requirements related to site confirmation from Meeting One. At a later date, the committee will discuss a number of related amendments to the *Campus Plan*. These will include (at a minimum) an open-space framework amendment to formalize the replacement of the existing Humpy Lumpy designated open space and a density amendment.

Roger Thompson gave background information on the need for the project and showed similar housing projects at our peer institutions. He said that Hamilton and Walton have been "workhorse" residence halls but are reaching the end of their useful lifespans. They must be replaced in order to continue attracting students to the UO and 400 beds of additional capacity is needed to accommodate the goal of increasing undergraduate enrollment. The result will be a pair of buildings taller than Hamilton and Walton, and will

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allow Housing to keep costs low to students while improving the kinds of facilities that the UO can offer. Dining is planned to expand, there will be new spaces to develop community, informal learning spaces, and new opportunities to bring the community into the university. A new visitor or recruitment center is envisioned, including a way to show prospective students sample rooms without taking them through active student residence halls.

Brendan Connolly and Dorothy Faris (Mithun Architects) described the proposed conceptual design as presented. The aim is to create strong architectural and landscape elements that will foster community and connect well to the whole campus experience. The design team tested options which satisfied the program requirements by replacing the two existing buildings with three new buildings (as described in Meeting One), but the site seemed significantly less dense which might not be the wisest uses of the UO's limited land resources. The proposed scale and massing of buildings blends with the existing campus fabric. The buildings are a combination of four- and six-story elements with a shorter visitor's center.

Phase One involves building on the existing Humpy Lumpy open space. It will accommodate a large dining facility and 650 beds, as well as academic space and support elements. There is also the possibility of accommodating the recruitment/visitor center in this building. This will be studied further in Schematic Design.

The proposal is to replace the existing Humpy Lumpy designated open space to the north of this Phase One building. The open space provides an extension to the Promenade and a connection to the 14th Avenue Axis. The team presented solar access diagrams which demonstrate that the proposed new designated open space will have good solar access throughout the majority of the year.

The team mapped existing and projected pedestrian flows from the campus core to the residential part of campus on the east. Given the determination that the dining facility is best placed on the existing Humpy Lumpy site, and that service to this facility will likely be accommodated to the east, the team has designed the building on Humpy Lumpy with a fairly contained footprint and a shorter leg on the southwest of the site than on the southeast. This provides a gracious diagonal pedestrian connector on the southwest of the site, allows for a south-facing open space associated with the dining facility, and for the preservation of a number of stands of existing mature trees.

Phase Two would involve the demolition of Walton and the construction of a new 1,150 bed facility which would incorporate upper division housing on the west side of the site.

Phase Three is the demolition of Hamilton Hall and the construction of the replacement Humpy Lumpy open space, with the possibility of including the recruitment/visitor center on the east side of that site - terminating the Promenade.

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

- The angle of the building on the Humpy Lumpy site is very effective in providing the pedestrian connection from the heart of campus to the more residential portions of campus to the east.
- The scale of the proposed buildings seems to be appropriate and appears to preserve the desired character of campus. The preservation of existing trees is appreciated, as is the proposed extension of the Promenade across Agate Street.
- A member expressed support for the open space north of the existing Humpy Lumpy and suggested considering protecting that whole area as a densely-treed designated open space in the future Campus Plan amendment.
- A member was concerned about service to the Walton site and asked if there was a way to bury service in the mass of the building off Agate Street instead of requiring service access from the pedestrian-first section of 15th Avenue.
- Residential buildings up to six stories tall are appropriate to extend and enhance the existing character of campus. Buildings taller than six stories are not appropriate. It is preferable to have the massings step down to four stories towards designated open spaces in order to relate better to human scale.
- There was a great deal of discussion about the merits of the recruitment/visitor center terminating the promenade versus incorporating it into mass of the building on Humpy Lumpy. The consensus seemed to be that as long as the recruitment/visitors center did not affect the overall massing of the building on the Humpy Lumpy site or the six key Campus Planning requirements, the committee was amenable to exploring either option in future stages of design.
- Currently, the view at the eastern end of the Promenade, north of the proposed open space connection to the Arena's plaza is a knot of service and parking areas and a trash dumpster - not the Matthew Knight Arena.
- A member recommended planning clear communication of the planned deconstruction/demolition of Hamilton to the campus community in order to avoid unnecessary negative reactions.
- As described, the recruitment/visitor center could have elements that could be used by more students throughout the year (e.g. the theatre). Increasing the use of some of those facilities could be partly achieved by incorporating the center into the massing of one of the other buildings. Otherwise it might not be a very active stand-alone building for most of the year.

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

- Shading studies showed the impacts of adjacent building massings on the proposed Humpy Lumpy designated open space replacement. They projected that the open space would be largely sunny throughout most of the year.

- The designers of Hayward Field have taken into consideration the existing service access to the Living Learning Center. Thus, the design team is planning a consolidated service zone between Living Learning Center and the Walton site.
- If the Visitor Center were not a stand-alone building, it could be incorporated into the mass of the Phase One Building on the Humpy Lumpy site without changing the perceived massing of the building. The square footage of the visitors center could be accommodated on a mezzanine level, or the corresponding square footage could be removed by relocating a number of residential units to the buildings on the Walton site.
- Seeing as this project does not fully meet the projected need for student growth, there would need to be additional project(s) to meet this need in the future.

Action: The CPC agreed unanimously that the six conditions related to the site confirmation have been met and recommended to the president that schematic design proceed with the proposal as presented, with the understanding that there will be a Campus Plan amendment in the future and that the CPC will see the project again with more information about where the recruitment/visitor center will be located. The CPC appreciates the work of the design team and is excited about the transformation potential of this project.

2. Campus Planning Updates

a) Romania Project

Background: Mike Harwood (CPFM) gave some background information about the Romania Project. The property was purchased by the university in 2005, perhaps with a view to using the land for ancillary uses related to the Matthew Knight Arena project. However, the building has been used primarily for storage and parking. The Framework Vision Project (completed in 2016) determined that the property was not needed for university uses under any of the growth scenarios studied.

Harwood stated that the University has a fiduciary responsibility to the campus community, but also a responsibility to the wider community to develop the land in a way that is good for the city. As a result, the UO sent out a Request for Qualifications (RFQ) and subsequently invited a number of the developers who responded to submit proposals on how Romania might be developed. This process concluded recently and the university is now in early conversations with the selected developer regarding the future potential of the Romania Property. The developer has proposed a combination of hotel, office, residential, parking and retail uses for the site, including the preservation of the showroom - the historically significant portion of the existing building. Contract negotiations are not yet underway and there are many details yet to be discussed.

If this project were to proceed, it would be a Track C project because the property is not within the contiguous campus boundary. However, since it is intended to be a ground lease, Harwood's preference is that the CPC would have some role in reviewing the project and that the committee would have the ability to provide comments to the developer.

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

- It is important to have a high quality development on the Romania lot.
- The developer's proposal meets the requirements of the Walnut Station Special Area.
- Displaced uses will be replaced.

Action: No formal action was requested.

b) Matthew Knight Arena Enhancements

Background: Mike Harwood (CPFM) described that this project includes an updated graphics package for the arena and the expansion of a small existing practice facility attached to the Matt Knight Arena. This will allow the coaches and staff affiliated with athletic teams that use the arena to be co-located with the practice facilities. The addition will have a 5,000 square foot footprint and will be three stories tall. Construction will begin in the summer of 2019.

This project is gift-funded and therefore falls into the Track C category. The university is in the process of determining what level of involvement will be required from the CPC.

Discussion: None.

Action: No formal action was requested.

Please contact this office if you have questions.