



June 26, 2006

MEMORANDUM

To: Campus Planning Committee (CPC)

From: Christine Taylor Thompson, Planning Associate
University Planning

Subject: **Record of the June 14, 2006 CPC Meeting**

Attending: Gregg Lobisser (Acting Chair), Dietrich Belitz, Virginia Cartwright, Nancy Cheng, Michael Fifield, Bill Harbaugh, Rich Linton, Dennis Munroe, Steve Pickett, Andrzej Proskurowski, Chris Ramey, Rob Thallon

Guests: Jane Barker (Thomas Hacker), Jonah Cohen (Thomas Hacker), Tim Evans (SRG Partnership), Larry Gilbert (CMGS), Jim Hutchison (User Group chair), Tim King (Facilities Services), Charlene Lindsay (Facilities Services), Bob Peter (South University Neighbors), Matt Scheibe (CMGS), Jon Schleuning (SRG Partnership), Fred Tepfer (UPO), Bruce Wilson (Neuroscience)

Staff: Christine Thompson (University Planning)

Agenda:
ONAMI Project - Follow-up schematic design review
Miller Theatre Alterations and Additions - Follow-up schematic design review

1. ONAMI Project - Follow-up schematic design review

Background: Staff reviewed the committee's past involvement as described in the meeting mailing.

Tim Evans, SRG Partnership, reviewed the proposed modifications to the building entrance as described in the meeting mailing. He explained that the previously approved entrance/stair design was substantially reduced in size to address budget limitations. The revised entrance/stair occupies the space between Huestis and Streisinger Halls.

Larry Gilbert, CMGS, explained the revised landscape design as described in the meeting mailing. The overall design has been simplified to respond to the committee's prior comments. The grassy area within the oval sidewalk was changed to a simple large lawn space with two skylights bermed on the south sides. The sundial is located in a new location with good solar access. A determination was made to replace all trees, including the three sugar maples

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originally proposed for preservation. Large canopy trees and some educational trees will be planted where possible, near 13th Avenue and along the eastern edge of the open space. The grassy landscaped area near 13th Avenue is slightly raised to accommodate underground development and topography. It would have a 6-inch curb where required.

Discussion: In response to a member's question, Larry said the seating area and trees were removed from the landscaped area near 13th Avenue in response to the committee's prior request to make the open space more like the other campus open spaces, such as the Memorial Quadrangle. Members indicated that prior comments supported the idea of creating an "eddy" that provided plaza and seating just off of the active 13th Avenue axis, perhaps defined by reintroducing the grove of trees as documented in the meeting mailing.

Larry explained that seating areas comprised of benches and seating walls were moved to either side of the area in question, adjacent to Huestis Hall and Deschutes Hall entrances. He explained that these locations were more appropriate for seating since they are set back slightly more from 13th Avenue and help define the building entrances. A member agreed that this met the desired intent.

Another member expressed concern, however, that the seating walls belong to the building occupants rather than the general campus user. She added that the proposed grassy space immediately adjacent to 13th Avenue not only would be a more appropriate place for "public" seating plaza with trees but also would be easier to maintain. Larry explained that trees in this area only are possible if put in planter boxes. Guests said the User Group did not support this idea because planters would block the visual connection of the open space to 13th Avenue, present potential dangerous hiding places, and expose highly sensitive research space below grade to potential leakage or damage from tree roots.

Members agreed that a grassy space might work since the aforementioned seating areas would be provided. However members were concerned that the proposed curb around the grassy space would limit accessibility. A member said the grassy area should be completely accessible to all campus users. Larry explained that the sloped terrain required curbs around portions of the perimeter but every effort would be made to provide as much on-grade access as possible.

A member said the proposed entrance is not prominent enough. This is partially the result of the lobby design, which is broken up into three separate design components. If the lobby had a more unified expression, it would call greater attention to the entrance because the doorway would read as part of a larger design element. As proposed, the doors are a separate, small piece of the design hidden between Huestis Hall and the new air intake vents. They do not look like part of the glazed lobby space.

Tim explained efforts to enhance the existing building entrance. He said the existing lobby doors were moved outward (east) as much as possible while retaining a covered entry. He explained that design options are limited because the new lobby space must also accommodate large air intake vents, which are site specific. He said more solid building facade designs that tied in

better with the air intake vents were considered. However, this diminished the only opportunity to draw natural light to the lower level through the stairwell and, as an underground facility, it is essential to take advantage of natural light opportunities.

In response to a member's suggestion to simplify the roofline, Tim said options are complicated by the need to accommodate window openings in adjacent buildings.

Members discussed possible solutions to unify the building entrance lobby design through the use of similar building materials, simplified rooflines, and an enlarged doorway. A member added that landscape elements could also emphasize the entrance.

In response to a member's question, Larry said the skylights would have a minimal impact on the landscape design. They would not be a dominant feature when viewed from 13th Avenue.

Action: The committee agreed, with nine in favor, one opposed, and one abstention, that the revised schematic design for the ONAMI at Oregon Project is consistent with the *Campus Plan* and recommended to the president that it be approved subject to the following conditions:

1. Consider entry design alternatives that create a more unified design element and strengthen the entry. Consider revisions to both the building design and landscape design.
2. Provide as much on-grade access as possible into the grassy space immediately adjacent to 13th Avenue.

2. Miller Theatre Alterations and Additions - Follow-up schematic design review

Background: Staff reviewed the committee's past involvement as described in the meeting mailing.

Jonah Cohen and Jane Barker, Thomas Hacker Architects, reviewed the project's goals and proposed modifications to the building design as described in the meeting mailing. Modifications to the building design are in response to budget limitations and have resulted in a smaller addition. The proposed entrance is not at the Dads' Gates elevation as originally proposed; instead, a series of stairs and ramps leads from the Dads' Gates Axis up to a main entry plaza and lobby entrance. Although the addition is smaller, the resulting lobby would be larger and create a multiuse space because it is not split into two levels.

Matt Scheibe, CMGS, reviewed the proposed site and landscape design as described in the meeting mailing. The south service area remains as originally designed and approved by the committee. The Dads' Gates axis would be enhanced by eliminating the Robinson Theatre turn around and parking area and replacing it with a vehicular turn around at the southern terminus of Old Campus Lane (similar to the one at the intersection of University Street and Johnson Lane). Two ADA parking spaces would be provided with direct access to a new accessible walk leading up to the theater entrance. In addition, a new north-south sidewalk on the east side of Old Campus Lane

that matches the sidewalk on the west side would connect to the new accessible walk and the Dads' Gates pedestrian entry. The walk would bisect the midway point of the entry stair. Three new trees also would enhance the north south axis. Shrub and ground cover would be used where significant grade changes occur.

Fred Tepfer, University Planning Office, explained that the two required disabled parking spaces would be provided near the turn around. The remaining eight existing vehicular parking spaces would be replaced elsewhere on campus by optimizing existing spaces in lots as described in the handout provided at the meeting.

Matt said bike parking could be provided west of the new turn around. Fred said bike parking might not be necessary in this location because event bike parking demand generally is very low. Therefore, it may be more appropriate to add bike parking in the heavily used area south of Villard Hall.

Discussion: In response to a member's question, Fred said existing parking spaces are short term only (24 minutes), so there is no loss of full-day parking in the Robinson Theatre vicinity. Fred said it is possible to add up to four auto parking spaces at the Dads' Gates pull out, but significant views would be blocked. The proposed replacement locations are more in line with the long-term goal to move parking away from the inner campus core. Members agreed that other locations are more appropriate. Fred confirmed that the service area meets theater delivery needs.

A member commented on the unappealing look of the plastic bike lockers recently installed elsewhere on campus and asked that alternate solutions be explored to meet secure bike parking requirements.

In response to a member's question, Jonah said the exterior building material would be stucco, consistent with the existing Robinson Theatre. The proposed addition is intentionally broken into a series of smaller massing elements to reduce the imposing scale of Robinson Theatre.

In response to a question, Jane said the sunscreens would likely be a woven wire product possibly with fritted glass.

A member said the entry plaza should be better screened from traffic noise and better defined along the western edge. Jonah said the open view to the plaza and entry from 11th Avenue is intentional. The intent is to create an inviting entrance that is very visible and bright as night. Members and guests discussed ways to better define the plaza's northwest corner, perhaps with a seating wall.

Action: The committee unanimously agreed that the revised schematic design for the Miller Theatre Alterations and Additions Project is consistent with the *Campus Plan* and recommended to the president that it be approved subject to the following conditions:

1. Refine the entry plaza design - most likely by adding a seating wall - to better define the plaza's northwest corner, provide seating, and perhaps buffer the area from 11th Avenue.

Please contact this office if you have questions.

- cc. RaDonna Aymong, Comp Lit Program (Villard Building Manager)
- Martina Armstrong, History (McKenzie Hall Building Manager)
- Jane Barker, Thomas Hacker Architects
- Paul Bloch, Computer and Information Science (Deschutes Building Manager)
- Jane Brubaker, Facilities Services
- Jonah Cohen, Thomas Hacker Architects
- Tim Evans, SRG Partnership
- Larry Gilbert, CMGS
- Tom Hicks, DPS
- Jim Hutchison, Chemistry (User Group chair)
- May-Britt Jeremiah, Theater Arts (Villard Building Manager)
- Dave Johnson, Chemistry
- Tim King, Facilities Services
- Charlene Lindsay, Facilities Services
- Mike Marusich, Neuroscience (Streisinger Building Manager)
- Monte Matthews, Veterinary Services (Streisinger Building Manager)
- Ellen McCumsey, Neuroscience (Huestis Building Manager)
- Steve Nystrom, Eugene Planning
- Beth Prescott, Neuroscience (Streisinger Building Manager)
- Bill Roberts, Neuroscience (Huestis Building Manager)
- Chingling Reed, Math (Deady Building Manager)
- Jon Schleuning, SRG Partnership
- John Schmor, Theater Arts (User Group Chair)
- George Sprague, Biology (Streisinger Building Manager)
- Denise Stewart, Facilities Services
- Fred Tepfer, University Planning
- Bill Trevarrow, Neuroscience (Huestis Building Manager)
- Jeanne Wagenknecht, College of Business (University Senate)
- Bruce Wilson, Molecular Biology (Streisinger Building Manager)