



April 18, 2019

MEMORANDUM

To: Campus Planning Committee

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

Subject: **Record** of the April 5, 2019 Campus Planning Committee Meeting

Attending: Dean Livelybrooks (CPC chair), Emily Fenster, Hilary Gerdes, Michael Griffel,
Michael Harwood, Ken Kato, Diana Libuda, Christine Thompson, Chuck Triplett

Staff: Eleni Tsivitz (Campus Planning)

Guests: Elisa Ahn, Chris Andrejko, George Bleekman, Jane Brubaker, Tom Cody,
Brendan Connoly, Dorothy Faris, Jimmy Gantz, Will Mau, Rob Mawson,
Lynn McBride, Greg Ottoman, Matt Roberts, John Rowell, Gene Sandoval,
Tom Shepard, Rena Simon, Robert Snyder

CPC Agenda:

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

Background: CPC staff introduced the project and reminded the committee that they discussed this project at their January 25, 2019 meeting. She reviewed the original Campus Planning Requirements diagram and the revised diagram that was presented at the last CPC meeting. At the January 25, 2019 review, the CPC agreed that the six site confirmation requirements had been met. However, a number of elements have shifted, and the design team will be presenting those changes.

Michael Griffel (project sponsor) reviewed the goals of the Transformation Project and various members of the design team from Mithun and Rowell Brokaw Architects described the project, which is now approximately halfway through schematic design. The recruitment center has been absorbed into the footprint of the Phase One building on Humpy Lumpy. This has caused the building footprint to expand. The exact building footprint and its location on the site are still in flux. Recent conversations have centered on pushing the Phase 1 building on Humpy Lumpy further north (closer to the location that was reviewed at the previous CPC meeting) in order to give over more space on the south of the building

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to high quality open space and a gracious, primary pedestrian pathway. Predominant alignments with nearby buildings are also helping to inform the conversation about the building locations on Humpy Lumpy and the Walton site. The overall height of the buildings has not changed, but the design team is working on sculpting the massing. They are using podia, canopies, and foliage to activate the ground plane and are working with landscape elements, porches, and awnings to create welcoming entries and building edges. Initial ideas for materials on the building exterior include brick and glass that will relate to existing, adjacent buildings.

The Humpy Lumpy open space replacement will be to the north of the Phase 1 building. The design team is beginning to consider possible programming of that space and connections through it to the wider campus. At the previous review, the promenade extension terminated in the recruitment center, but now the team is working on creating the best possible linkage to Matthew Knight Arena. It was also originally the intent to move the Agate Street crossing further south, but now the team is thinking of leaving it in place. Preservation of existing trees is an ongoing effort as shown in the presentation.

When it was determined that the primary service route had to be located between Bean Hall and the phase 1 building on Humpy Lumpy, the primary pedestrian pathway had to shift from that location on the east to the west side of the building. This primary pedestrian pathway will connect the Agate Street crossing (from the Promenade on the west) to the residence halls and child care facilities on the east. It will aim to provide a safe and gracious pedestrian experience parallel to Agate Street on the southern half of the block and good sight lines to goals/destinations. The team is also considering how this pathway will relate to the context of Hayward Field and the 15th Avenue improvements. The service zone on the east side of the building will provide access for occasional semi-truck access from Columbia and regular box truck access from 15th Avenue. The intent is to buffer/limit the view of this service zone from 15th Avenue and the pedestrian path through the Glenn Starlin Courtyard with screen walls, landscape screening, or built elements (e.g. secure bike storage).

The Walton building replacement includes upper division student housing on the west bar and lower division housing on the east bar. Service will be co-located with the service for the Living Learning Center (LLC) buildings. There will also be a service pull-out zone on Agate, freeing up 15th Avenue and the future improvements there to act as a real pedestrian-first corridor. Bike parking locations, trash locations, etc are still under development for both buildings.

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

- A number of members noted that the open space to the south of the Phase 1 building on Humpy Lumpy has become notably smaller since the last time this project was reviewed by the CPC. Apart from the loss to the general feeling of the remaining open

space, there is a large volume of pedestrian traffic from central campus to facilities east of Agate Street such as child care centers and residences halls. There needs to be enough open space to accommodate these pedestrian flows. It is also important for there to be enough space for students/customers to feel comfortable sitting at the dining terrace.

- Members reacted positively to the placement of the recruitment center and the flows of the pedestrian pathways between Agate Street and the Matt Knight Arena.
- The Agate street crossing is outdated. Consider updates to it to make it more attractive - for example: replacing the hanging chains.
- Consider integrating solar domestic hot water into this project.
- Take inspiration from the brick patterning on the west facade of Bean Hall.
- A bus drop-off was recently created in front of the law school which could be used for the whole region.
- Uber and Lyft drop-offs have greatly increased the quantity of cars parking along Agate Street. Consider temporary pull-out spaces along the Agate Street corridor or nearby as part of this project, which could also be beneficial for reducing congestion associated with arena events.
- Assess lighting levels along the Agate corridor in order to improve pedestrian safety, especially at crossings.

In response to questions from committee members and guests, the design team provided the following clarifications:

- The building on Humpy Lumpy did get bigger as a result of incorporating the recruitment center into the mass of the residence hall. Program elements are also competing for space on the ground floor. The building's location on the site has shifted to the south in the plans shown, but after a series of discussions with the user group, the intent is to shift it back towards the north to allow for more open space to the south of the building.
- The building replacing Walton Hall is six stories tall along 15th Avenue. Even given the desired pedestrian quality of the street, this height is appropriate because the Hayward Field building will be 90 feet tall and the tower will be 165 feet tall on the south side of the street. The residence hall will be on the north side, and thus, will not cast any shadows on the street itself. The experience from the ground plane will be nuanced and brought down to the human scale by the dense tree planting on 15th.
- Campus and street trees and a 60-foot setback of the building from Agate Street on the Humpy Lumpy site would help to create a gracious pedestrian environment along Agate despite the six-story heights of the building proposed on either side.
- Move in/move out could be accommodated with pull-outs on Agate Street and Columbia Street although this is still under consideration and development. The team is currently assessing opportunities for bus parking/drop off for the recruitment center.

Action: No formal action was requested.

2. Romania Project - Track C Discussion and Update

Background: CPC staff gave some background information on this agenda item and The CPC chair received a draft memorandum from the Vice President for Finance and Administration describing the project scope, user group, process, and site, as well as the desired level of review and comment from the CPC. Identified in the memorandum were principles and patterns from the Campus Plan that are relevant to this project. The CPC was invited to comment on the latter and to suggest any additional patterns or principles that might have relevance to the project.

Mike Harwood (CPFM) stated that the project is in a due diligence phase. When this phase is complete, the negotiation process will begin and will result in a long-term ground lease agreement. Replacement of the parking currently on the Romania site is the responsibility of the university, not the project. Studies are underway to understand the implications of adding two stories of parking to the Millrace Drive Parking Garage (which the CPC has already reviewed). If that proves to be impractical, alternatives will be discussed with the CPC.

Tom Cody (Project) and Gene Sandoval (ZGF) presented the ideas for the development project to date. The vital component of the concept is an intense mix of uses which would create vibrancy and a powerful sense of place. The development would be urban in nature, connecting to the larger network of transportation and built fabric to encourage alternative transportation methods and good connectivity to campus and the community beyond. The town/gown relationship is important to the project. The University of Oregon is known for its signature green spaces. The intent is to take this concept and inject it into the site in a series of gardens at different scales and with different uses, on the ground plane and also on roof gardens.

Historic preservation and environmental issues must be addressed before the project can progress. The proposal would restore the historic showroom. In ensuring a vibrant, active use, the building can be more secure in its preservation into the future. The hotel would be integrated into the shape of the showroom with careful massing to allow solar access to the site, particularly between noon and the end of the day.

The proposed hotel is 90 feet tall, including a two-story podium. The office building would be four stories and could accommodate incubator space. The residential building would also be four stories tall with retail on the lower levels facing west and north.

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

- How "campus" is defined is important to the Track C process.
- Carefully consider accessibility with all connections and paths of travel.
- The proposal is everything that was envisioned when the Walnut Special Area Node was being developed.

- Think about this project in the context of the development of the southern entrance to campus.

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

- The project will be completed in one phase. Early on, there was a notion of completing the hotel in time for 2021, but completing the whole development at once would help it to be more successful from the outset. Now, optimistically, there could be a 2020 construction start date with a two-year construction timeline.
- This development is within the Walnut Station Special Area Node and satisfies all of its requirements.

No additional patterns or principles were proposed.

Action: No formal action was requested.