University of Oregon
Collier House Relocation Site Selection

Campus Planning Committee
November 27, 2018
UO Collier House Relocation Site Selection

- **Introduction**: July 27, 2018
  - Stakeholder Input
  - CPC Meeting

- **Confirm Criteria + Primary Sites** (in a Preliminary Assessment): August 7, 2018
  - CPC Meeting
  - Campus Input

- **Confirm Preferred Site + Solicit Feedback** (based on detailed analysis): September 27, 2018
  - Campus + Community Outreach
  - CPC Meeting
  - SAG Meeting

- **Recommend Site**: October 11, 2018
  - Campus + Community Outreach

- **Approve Site**: October 19, 2018
  - CPC Meeting

- **Historic Alteration Application** (City of Eugene process): November 27, 2018
  - President
15 Initial Sites
High level evaluation by CPFM

4 Primary Sites
CPC Meeting – October 19

3 Final Sites
SITE 1: SW Campus Green
SITE 2: Gerlinger Field Green
SITE 3: Alder & E 16th
Site Selection Evaluation Criteria

SITE CONSIDERATIONS:
- Land Use
- Existing Use
- Development Timeline
- Cost
- Site Features

OPEN-SPACE FRAMEWORK:
- Designated Open Space
- Enhancement
- Pathways
- Trees

SPACE USE + DENSITY:
- Space Use
- Existing Adjacencies
- Future Adjacencies
- Density
- Land Resources
- Scale

ARCHITECTURAL STYLE + HISTORIC PRESERVATION:
- Architectural Style
- Historic Preservation

DESIGN AREA SPECIAL CONDITIONS:
- Design Area Special Conditions
Existing Site Characteristics

The following existing site characteristics are important to the integrity of the Collier House from a historic preservation perspective. Matching these aspects at a new site should be considered under the *Architectural Style + Historic Preservation* criteria.

- Rectilinear site
- Elevated site
- Corner location on active streets
- Prominent location within the University of Oregon campus
- Orientation with two primary facades (north and east) visible and oriented toward active streets and significant pathways
- Large clearances / setbacks from adjacent buildings on all sides
- Surrounded by open space
- Meandering pathways
- Dispersed mature trees
3 Final Sites

SITE 1: SW Campus Green
SITE 2: Gerlinger Field Green
SITE 3: Alder & E 16th

The committee recommended further study of the following:

- Potential impact of future development
- Impact to existing trees at relocation sites
- Impact to existing uses at relocation sites
Site 1: SW Campus Green

KEY CRITERIA CONSIDERATIONS:

- Area is currently used for passive recreation and special events
- A Campus Plan amendment would be required to adjust the boundaries of the existing Designated Open Space
- The Collier House and the addition of an E-W pedestrian pathway could help to define the southern edge of the green
- No significant trees impacted, small trees along moving route will require removal
- Relatable in scale to the Lokey complex and Education Annex, but near larger-scale existing and proposed structures
- Building location and orientation result in an awkward placement within the site and relationship with Knight Library
- Secluded campus location
- Provides few of the Existing Site Characteristics necessary to support the historic integrity of the Collier House
- Southwest Campus Design Area goals are to preserve the Southwest Campus Green as the only sunny open space within the Southwest Campus Design Area
Site 1: SW Campus Green

Designated Open Space

Future Permissible Building Site (per FVP)
Site 1: SW Campus Green

ADDITIONAL SITE CONSIDERATIONS:

- Future development impact: Large scale concert hall development planned on adjacent site (outlined in red).

- Tree impact: No significant trees impacted, small trees along moving route (the length of HEDCO parking lot) will require removal.

- Impact to existing uses: minimal, amount of space available for passive recreation and special events will be reduced by a third.

- No known issues with including a full basement.

- Existing utilities at east edge of site may require adjustment in location of building on site.

- Accessible ramp can be accommodated at south or west side of building.

- New pathways required connecting porches to new E-W pedestrian pathway across green and existing sidewalks and access roads.

- Existing accessible parking and sidewalk.
Site 1: SW Campus Green
Site 1: SW Campus Green
Site 1: SW Campus Green – Move Route

- Exit from existing site onto University Street, typical.
- Requires tree trimming/pruning.
- Requires removal of trees.
Site 1: SW Campus Green – Move Route

University Street adjacent to Pioneer Cemetery

University Street at 18th Ave intersection

E 18th Ave, typical

Parking lot entrance east of Alder Street

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Requires tree trimming/pruning

Requires removal of trees
Site 1: SW Campus Green – Move Route

South section of parking lot

North section of parking lot

Paving and landscaping between Lokey and HEDCO

Requires tree trimming/pruning

Requires removal of trees

UO Collier House Relocation Site Selection
Site 2: Gerlinger Field Green

KEY CONSIDERATIONS:

- Area is currently used as an outdoor classroom, for sports, summer camps, and special events
- A City of Eugene Historic Property Alteration application is required for alteration within the Women's Memorial Quadrangle Ensemble National Register Historic District
- A Campus Plan amendment would be required to adjust the boundaries of the existing Designated Open Space Identified in the FVP for future re-designation as a Permissible Building Site
- Would frame the Designated Open Space while maintaining views of the field and south elevation of Gerlinger Hall
- No significant trees impacted, removal of 1 large and 2-3 smaller trees required for building placement on site
- Does not maximize full Permissible Building Site, but is of a scale and architectural style appropriate for this historic site and compatible with the adjacent historic buildings
- Allows for historic orientation with primary facades facing active streets
- Provides a majority of the Existing Site Characteristics necessary to support the historic integrity of the Collier House
- Site is within the Women's Memorial Quadrangle Ensemble National Register boundary, Collier House is in part of the same development era and has always been visually associated with the ensemble in the campus core
- Reinforces strong classical character of the area.
Site 2: Gerlinger Field Green

- Designated Open Space
- Future Permissible Building Site (per FVP)
- Women’s Memorial Quad Ensemble
- National Register boundary

UO Collier House Relocation Site Selection
Site 2: Gerlinger Field Green

ADDITIONAL SITE CONSIDERATIONS:

• Future development impact: None known. Placement of the house on this site will complete development of this area.

• Tree impact: No significant trees impacted, one larger tree at the northeast corner of the site and smaller trees lining the north walkway will require removal.

• Impact to existing uses: minimal, amount of space available for outdoor classroom, sports, summer camps, and special events will be reduced by a quarter.

• Mitigation measures may be necessary between the house and the remaining green.

• No known issues with including a full basement.

• Site water can be mitigated.

• Accessible ramp can be accommodated at south side of building.

• Improvements to existing fire lane/pathway for accessibility required.

• Other existing pathways can be retained and utilized, minimal regrading required.

• Redesign of University Street edge incorporating new retaining wall, landscaping, and stair desirable.

• Existing accessible parking on University.

• Siting of building should respect National Register listed Gerlinger Hall and Women’s Memorial Quad Ensemble and be compatible with existing patterns and setbacks.
Site 2: Gerlinger Field Green
Site 2: Gerlinger Field Green
Site 2: Gerlinger Field Green – Move Route

Exit from existing site onto University Street, diagonal entry to proposed site

- Requires tree trimming/pruning
- Requires removal of trees

UO Collier House Relocation Site Selection
Site 3: Alder & E 16th Ave

KEY CONSIDERATIONS:

- Will not displace any known uses
- Does not require Campus Plan amendment
- Considered a development site in previous campus planning studies (BCP)
- Identified in the FVP for future designation as open space
- Placement at the south end of the site retains ability to designate a reasonably sized, symmetrical open space in the future
- Would frame the potential future Designated Open Space
- Secondary gateway location, heritage building will help define the gateway
- Campus edge transitioning to residential neighborhood, though neighborhood is zoned for higher density
- May impact one heritage tree, small trees along moving route and 2-3 site trees will require removal
- Compatible and complimentary to the scale and historic detailing of adjacent buildings
- Requires re-orientation of the building to an east-west axis
- Allows for orientation with primary facades facing active streets at gateway location
- Provides many of the Existing Site Characteristics necessary to support the historic integrity of the Collier House
- Goals of the Southwest Campus Design Area are to soften campus edge and create a secondary campus gateway

UO Collier House Relocation Site Selection
 Site 3: Alder & E 16th Ave

Future Designated Open Space (per FVP)
Site 3: Alder & E 16th Ave

ADDITIONAL SITE CONSIDERATIONS:

- Future development impact: Potential renovation or redevelopment of residences along East 15th Ave. No other known development pressure.

- Tree impact: Potential loss of one heritage oak tree, 2-3 site trees will require removal, small trees along moving route (the length of HEDCO parking lot) will require removal.

- Impact to existing uses: minimal.

- No known issues with including a full basement.

- Design of accessible ramp will need to take into account access between buildings and existing tree locations to avoid additional impacts.

- Improvements to existing pathways for accessibility will be required.

- New pathways required connecting porches to existing sidewalks and access roads.

- Existing parking in adjacent lot.

- Visually overlaps a later addition to the south wing of Lokey Education building when viewed from Alder St. This is not a significant impact to the integrity of Lokey.
Site 3: Alder & E 16th Ave
Site 3: Alder & E 16th Ave
Site 3: Alder & E 16th Ave
Site 1: SW Campus Green – Move Route

- Exit from existing site onto University Street, typical
- Requires tree trimming/pruning
- Requires removal of trees

UO Collier House Relocation Site Selection
Site 1: SW Campus Green – Move Route

University Street adjacent to Pioneer Cemetery

University Street at 18th Ave intersection

E 18th Ave, typical

Parking lot entrance east of Alder Street

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- Requires tree trimming/pruning
- Requires removal of trees
Site 1: SW Campus Green – Move Route

South section of parking lot

North section of parking lot

Landscaping and drive between parking lot and Site 3

- Requires tree trimming/pruning
- Requires removal of trees

UO Collier House Relocation Site Selection

Hennebery Eddy Architects
**Final Sites Summary**

**SITE 1: SW Campus Green**
- Minimal impact to existing uses
- Campus Plan amendment required
- Longest and highest impact relocation route
- Loss of recent landscaping and potential damage to paver hardscaping between Lokey and HEDCO
- Secluded location, flexibility in siting/orientation
- Large concert hall development planned for adjacent site
- Requires new accessible ramp and pathways
- Least commonalities with existing site

**SITE 2: Gerlinger Field Green**
- Minimal impact on existing uses
- Campus Plan amendment required
- City of Eugene Historic Property Alteration application required (for Women's Memorial Quad Ensemble)
- Shortest and lowest impact relocation route
- Loss of one large tree at NE corner and potentially two small site trees
- Appropriate context, flexibility in siting/orientation
- Requires new accessible ramp and pathways
- Opportunity for improvements to University Street frontage
- Greatest commonalities with existing site

**SITE 3: Alder & E 16th**
- Minimal impact on existing uses
- Long and high impact relocation route
- Loss of southern site trees and potential loss of one heritage oak
- Appropriate context, constrained site
- Potential redevelopment of properties north of site, similar scale
- Requires new accessible ramp and pathways (avoiding trees/roots)
- Opportunity to enhance secondary campus gateway
- Visually overlaps south addition to Lokey, but frames original building symmetrically
- Some commonalities with existing site
Recommended Site

**SITE 2: GERLINGER FIELD GREEN**

- Highly defensible site for successful City of Eugene Historic Move application
- Minimal impact to existing site uses
- Frames Gerlinger Field Green Designated Open Space
- Offers opportunity to improve University Street edge of site
- Lowest impact to trees related to the move route
- Placement of the Collier House on the site will complete development for this area
- Of site development options, Collier House offers the greatest compatibility with the existing historic site and Gerlinger Hall
- Is a prominent location within the University of Oregon campus, not far from the original site
- The site shares the greatest number of characteristics of the historic site, important to the integrity of the Collier House
- Most likely to allow for retention of local historic landmark designation
- Placement of the Collier House toward the southeast corner of this site supports the Design Area Special Conditions for the site – maintaining views of Gerlinger Field Green and the south elevation of Gerlinger Hall
Questions