



June 12, 2018

MEMORANDUM

To: Campus Planning Committee

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

Subject: **Record** of the May 15, 2018 Campus Planning Committee Meeting

Attending: Dean Livelybrooks, Greg Bryant, Jane Brubaker, Hilary Gerdes, Michael Harwood,
Ken Kato, Diana Libuda, Amy Salmore, Cathy Soutar, Rob Thallon,
Christine Thompson, Chuck Triplett

Staff: Eleni Tsivitz (Campus Planning)

Guests: Aaron Olsen, Martina Oxoby, Tom Shepard

CPC Agenda:

1. Black Cultural Center Project - Schematic Design Review

Background: Staff introduced the purpose of this agenda item and reviewed key comments from previous check-in meetings for this project. Kevin Marbury (Project Sponsor) introduced the project and Brian Cavanaugh (Architecture Building Culture) described changes in the proposed design since the last CPC meeting.

The project will be pursuing two lot line adjustments which will move the eastern boundary of the site ten feet to the east. Inspiration for the landscape design is drawn from connections between Oregon grasslands and African Savannah. The building is smaller than it was at the last CPC meeting - it was originally envisioned as a two-story structure and has now been reduced to a single story to meet budget constraints. The covered courtyard connecting the north and south wings of the building serves dual roles - as a secondary entrance to the multi-purpose room when there are events, and as an additional meeting space on other days. The roof over the courtyard includes an operable skylight and the framing will be exposed on the interior. Materials proposed for the building exterior include cedar shakes on the exterior walls and asphalt shingles on the roof.

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

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- The roof form seems complicated.
- Consider simplifying and refining the roof forms to get a more unified whole and a better relationship with the residential neighborhood to the east.
- Roof forms will drain all water to the interior of the form.
- Consider using a similar pitch throughout each of the three roof forms and the primary entry.
- The roof forms need to work from a plan view and also from an experiential view.
- How was the height and shape of the three roofs determined?
- The roofs do not relate comfortably with the neighborhood on the east and may not yield a pleasing experience on the interior of the building either. Will the design team continue to model and test the roof forms?
- The massing is not yet resolved. Resolution could help the building to have a stronger presence in its context while sitting elegantly on its site.
- Carefully assess how the pitch of the entry will work with rain water.
- Consider ways to make the entry more welcoming, particularly when approaching from the east. Currently those approaching from the east will only experience a tall, blank wall.
- Consider using operable windows to allow a better connection between the interior and the exterior of the building.
- Carefully assess the scale/detailing of the windows.
- As design progresses, consider modeling solar access and shading, and carefully consider how to integrate any necessary exterior solar shading devices into the overall design of the building.
- Assess ways to use landscaping to soften the blank east facade and aid the transition from the residential neighborhood to the building.
- Will people inside the building be able to access the landscaped area to the south of the building?

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

- If the building needs to accommodate a greater volume of visitors (e.g. during special events) the side entry off the courtyard can serve that function. On a regular day, a single point of entry is preferred.
- It is important that this building has a strong figural identity despite its small footprint and in addition to a desire to be a part of its context.

Action: The committee agreed unanimously that the proposed schematic design for the Black Cultural Center Project is consistent with the *Campus Plan* and recommended to the president that it be approved subject to the following conditions:

1. Consider simplifying and refining the roof forms to get a more unified whole and a better relationship to its context.
2. Consider ways to make the entry more welcoming, particularly when approaching from

- the east.
3. Assess ways to use the landscaping to soften the blank east facade and aid the transition from the residential neighborhood to the building.
 4. Consider ways to connect to the south-facing outdoors from the interior of the building, understanding that there is a service function that is also accommodated in the region.
 5. As design progresses, carefully consider how to integrate any necessary shading devices into the overall design of the building.

2. Classroom and Faculty Office Building - Site Selection Process and Criteria - Discussion

Background: Staff introduced the purpose of this agenda item, described the site selection process for this building and presented key criteria (based on principles and patterns of the Campus Plan) which will be used to assess each of the potential sites.

The CPC will take action on the preferred site early in the Fall Term but will also have opportunities to provide feedback throughout the site selection process (in the spring and summer) before taking action and making a recommendation to the president.

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

- How does the environment and society theme of this building factor into the siting and programming?

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

- The classrooms in this building will be in the general pool.
- The size and typologies of the classrooms are not yet known. They will fill a need for providing undergraduate classrooms space. There will be no departmentally controlled classrooms in this building.
- As a comparison, Tykeson Hall is a similarly-sized building to the proposed size of the Classroom and Faculty Office Building (CFOB).
- In the June 1 CPC meeting, the committee will review all of the permissible building sites identified in the Framework Vision Project which could accommodate the CFOB.

Action: No action was requested. The committees comments will be considered as the site selection proceeds.

3. Campus Plan Oregon Model for Sustainable Development (OMSD) Amendment - Discussion

Background: Staff introduced the purpose of this agenda item and reviewed information that had been covered in previous CPC meetings related to this topic. She oriented the

committee to the OMSD tracked changes document which was distributed in the advanced mailing materials and described the proposed changes to the People Goal in detail, and to the required time frame for re-evaluating the requirements of the OMSD.

In response to an email from a CPC member who was unable to attend the meeting, staff described where many of the points regarding habitat and ecology were already addressed within the Campus Plan and associated adopted documents. For example, the intent of the Water Goal of the OMSD was to ensure the highest possible quality of stormwater runoff which has a direct impact on the quality of water in adjacent natural waterways. The open-space framework and the natural environment are addressed in detail in Chapter 2. There was a conscious decision in the drafting of the OMSD to reference related chapters rather than to move that information into the OMSD. In addition there are detailed descriptions of existing open space features in Principle 12. For example, the Millrace is a special feature in the small part of North Campus which is currently in the Campus Plan. Future North Campus Plan amendments will incorporate areas of north campus which were previously in the Riverfront Research Park. These amendments will address the waterways and adjacent habitats in those new areas of North Campus in much greater detail. The Riparian Assessment which was conducted for the Conditional Use Permit Master Site Plan for the North Campus area provides expert recommendations for the enhancing the ecology of those areas.

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

- Consider enhancing elements related to the natural environment as part of the future North Campus Plan amendment process.
- Continue to balance (sometimes competing) interests e.g. lighting at night for safety vs dark night sky considerations for wildlife and birds.
- Consider addressing the design of bird-friendly buildings in the future.
- If new text related to the natural environment is added in the future, be careful to ensure that existing natural spaces are protected, but that existing landscaped spaces are not required to revert to a natural state.
- Be careful not to assume that areas on campus that appear natural are actually natural - for example the area along the riverfront in north campus may actually require restoration rather than preservation in its current state.
- Goals currently in the OMSD are measurable and should continue to be measurable to enable the tracking of how these goals are being met.
- The social categories mentioned in the proposed new Social Equity section of the People Goal are not comprehensive and may result in the exclusion of groups not mentioned.
- When referring to the provision of lactation rooms in the Social Equity section add in the word "functional", to ensure that all necessary features are provided to support the use of these spaces.
- Remove the words "for working mothers" from the bullet point addressing lactation rooms.

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

- The North Campus Plan amendments will incorporate information (including opportunities and constraints) for new design areas in Principle 12 - Design Area Special Conditions and new designated open spaces in Principle 2 - The Open-space Framework.
- The reference to Indoor Environmental Quality in the Social Equity ties back to elements addressed in depth in the LEED rating system.

Action: No action was requested. The committees comments will be considered as the amendment proceeds.

Please contact this office if you have questions.