

BACKGROUND

UO CLASSROOM BUILDING SITE SELECTION

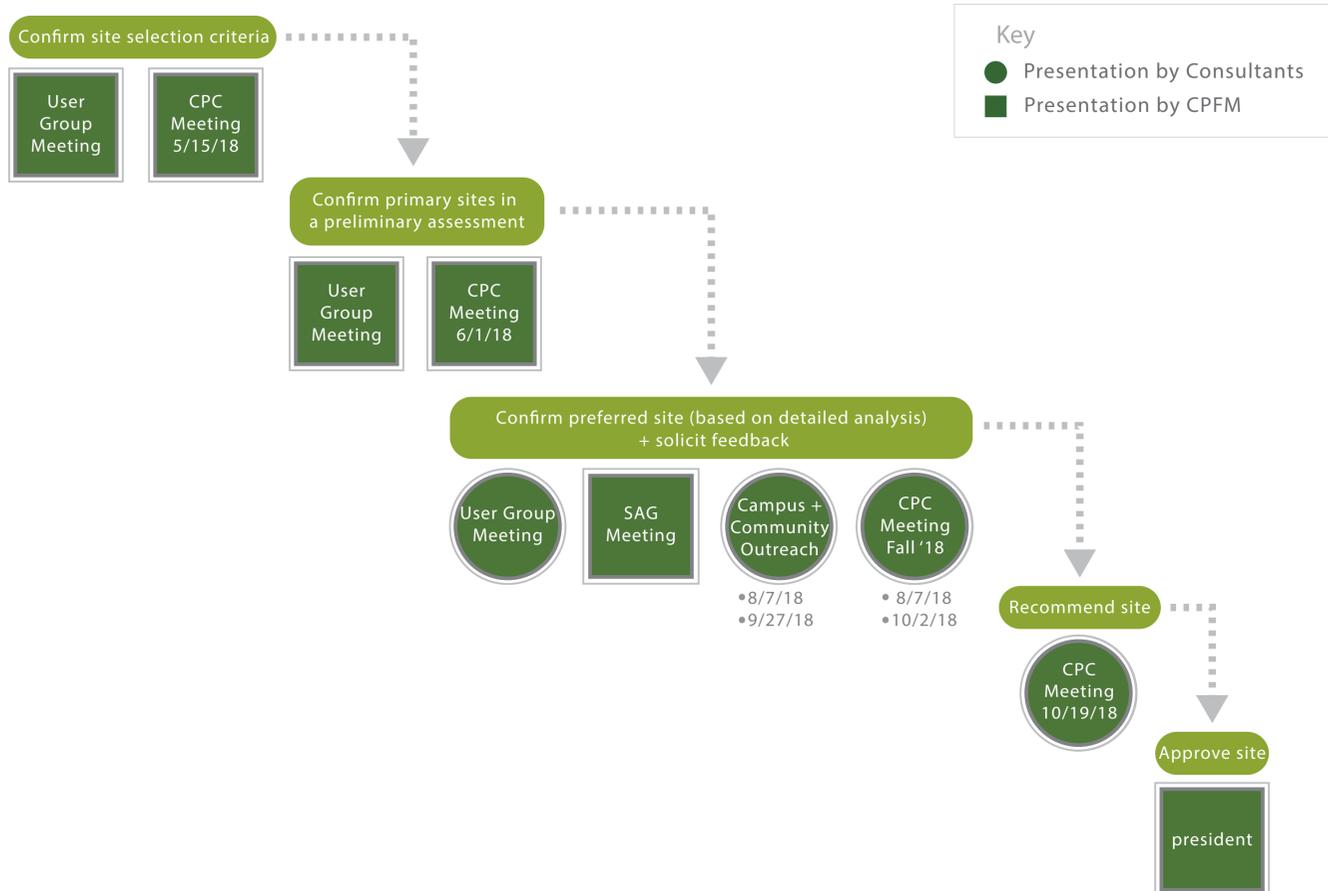
PROJECT DESCRIPTION:

The Classroom and Faculty Office Building is envisioned as a three- or four-story, approximately 60,000 gross square foot new construction building near the academic core of campus. The project will provide necessary classroom seats (approximately 750) and faculty offices (approximately 40) to meet existing capacity challenges and also enable the university to increase student enrolment strategically in the coming years. The academic focus of the building is “Environment and Society” and the interdisciplinary space will house faculty in the College of Arts and Sciences and the College of Design.

The new building is envisioned as an interdisciplinary, collaborative learning environment drawing on the university’s long-standing expertise in sustainability and sustainable solutions. The facility will house the College of Arts and Sciences Geography Department, Environmental Studies Program, and the Center for Environmental Futures, as well as the College of Design School of Planning, Public Policy, and Management (including the Sustainable Cities Initiative).

SITE SELECTION PROCESS: Classroom + Faculty Office Building

Campus Planning, CPM
July 2018



PROGRESS STATUS:

After an extensive process of consultation and collaboration, the three primary sites under consideration are the PLC Parking Lot, the Collier House Site, and the McArthur Court Site. Both reuse and new construction options are being considered for the Mac Court site and these are being informed by previously completed studies. For the Collier House, a site selection study has begun to determine whether a good relocation site is available, should that site be chosen for the new building. The analysis of the three sites to-date will be shared with the campus and wider community at open houses early in the fall term. In mid to late October, the Campus Planning Committee (CPC) will take action on a preferred site and make a recommendation to the president who will have final approval.

CRITERIA:

SPECIFIC PROGRAM NEEDS: Does the site accommodate the specific program needs? Is the site within the 7-minute walking circle? Does the site allow for the accessibility required to support heavy academic and instructional activity? Does it have sufficient space to accommodate functional site features?

SITE CONSIDERATIONS AND COST: Are there site regulations, uses, or existing conditions which would negatively impact the feasibility, cost, or timeline for this project?

OPEN-SPACE FRAMEWORK: Does the site comply with the requirements of the Campus Plan’s Open-space Framework Principle and Patterns and the intent of the Framework Vision Project?

DENSITY: Will proposed development comply with the Campus Plan’s Density Principle and Patterns (e.g., Use Wisely What We Have, Floor Coverage, and Height Limits) (Principle 3) and the intent of the Framework Vision Project?

SPACE USE & ORGANIZATION: Will development on the site make the best use of the space, meet the Campus Plan’s Space Use and Organization Principle and Patterns - Principle 4 (e.g. University Shape, Diameter, and Expansion), and meet the intent of the Framework Vision Project?

REPLACEMENT OF DISPLACED USES: Will development on the site allow the project to comply with the requirements of the Campus Plan’s Replacement of Displaced Uses Principle (Principle 5)? Are there appropriate replacement locations for all displaced uses?

ARCHITECTURAL STYLE & HISTORIC PRESERVATION: Will the development meet the intent of the Campus Plan Architectural Style and Historic Preservation Principle and Patterns (Principle 7)? Does the proposed new building’s scale and use type fit within the existing and historic building and landscape context?

DESIGN AREA SPECIAL CONDITIONS: Does development on the site strengthen the site elements of its Design Area, as identified by the Campus Plan’s Design Area Special Conditions Principle (Principle 12) and the intent of the Framework Vision Project?

STEP 1: 9 SITES TO 5

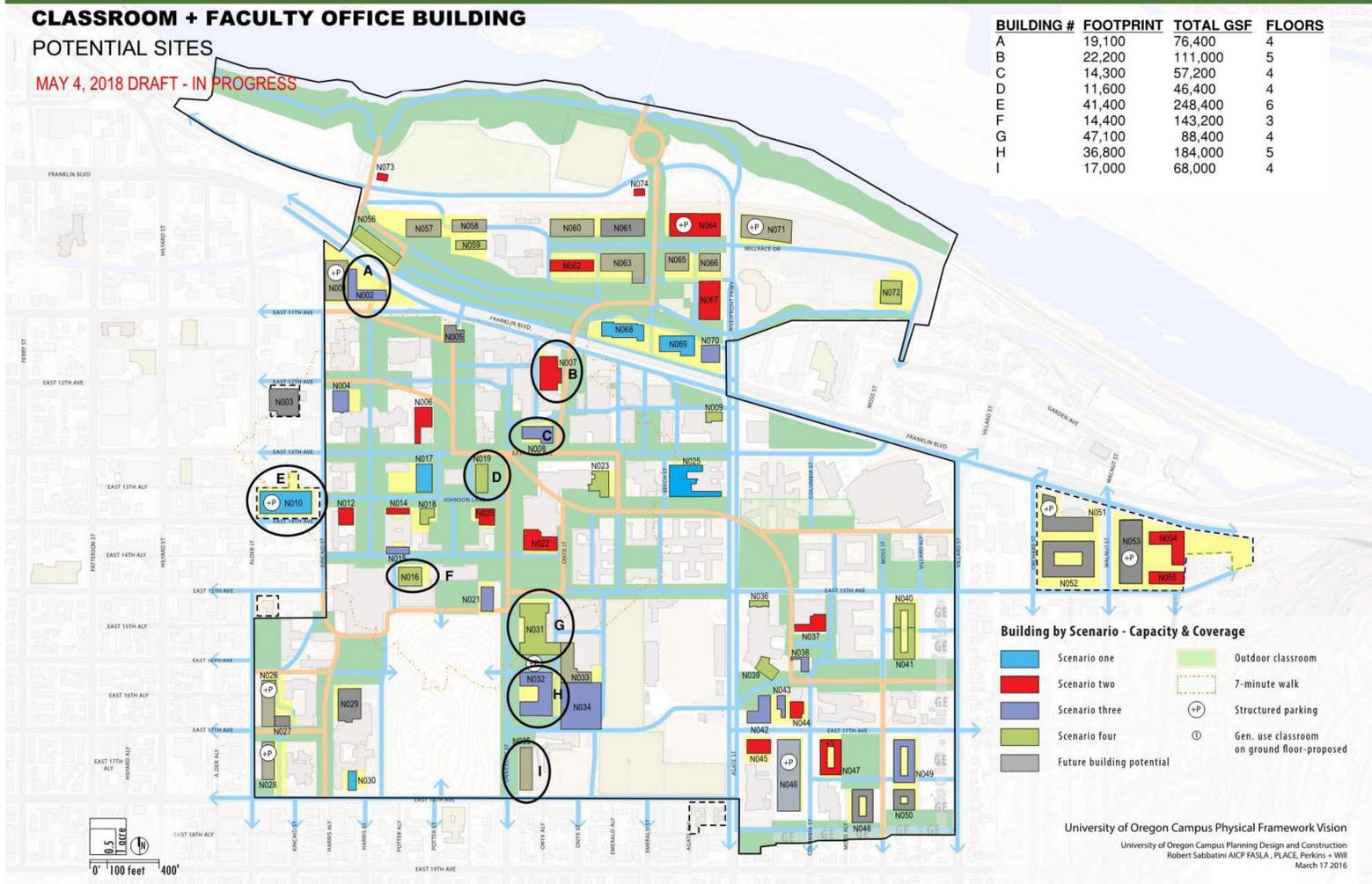
UO CLASSROOM BUILDING SITE SELECTION

CLASSROOM + FACULTY OFFICE BUILDING
POTENTIAL SITES

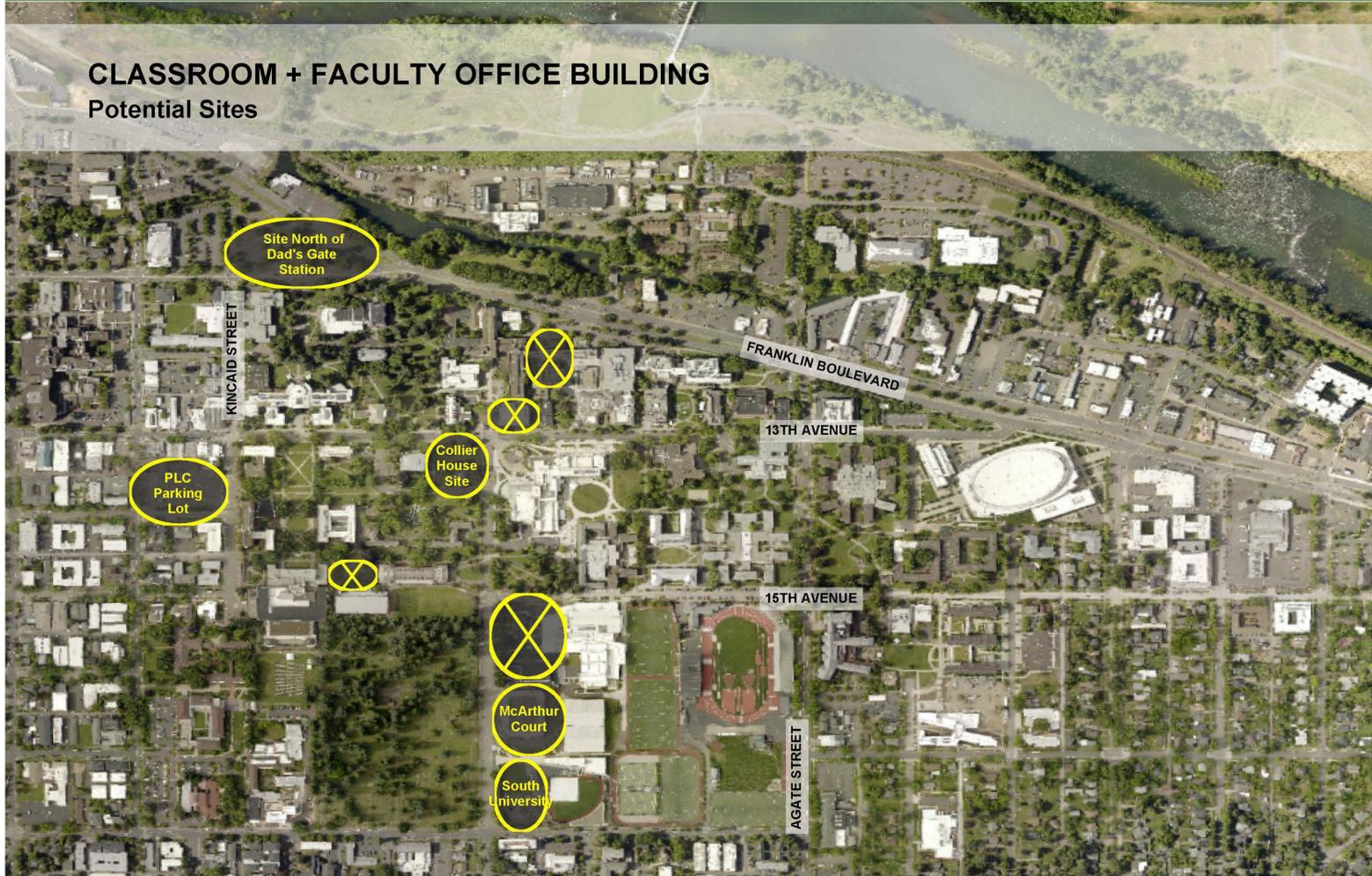
SITES:

- | | | |
|------------------|--------------------------|--------------------------|
| A. DADS' GATE | D. COLLIER HOUSE | G. ESSLINGER HALL |
| B. ONYX BRIDGE | E. PLC PARKING LOT | H. MAC COURT |
| C. COLUMBIA HALL | F. GERLINGER ANNEX PLAZA | I. SOUTH UNIVERSITY SITE |

UO CAMPUS PHYSICAL FRAMEWORK VISION



REMAINING SITES, AFTER ELIMINATING 4

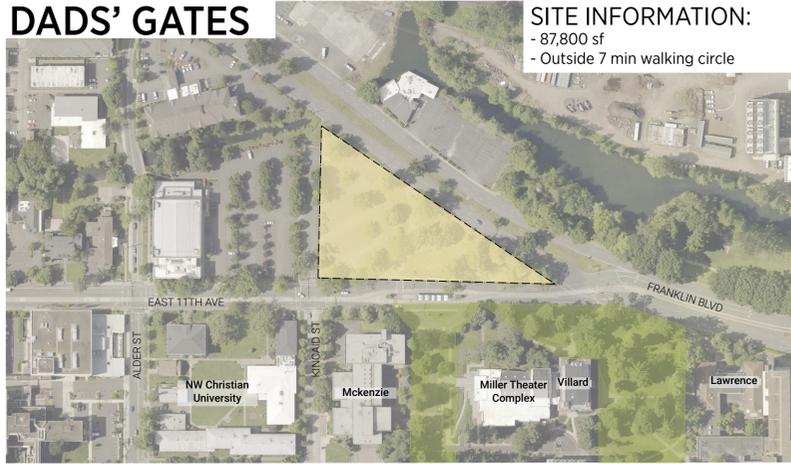


STEP 2: 5 SITES TO 3

UO CLASSROOM BUILDING SITE SELECTION | 5 SITES

PRELIMINARY EVALUATION OF 5 SITES

DADS' GATES



PRELIMINARY EVALUATION BASED ON CRITERIA:

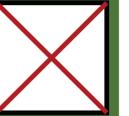
Key Criterion: Specific Program Needs

While the site is within the 7-minute walking circle (i.e. academic core), it is physically disconnected from campus by 11th Avenue and by the EMX station at Dads' Gates. Crossing these two barriers in order to get to and from a building with 700-750 general classroom seats is the key reason that this site is not recommended for further analysis for the Classroom and Faculty Office Building site.

Additional Preliminary Considerations:

- + Gateway building, prominent location
- Impact to mature trees on site
- Acoustic impacts from Franklin Blvd. and 11th Ave.

Not recommended for further analysis



PLC PARKING LOT



PRELIMINARY EVALUATION BASED ON CRITERIA:

Key Criterion: Specific Program Needs

This site is within the 7-minute walking circle and can accommodate the proposed building size.

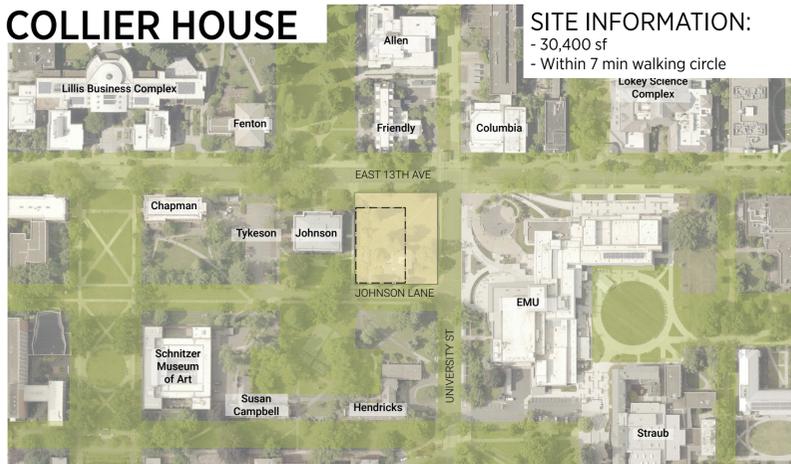
Additional Preliminary Considerations:

- + Gateway building, prominent location
- + Opportunity to enhance the campus gateway/edge at Kincaid and make it universally accessible

Recommended for further analysis



COLLIER HOUSE



PRELIMINARY EVALUATION BASED ON CRITERIA:

Key Criterion: Specific Program Needs + Historic Preservation

This site is at the heart of campus (beneficial for a general use classroom building). However, the existing building (including its site) is a City Landmark and is of primary historic significance.

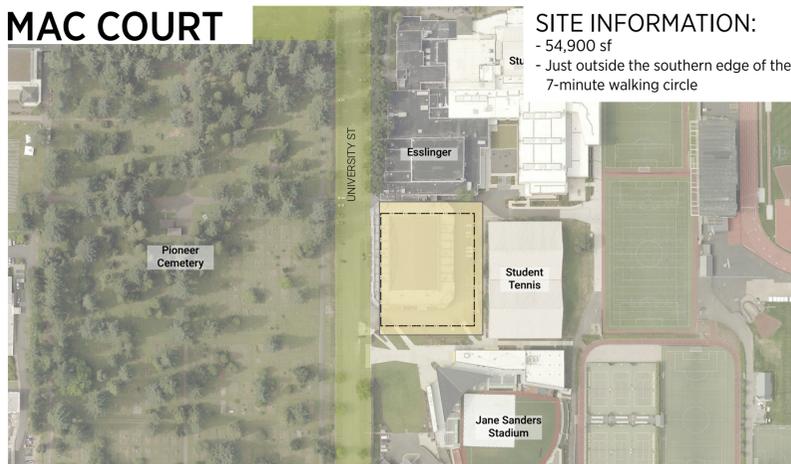
Additional Preliminary Considerations:

- The existing historic building would need to be relocated
- Potential negative impacts to significant trees on the site
- The size of the site is limited, particularly in accommodating the footprints of large classrooms while establishing a heart of campus open space
- Service to the site is challenging

Recommended for further analysis



MAC COURT



PRELIMINARY EVALUATION BASED ON CRITERIA:

Key Criterion: Specific Program Needs + Historic Preservation

Just outside the southern edge of the 7-minute walking circle and could accommodate the proposed building size. However, the existing building is of primary historic significance.

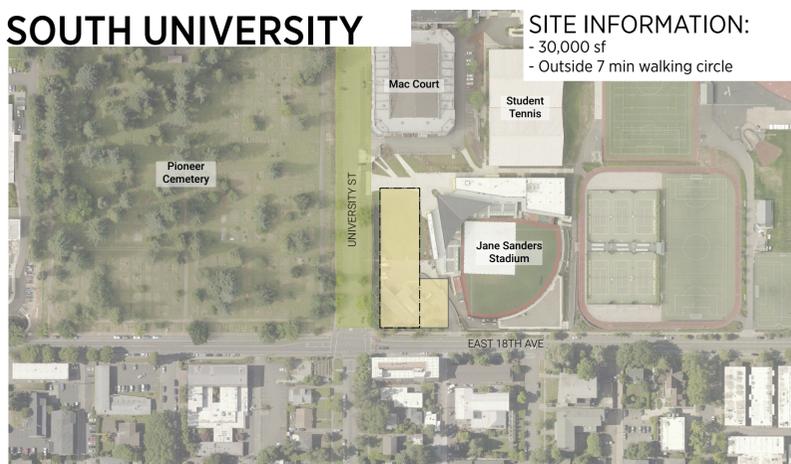
Additional Preliminary Considerations:

- + Gateway site - at the crest of a hill on University Street
- + Opportunity to extend and enhance the designated open space framework
- + Opportunity to extend the feeling of academic campus southwards on University Street.

Recommended for further analysis



SOUTH UNIVERSITY



PRELIMINARY EVALUATION BASED ON CRITERIA:

Key Criterion: Specific Program Needs

This site is outside of the 7-minute walking circle (i.e. academic core), this is the key reason this site is not recommended for further analysis for the Classroom and Faculty Office Building site. The distance from the academic core would make it very challenging for students and faculty to walk between this building and other academic spaces on campus between class periods.

Additional Preliminary Considerations:

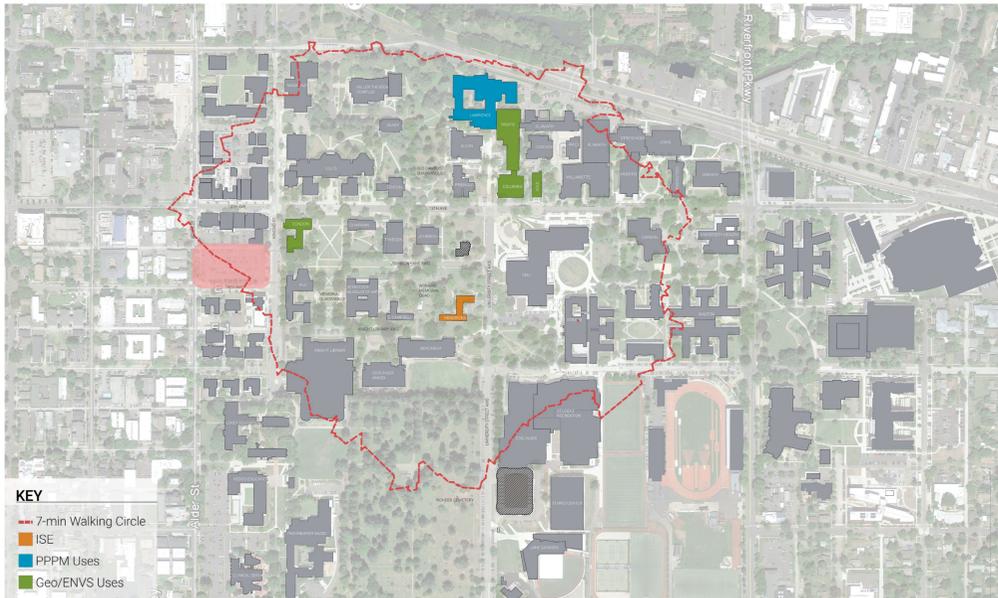
- + Gateway building, prominent location
- The size of the site is limited, particularly in accommodating the footprints of large classrooms
- Potential acoustic impact of proximity to Jane Sanders Stadium

Not recommended for further analysis

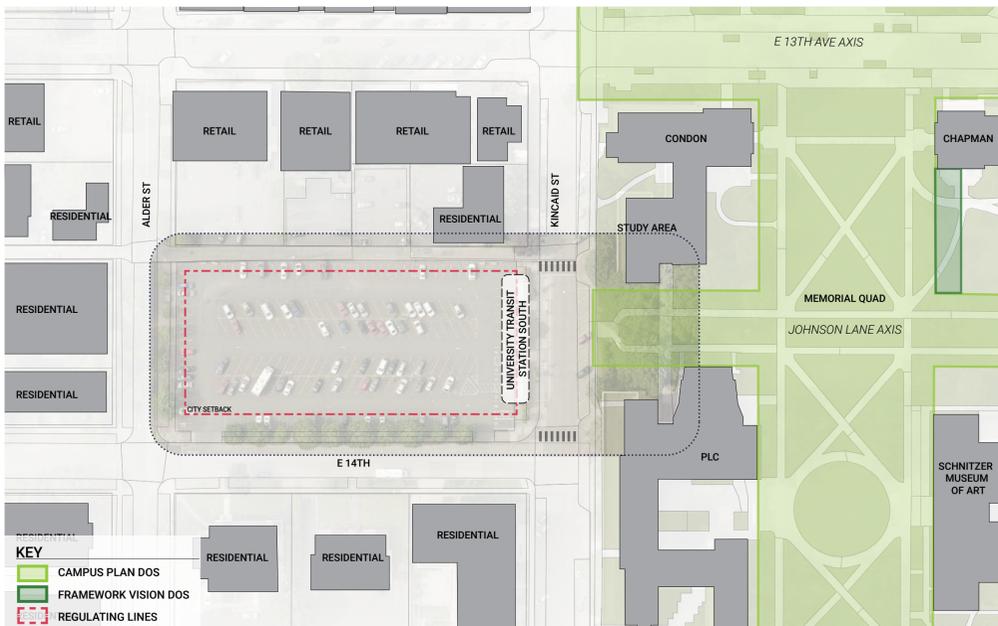


STEP 3: EVALUATION OF 3 SITES

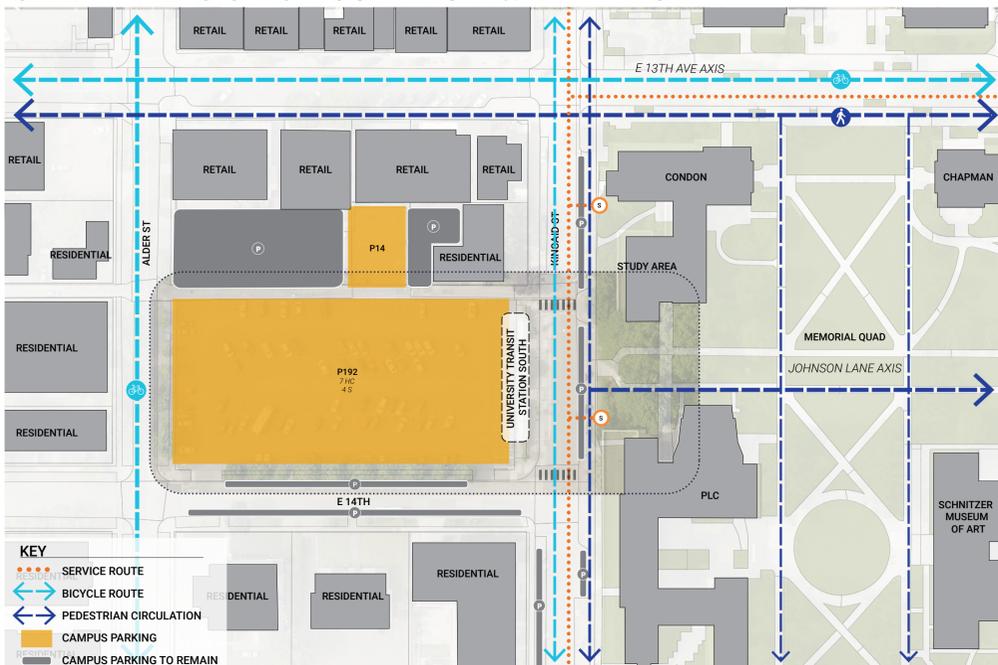
PLC PARKING LOT SITE



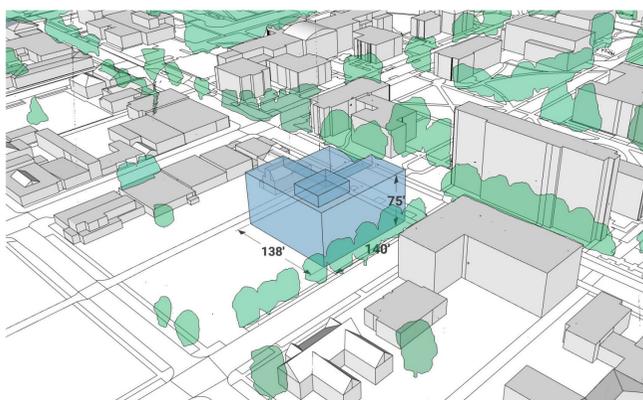
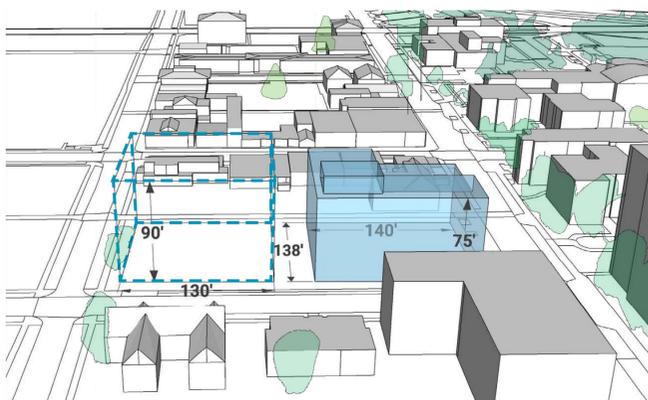
SITE ANALYSIS - CAMPUS OPEN SPACE



SITE ANALYSIS - CIRCULATION & PARKING



MASSING STUDIES



SUMMARY OF KEY CRITERIA FINDINGS

#1: SPECIFIC PROGRAM NEEDS

- Within the 7-minute walking circle.
- Close to buildings occupied by departments that will have space in the C+FOB.
- Vehicular traffic, service access, and parking spaces can easily be accommodated given the available site area.

#2: SITE CONSIDERATIONS + COSTS

Potential costs for this site include:

- Fee for the displacement of (approximately 100) UO parking spots and (9) city parking spaces.
- Utility tunnel extension across Kincaid (estimated at 175 feet).
- Site improvements along pedestrian crossing at Kincaid and Johnson Lane axis for accessibility.
- Traffic control along three city streets during construction.

#3: OPEN-SPACE FRAMEWORK

- Potential to enhance and establish the western terminus of Johnson Lane, bookending the axis anchored by the EMU on the eastern side.
- Potential to strengthen the west edge of campus and create a new gateway to the university.

#4: DENSITY

- Proposed density is allowable per the Campus Plan.
- FVP suggests a significantly larger permissible building footprint and a taller building.
- There is ample space for future development on the site.

#5: SPACE USE + ORGANIZATION

- Introduce significant academic uses to the west edge of campus.
- Adjacent to the Academic Center and Historic Core of campus.
- Adjacent to retail and food services on 13th Avenue and high density residential uses to the north and south.
- Potential to create stronger connection between the university and the City of Eugene.

#6: REPLACEMENT OF DISPLACED USES

- Parking options are limited on the west side of campus. Accommodating underground parking would have a significant impact to the cost of the project and is not currently planned (bedrock exists 7-8 feet below grade).
- Building classrooms over parking on lower levels is not recommended due to large classroom program.

NEXT STEPS:

- Study potential designated open space connection to Johnson Lane Axis
- Study ways of boosting parking on the site given necessary building footprint

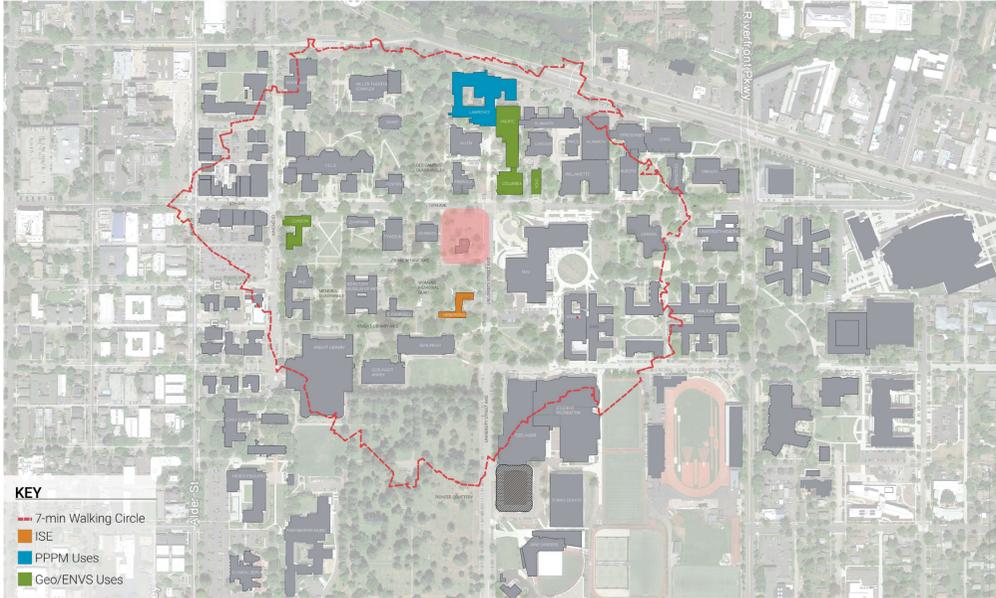
PRELIMINARY COST : DEVELOP SITE - \$7 MILLION

Unique Costs and Displaced Uses:

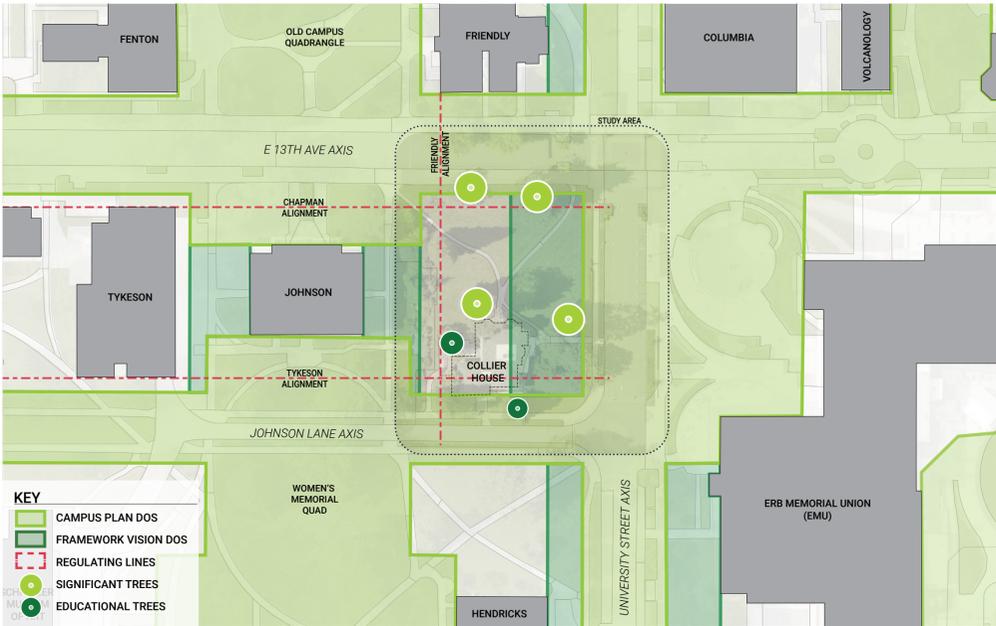
- Site improvements to Kincaid St and the terminus of Johnson Lane
- Displaced parking: (100) spots of university owned parking and (9) spots of city parking
- Additional improvements due to larger site area utility tunnel extension (175 ft)

STEP 3: EVALUATION OF 3 SITES

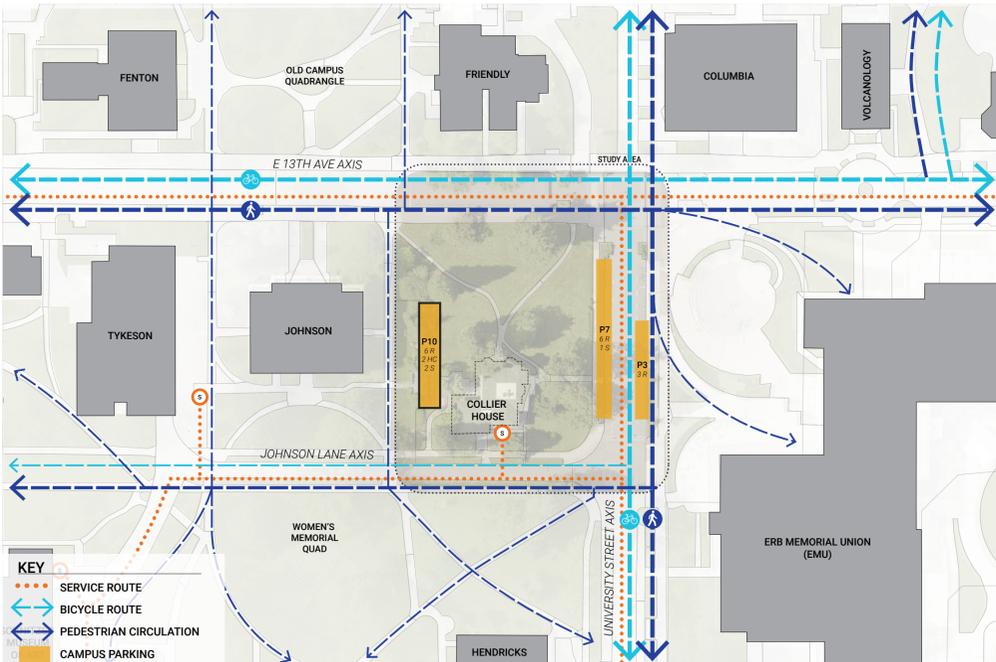
COLLIER HOUSE SITE



SITE ANALYSIS - CAMPUS OPEN SPACE



SITE ANALYSIS - CIRCULATION & PARKING



MASSING STUDIES



NEXT STEPS:

- Coordinate with the design team studying the 13th Ave axis
- Confirm ideal location of building with respect to University + 13th

SUMMARY OF KEY CRITERIA FINDINGS

#1: SPECIFIC PROGRAM NEEDS

- Centrally located within the academic core of campus and the 7-minute walking circle.
- Difficult to accommodate service parking and service access to the site.
- Site location is strengthened by adjacency to the EMU and the campus heart.
- Adjacent to buildings occupied by departments that will have space in the CFOB.

#2: SITE CONSIDERATIONS & COSTS

- Site is located in a City of Eugene Historic Special Area Zone (H-Historic).
- Relocation of the historic Collier House requires a Historic Move Application.
- Costs of relocation site selection study and physical relocation of the Collier House.
- Impacts to significant, mature trees.
- Displacement costs for academic programs and parking.
- Site improvements along University Street, 13th Avenue, and the Campus Heart.
- Will likely require a partial basement for MEP systems.
- The building footprint requires a study for the appropriate size of the campus heart.

#3: OPEN-SPACE FRAMEWORK

- The building footprint requires a study for the appropriate size of the campus heart

#4: DENSITY

- Density would exceed the currently allowable density for the area per the Campus Plan.
- Density would also exceed the recommended density per the Framework Vision Project.

#7: ARCHITECTURAL STYLE & HISTORIC PRESERVATION

- The Collier House building and site are of primary historic significance and are designated as City Historic Landmarks. A site selection study is underway to determine where the best potential relocation site for the Collier House would be.



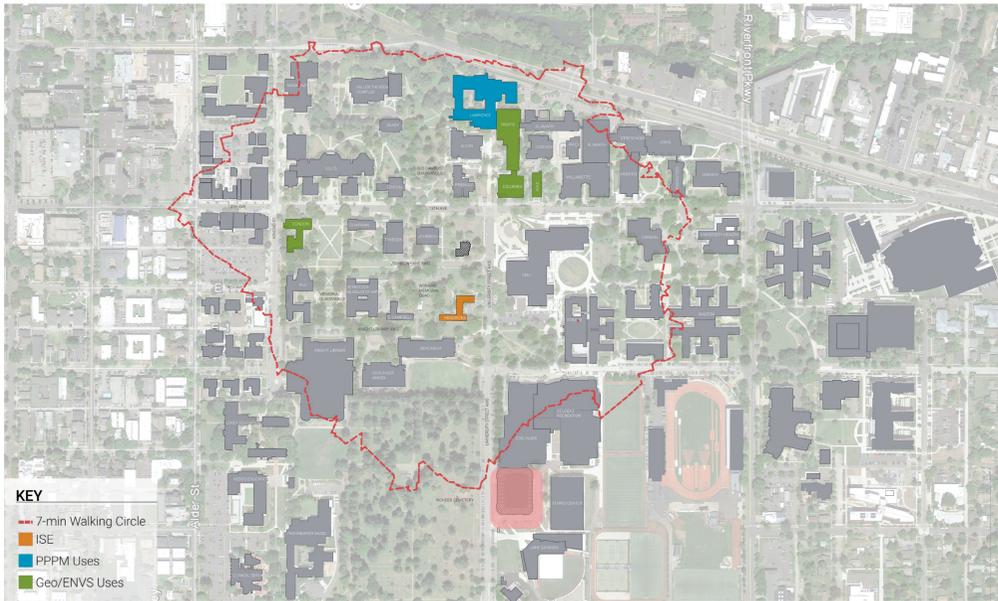
PRELIMINARY COST : DEVELOP SITE - \$3 MILLION

Unique Costs and Displaced Uses:

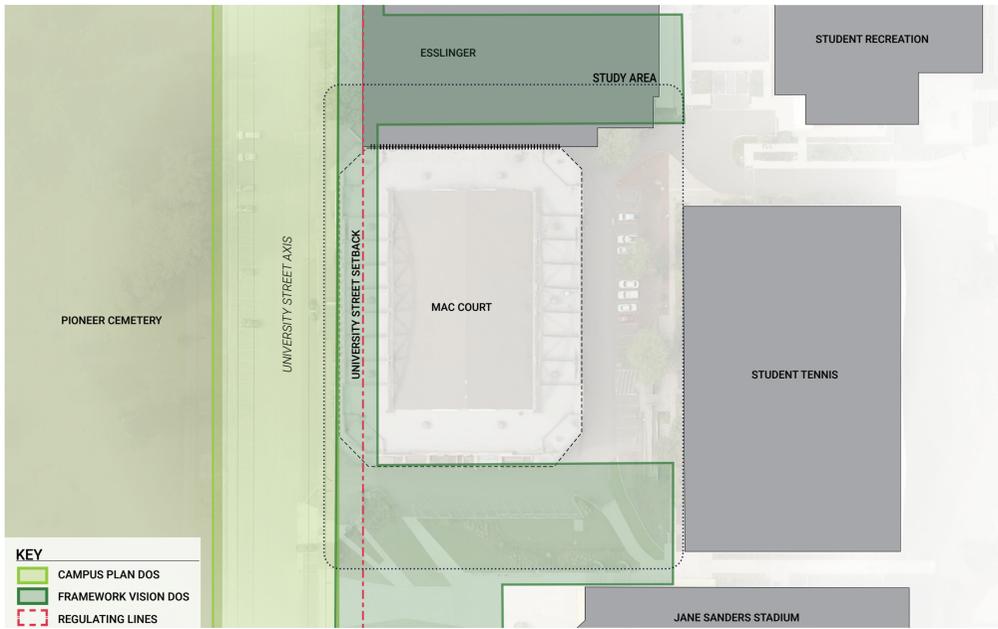
- Site improvements to the campus heart
- Relocation of Collier House
- Displaced parking along University St
- This does not reflect the cost to relocate displaced programs. Further study is needed.

STEP 3: EVALUATION OF 3 SITES

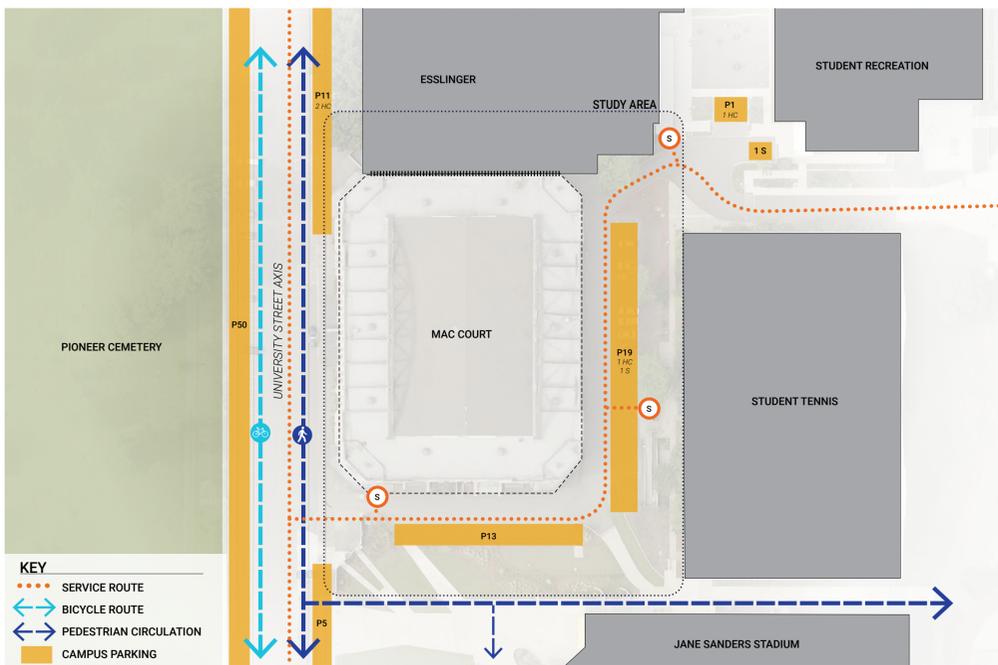
MAC COURT



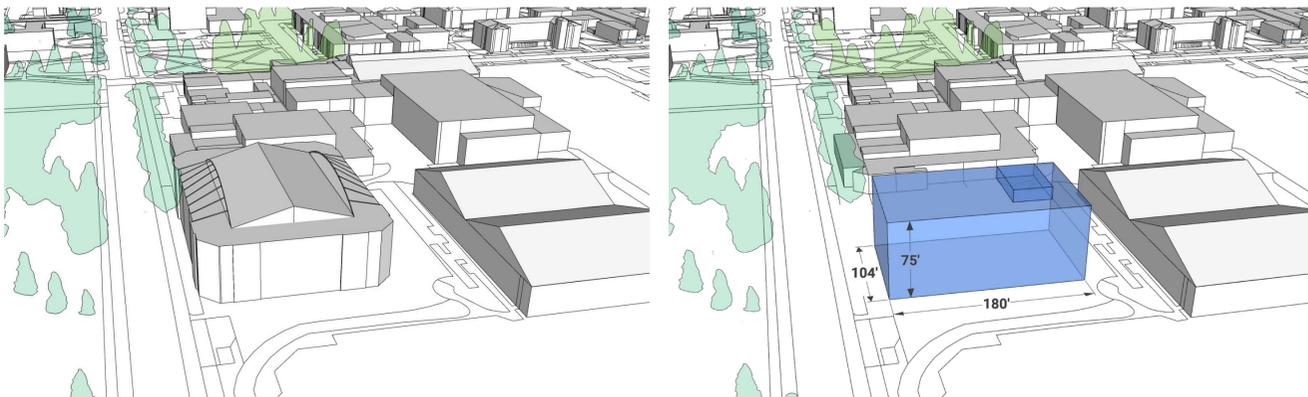
SITE ANALYSIS - CAMPUS OPEN SPACE



SITE ANALYSIS - CIRCULATION & PARKING



MASSING STUDIES



SUMMARY OF KEY CRITERIA FINDINGS

#1: SPECIFIC PROGRAM NEEDS

- Just outside the southern edge of the 7-minute walking circle
- Not near other buildings on campus occupied by departments that will be in the C+FOB

#2: SITE CONSIDERATIONS + COSTS

- The cost to either deconstruct or renovate and seismically upgrade such a large, historically significant building is extremely challenging within the project's current budget and scope
- Displacement costs to replace existing uses and parking

#4: DENSITY

- Framework outlines significant redevelopment of this area to academic use including significant changes to Esslinger allowing for new designated open spaces to north and south of building
- Challenging to fulfill this vision, developing the Mac Court area in isolation

#5: SPACE USE + ORGANIZATION

- Proposed academic use meets primary use per Campus Plan + Framework Vision Project (FVP), but does not facilitate the potential for underground parking per the FVP.

#6: REPLACEMENT OF DISPLACED USES

- Options to replace Athletics and PE + Rec uses are limited without expansion of nearby facilities.

#7: ARCHITECTURAL STYLE + HISTORIC PRESERVATION

- Reuse and improvement of existing building would preserve and retain the architectural context of the area.
- In the scenario of a "build new" option, the deconstruction of Mac Court would require a consultation with the State Historic Preservation Office due to the historic significance of the building and its eligibility for listing in the National Register of Historic Places.

NEXT STEPS:

STUDY POTENTIAL DESIGNATED OPEN SPACE AND RELATIONSHIP OF NEW BUILDING

- South side of site at Jane Sanders
- North side of site adjacent to Esslinger
- West along University Street
- Confirm costs of renovating vs. deconstructing to build new

PRELIMINARY COST : DEVELOP SITE - \$12 MILLION

Unique Costs and Displaced Uses:

- Deconstruction or reuse of historically significant building
- Infill of the deep basement if deconstructing
- Upgrade to the south wall of Esslinger
- Cost to deconstruct is similar to cost of renovation