



March 17, 2008

MEMORANDUM

To: Campus Planning Committee

From: Christine Taylor Thompson, Planning Associate
Campus Planning and Real Estate

Subject: **Record** of the February 27, 2008 Campus Planning Committee Meeting,

Attending: Carole Daly (Chair), Nancy Cheng, Samantha Chirillo, Tom Driscoll, Ally Frueauf, Gregg Lobisser, Garrett McSorley, Kevin Nute, Andrzej Proskurowski, Chris Ramey, Dale Smith, Greg Stripp, Donald Swain

Staff: Christine Taylor Thompson (Campus Planning and Real Estate)

Guests: Vince Babkirk (Facilities Services), Kathy Bedbury (Development), Jane Brubaker (Facilities Services), Randall Heeb (Opsis), Alec Holser (Opsis), Roger Kerrigan (Facilities Services), Gene Mowery (Campus Planning and Real Estate)

Agenda:

- **Heritage Landscape Plan - Campus Plan Amendments**
- **Alumni Center Project – Check-in**

1. Heritage Landscape Plan - Campus Plan Amendments Public Hearing

Background: The committee chair introduced the public hearing process for *Campus Plan* amendments related to the Heritage Landscape Plan.

Public Hearing: The committee chair opened the public hearing. No one commented. The committee chair closed the public hearing.

The committee's review and discussion were deferred until after the Alumni Center Project agenda item. See agenda item 3.

2. Alumni Center Project – Check-in

Background: Staff reviewed the committee's prior comments about the project as described in the meeting mailing.

Greg Stripp, project user group chair and CPC member, reviewed the project's history. He explained how the project's size has grown from an Alumni Center with some office space to

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a much larger facility serving a number of departments including a Career Center and a Welcoming Center.

The primary project goals are to create a flagship building that:

- is a symbol of the UO,
- is welcoming,
- is connected to the landscape, adjacent uses, and the rest of campus, and
- better links groups that will occupy the building (e.g., multi-story atriums and connections to the outside).

Alec Holser from Opsis Architecture reviewed initial site design ideas as described in the meeting mailing. The project design will address site issues including:

- An incomplete circulation network – Pathways are not yet established in this area of campus. Work is under way to determine how to connect the site to the main campus.
- An unimproved prominent campus edge – This project presents an opportunity to improve the site's appearance, which will improve the UO's overall image. This is particularly relevant in association with the proposed Welcoming Center.
- High vehicular traffic and noise – The associated open spaces are better suited for visual greenery and buffer spaces versus seating (occupancy) areas due to high traffic noise.
- An unimproved 13th Avenue axis – The 13th Avenue axis is a very important link to campus and adjacent uses. The project will include improvements to enhance pedestrian use within the project site.

The Academic Learning Center site boundaries established the Alumni Center site's western boundary line. The Academic Learning Center is a privately managed project. Therefore, the proposed new open space along Franklin Boulevard encompasses the Alumni Center site and does not extend further west.

Staff confirmed that the Williams' Bakery Green was established due to a prior agreement with the Williams' Bakery owners. The intent was to maintain a clear view of the Bakery site from Franklin Boulevard. Now that the agreement is no longer relevant, the university has an opportunity to consider adjusting the size and shape (which reflects the original property lines) to better accommodate the proposed Alumni Center, Arena, and a new campus entry.

The allowable building coverage for the Franklin Triangle area is 30%. An amendment is requested to allow a slight increase in site coverage (from about 17,000 to about 20,000 square feet for the Alumni Center Project) to:

- accommodate the increased project programming requirements, much of which would be best served on the lower level (e.g., the Welcoming Center and the Career Center);
- incorporate multi-story spaces, which take up more footprint yet create opportunities for enhancing interior connections and meeting sustainability goals (e.g., daylighting, ventilation, and green roof); and
- allow room to break up the building's massing to create focal points and better relate to a pedestrian scale (including a possible covered arcade).

The proposed increase would not exceed the maximum allowable gross square footage for the area.

Discussion: Committee members made the following comments:

- If a new open space is established along Franklin Boulevard, it should extend the entire block length (including the Academic Learning Center site) in the future.
- It is not as important to replace the exact amount of lost open space as it is to establish a well-designed open-space framework for the area.
- It is important to improve campus edges (as stated in the *Campus Plan*). Be sure to carefully address them.
- Differentiate between landscaping areas that are associated with the building and designated open spaces that are associated with the larger campus environment. The Academic Learning Center will have significant amounts of landscaping areas, but they may work well for general public use.
- Consider ways to design the building's massing so that the Alumni Center acts as a transition from the larger adjacent proposed Arena to a campus scale.
- An expanded footprint to better fit the scale of adjacent development is acceptable with the understanding that appropriate open spaces are established.
- It is very important to determine appropriate setbacks along 13th Avenue. For example establish consistent setbacks (e.g., with Oregon Hall and the Academic Learning Center) and site lines. It may be possible to accommodate an arcade that overhangs into the setback area.
- Resolve current problems with the Franklin Boulevard sidewalk. It is too close to the street edge. A 20-foot setback may not be wide enough. For example consider increasing a planting area between the sidewalk and the street.
- Ensure that the proposed Franklin Boulevard open space is wide enough to accommodate landscaping (including trees) and a sidewalk wide enough for bikes and pedestrians.
- The proposal to delineate the Franklin Boulevard building edge to provide room for landscaping elements may help accommodate trees.
- Encouraging pedestrians to travel through the new plaza in order to move off of Franklin Boulevard is supported; however, Franklin Boulevard must still serve as a pedestrian corridor.
- It is acceptable to extend the building site east into the existing open space as long as the 13th Avenue and Franklin Boulevard setbacks are properly addressed.
- Consider how to enhance the Bakery Park Green landscaping by establishing links to the building (e.g., green roof) and project site landscaping.

Action: No formal action was required. The committee's comments will be taken into consideration as the project moves forward.

3. Heritage Landscape Plan - *Campus Plan* Amendments (continued)

Background: Staff reviewed the proposed amendments. Staff said the final draft document and related *Campus Plan* amendments incorporate the CPC's and others suggestions and comments gathered from a wide body of individuals and groups.

Staff reviewed the boundaries of the proposed Women's Memorial Quadrangle open space, which encompasses extant portions of the historically significant women's memorial quadrangle, in particular the elliptical circulation pathway. Also, the proposed boundaries retain the potential for new development that would complete the quadrangle. She noted a desire to verify the historic accuracy of the proposed name, "Women's Memorial Quadrangle."

Staff reviewed opportunities to add cross-references to the Campus Heritage Landscape Plan, the *Campus Plan*, and Sustainable Development Plan that would point out the connection between historic preservation and sustainable development.

Discussion: In response to a member's question, staff said it was unlikely that all trees from the period of significance could be incorporated into the proposed Women's Memorial Quadrangle boundaries. Another member noted the tree locations are not identified with enough accuracy to be able to effectively shift boundary lines. It is clear that trees are important to this campus, and future development must consider its impact on trees even if the trees are not within a designated open space.

Members indicated overall support for the proposed amendments.

Action: The committee agreed unanimously to recommend to the president that the *Campus Plan* amendments related to the Heritage Landscape Plan be approved subject to the following conditions:

1. Confirm that "Woman's Memorial Quadrangle" is the correct historic name for the proposed new open space.
2. Add cross-references to the Campus Heritage Landscape Plan, the *Campus Plan*, and Sustainable Development Plan that point out the connection between historic preservation and sustainable development.

Please contact this office if you have questions.

cc. Vince Babkirk, Facilities Services
Bob Beals, Athletics
Kathie Bedbury, Development
Ken Boegli, DPS
Jane Brubaker, Facilities Services
Bob Cline, Harlow Neighbors
Lisa Gardner, Eugene Planning Division
Mark Gillem, Fairmount Neighbors
Teri Giustina, Alumni Center
Terri Harding, Eugene Planning
Deborah Healey, West University Neighbors

Alec Holser, Opsi Architecture
Sue Jakobosky, Fairmount Neighbors
Roger Kerrigan, Facilities Services
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James Meyer, Opsi Architecture
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Bob Peters, South University Neighbors
Greg Rikhoff, Community Relations
Gordon Sayre, English (University Senate)
Nancy Wright, Housing