



April 17, 2006

MEMORANDUM

To: Campus Planning Committee (CPC)

From: Christine Taylor Thompson, Planning Associate
University Planning

Subject: **Record of the April 11, 2006 CPC Meeting**

Attending: Carole Daly (Chair), Nancy Cheng, Frances Dyke, Darin Dehle,
Stan Jones, Andrea Matthews, Dennis Munroe, Steve Pickett,
Chris Ramey, Greg Stripp, Rob Thallon

Guests: Mike Eyster (Housing), Mark Foster (ZGF), Nancy Wright (Housing)

Staff: Christine Thompson (University Planning)

Agenda:

Residential Area Conceptual Study – Discussion and Comment
Campus Heritage Landscape Plan – Informational Item

1. Residential Area Conceptual Study – Discussion and Comment

Background: Staff and Nancy Wright, Housing, summarized the project's purpose as described in the meeting mailing.

Mark Foster, ZGF Partnership, reviewed the four draft concept designs (drawings presented at the meeting):

Concept 1: Extend the promenade from the main campus to the arena site to create a direct connection, potentially create an alternate East Campus connection further east through the Bean West courtyard and behind the Museum of Natural and Cultural History, reduce the Hamilton Hall building size and expose the dining facility making it more connected to the promenade, build on the Humpy Lumpy open space to define Agate Street and 15th Avenue near the intersection, shift the Humpy Lumpy open space north.

Concept 2: Extend the 14th Avenue axis (pathway along the north side of Bean Hall) west across Agate Street and connect to the promenade, reduce the Walton Hall building site, build on the Humpy Lumpy open space to define Agate Street and 15th Avenue near the intersection, create an arc or

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series of connected open spaces (EMU lawn, space between Walton and the UHCC, and the smaller Humpy Lumpy), retain the existing East Campus pedestrian connection through Humpy Lumpy and in front of the Museum of Natural and Cultural History.

Concept 3: Extend the promenade but create a terminus at Hamilton prior to reaching the arena site (still retain a clear pathway to the arena and 14th Avenue path), build on the Humpy Lumpy open space to define Agate Street and 15th Avenue near the intersection but leave an opening at the corner to create a connection between Powell Plaza and Humpy Lumpy, shift the Humpy Lumpy open space north.

Concept 4: Retain and enrich the existing open-space framework (do not build on Humpy Lumpy), terminate the promenade at the exposed Hamilton dining facility, better define promenade and Humpy Lumpy with building edges and entrances.

Discussion: Members made the following comments:

- Open spaces with views into it (providing views looking in from public streets) are good; construction at the intersection on the Humpy Lumpy open space creates too much of a wall.
- The existing East Campus connection, which passes by the Museum of Natural and Cultural History's front door (rather than the rear service area) is preferred. In addition this route passes the Law Center's east entrance, which is visually pleasing, and it leads to the Many Nations Longhouse.
- The degree to which the arena is used daily should determine whether the arena should be the focal point. Staff conveyed that the portion of the arena construction closest to campus would be used daily as the student academic center for athletes and possibly as a duck shop according to Athletics staff.
- Even if the arena is used daily, it does not have to be the focal point. However, pathways should accommodate travel patterns to the arena (including nighttime travel).
- The promenade terminus should be lively, but perhaps a pathway could pass through a building (e.g., an atrium) to establish a direct connection to the arena site.
- A direct connection to the arena site is preferred, especially if there are student services, but terminating the promenade at something other than the arena is preferred as well. A pass-through interior lobby may not be a good enough direct connection, but perhaps an exterior building pass-through is possible.
- Consider how it will feel when coming from the arena site to the main campus; it should be an entry point.
- Prospective students highly regard the campus landscape. We need to retain this character.
- The landscaped character of the campus is very important. If the Humpy Lumpy open space is shifted to a new location, it may be the same size, but if it is not visible due to construction, the campus will lose the landscaped feel.
- Consider extending the Powell Plaza character to all sides of the intersection to serve as entry points.
- It is important to maintain the solar access on the Humpy Lumpy space. The beach-like use of the Humpy Lumpy is important. If the sun is blocked by new construction, it will change the open space's character.

- Humpy Lumpy should be a separate informal open space distinct from the promenade.
- Concept #1 showing a series of more private open spaces connected to a public promenade has merit as well.
- A decision needs to be made about whether the arena is considered to be a part of campus or on the edge of campus. If a part of campus, then it should be connected clearly to the Humpy Lumpy space (e.g., Concept #1).
- If the arena design is unknown it is difficult to depend on it as a terminus to a very long and important promenade.
- The promenade should be thought of as a pedestrian connection versus a view corridor. It connects multiple activities, but its curvilinear pathway and existing trees prevent an axial view.
- The resulting open spaces should become jewels as part of a string of existing jewels (open spaces) on campus.
- The EMU should not be considered the promenade terminus; rather, the promenade should be thought of as the connection between the main campus and the housing area, which dissipates into many connections along the promenade.
- Concept #3 is preferred because it provides a clear circulation route without making the arena a terminus. Rather than a direct path, it leads a pedestrian through a series of open spaces to the arena (for example, in the way the Alton Baker park paths lead to Autzen Stadium). A series of views are provided along the way.
- The promenade designated open space boundaries should be expanded, particularly where it intersects with north/south cross axes.
- The existing open-space framework works well in the large scale, but improvements are needed along the edges and in transition areas. This should be considered as the project moves forward.
- The prior Living-Learning Center review process included the idea that the new Living-Learning Center open space would be expanded to the east.
- The Living-Learning Center open space is a designated open-space and should be better connected to the campus open-space framework (e.g., #2 and #3).
- The location of building entrances will define which open spaces are primary; the promenade should fill this role.

In response to a member's question, Mark explained that the 14th Avenue pathway connects to East Campus, the Fairmount Neighborhood, and future potential Romania site development.

In response to a member's question, Mark said the East Campus Open Space Framework Study was used as a basis for establishing a large new open space behind the Knight Law Center. The exact shape is not as important as the idea of having a relatively large open space to serve as a hub in East Campus.

In response to a member's question, Mark said the promenade functions as a circulation route that meanders through a series of secondary open spaces.

Members suggested improving the graphics to better convey the design intent including using a series of reference images to convey the intended open-space types, identifying the location of designated open spaces (and potential expansion?), and better defining building edges.

Staff said the proposed concepts acknowledge one pedestrian crossing at Agate Street, which is the premise of the Agate Street Traffic Study under way by the City of Eugene.

Action: No formal action was required. The committee provided input.

2. Campus Heritage Landscape Plan – Informational Item

Background: Staff summarized the Getty grant-funded project's purpose as described in the meeting mailing. She said the project is progressing well. The initial draft landscape and building surveys are completed and individual sites have been selected to study in greater detail. Overall preservation guidelines and site-specific guidelines will be completed by the end of spring term. The Heritage Landscape Plan will be completed and compiled during the summer.

Discussion: A member asked why the identified landscape survey areas did not include all of the potentially historically significant open spaces on campus, for example the entire Women's Quadrangle. Staff said the project is limited to *Campus Plan* designated open spaces, because the Getty program focuses on projects that are clearly linked to existing planning processes. It is likely, however, that the project consultants will suggest follow-up research for other landscapes as part of the Heritage Landscape Plan's recommendations. Another member added that this could even include newer open spaces, such as the EMU east lawn.

A member noted the importance and value of understanding the campus landscapes' character-defining features. In response to a question, staff said the project is limited to defining historically significant character-defining features.

Action: No formal action was required. The committee provided comments.

Please contact this office if you have questions.

- cc. Jane Brubaker, Facilities Services
- Tom Driscoll, Housing Food Services
- Heather Dumas, Housing Residential Life
- Mike Eyster, Housing
- Mark Foster, ZGF
- Allen Gidley, Housing
- Peter Keyes, Architecture (University Senate)
- Tim King, Facilities Services
- Steve Nystrom, Eugene Planning
- Nancy Wright, Housing