

August 16, 2004

MEMORANDUM

To: Campus Planning Committee (CPC)

From: Christine Taylor Thompson, Planning Associate

University Planning

Subject: **Record** of Campus Planning Committee meeting, August 10, 2004

Attending: Carole Daly (Chair), Dietrich Belitz, G. Z. Brown, Dave Heeke, Gregg Lobisser, Steve Pickett, Chris Ramey, Greg Stripp, Christine Theodoropoulos

Guests: Jane Brubaker (Facilities Services), Mike Eyster (Housing), Larry Gilbert (CMGS), Calvert Helms (BOORA), Robin Holmes (UHCC), Anne Mattson (UHCC), Steve McBride (Athletics), Tom Pene (BOORA), Tom Ryan (UHCC), Matt Scheibe (CMGS), Cathy Soutar (University Planning)

Staff: Christine Thompson (University Planning)

**Agenda: 1. Hayward Plaza - Schematic Design Follow-up**

**2. University Health and Counseling Center Expansion and Alterations Project - Schematic Design**

**1. Hayward Plaza - Schematic Design Follow-up**

**Background:** Staff reviewed the committee's conditions for approval:

**1. Add lighting to the interior area as necessary to address safety concerns.**

**2. Refine the proposed graphics/sign design and the gateway elements, and show how they work together as a comprehensive design.**

**Staff reviewed the LRCDP patterns and policies related to the conditions.**

Larry Gilbert of CMGS Landscape Architects presented the revised design as shown in the drawings presented at the meeting. The 15th Avenue entry will be marked with columns mounted with lights. University-standard fixtures (modified to be shorter) mounted on top of each concrete wall pier will provide site lighting. Banners celebrating track events will be mounted on each side of the plaza's curved colonnade during the track season (March through June).

**Discussion:** A member questioned whether too much lighting was proposed and recommended that the lighting components be designed more carefully to ensure that unnecessary glare and night-sky lighting are prevented. He supported the proposed fixtures as decorative elements but wanted to clarify their purpose to determine appropriate levels of lighting. Larry said the plaza lights will operate on the same schedule as other outdoor campus fixtures. They are designed to provide general ambient light for both the interior seating area and the exterior plaza area to ensure a safe environment as requested by the committee at its prior meeting. No lower-plane lighting is proposed except some specific display lighting for artwork and history panels. The panel-lighting location and hours of operation have not been determined. Another member said the proposed plaza lighting emulates the campus-standard lighting pattern. The campus-standard fixture is designed to provide down-lighting in a manner that provides a safe environment. Bollard lighting and other forms of lower-plane lighting typically are not used on campus. Larry added that the pier lights are spaced the typical distance of most campus-standard lights.

A member said lighting could be reduced if the plaza were locked nightly, but the area is intended to be accessible at all times (except for special events) similar to all other campus outdoor spaces.

A member said the resulting foot candles should be reviewed with Facilities Services to ensure that safety concerns are addressed yet unnecessary over-lighting will not occur. In particular, lighting designed to highlight building elements should be restricted, as is the common practice on campus.

Larry confirmed that the narrowed 15th Avenue entrance meets typical auto-access standards.

A member suggested placing the university "O" and "University of Oregon" text on the 15<sup>th</sup> Avenue entry piers. In response to a member's suggestion to use the university seal, another member said university policy requires use of the "O" on new signage.

**Action:** The committee unanimously agreed that the revised schematic design for the Hayward Plaza is consistent with the Long Range Campus Development Plan and recommended to the president that it be approved subject to the following condition:

Review the foot-candles resulting from the proposed lighting design with Facilities Services to ensure that safety concerns are addressed yet unnecessary over-lighting will not occur.

## **2. University Health and Counseling Center (UHCC) Expansion and Alterations Project - Schematic Design Follow-up**

**Background:** Staff reviewed the committee's comments and suggestions from its July 22, 2004 meeting (refer to the meeting record).

Tom Pene, assisted by Calvert Helms, both of BOORA Architects, Inc., presented the revised design as shown in the drawings displayed at the meeting. Tom said the user group shared the CPC's concerns and they have since worked to address them. The user group reviewed successful design strategies on campus and applied them to the UHCC's revised design.

Cathy Soutar, University Planning Office, said the final solution to improve the south-facing outdoor space is not yet complete. Possible solutions to retrofit all three basketball hoops exist, but they require collaboration with University Housing as noted at the prior meeting. The potential for collaboration will be explored and the resulting design will come back for CPC review at a later date.

As recommended by the CPC, the architect and user group explored options to pull the northeast addition back from the street edge, but none met internal functional needs. However, major design elements were changed, including a pitched roof, an arched base-floor level, and upper bay windows that match the rhythm of the existing building. The arches will serve as structural elements to provide beneficial thermal mass, and the upper bay windows will be recessed on the south side to provide summer shade. In addition, the north entry was moved out to the street edge by extending the addition's roofline to create a covered lobby.

The architects also studied options to modify the northeast corner of the addition to enhance the campus entrance. However, it became clear that the building best serves as a backdrop for a future landscape feature (e.g., a tree or pillar) as used at other campus entrances.

The south entrance was simplified to reflect its function as a secondary entrance. This reflects the user group's desire to maintain the north entry as the primary public entry. While the south entrance will provide convenient access for students, the main lobby and informational area will be located at the north entrance. The south entry will be recessed within the existing arch structure. A landscaped walkway will be the predominant visual cue.

The additions will be brick with a precast concrete structure allowing for future flexibility.

Larry presented the revised landscape design as shown in the drawings displayed at the meeting. The new north entry required revisions to the accessible route design consisting of a new switchback ramp with a 1:20 slope (no rails are required). Benches will be integrated along the sidewalk.

The south entry walk was significantly widened and enhanced with simple

landscape elements. The basketball courts will be better integrated into the new entry (and unappealing protective fencing may not be required). A few large-canopy trees are proposed to compensate for the lost tree canopy on site.

Calvert and Tom said the user group is willing to explore modifications to the 13th Avenue sidewalk as an alternate ramp option if the committee is supportive. This would eliminate the need for a switchback but would impose on the main public walkway and require a higher curb elevation.

**Discussion:** A member expressed concern about altering the sidewalk's configuration or sight lines to accommodate a ramp because it is a busy and prominent location. Another member said the proposed ramp switchback design is beneficial because all building users enter at the same location. However, it is a visual barrier to the entrance. Another member said some wheelchair users have difficulty maneuvering turns. Shortening the ramp distance would be helpful, and providing a covered ramp is ideal. Tom said no room exists for an interior ramp.

A member said it is particularly important to provide good access for disabled individuals to this building since the UHCC has a large number of disabled users, many of whom are temporarily disabled and therefore more challenged with navigating ramps and entries.

Members explored ramp alternatives that would leave the sidewalk intact, yet eliminate the need for a switchback.

A member suggested extending the new landscape elements west along 13th Avenue to create a cohesive, unifying street design. Larry said the new landscaping does not extend west of Beech Street because most existing landscape elements will be left intact. Also, the existing Carson Hall circle-drive makes such an effort difficult.

Tom confirmed that the north entrance will have a covered porch area.

A member said the south entry is too subtle. Tom said the entry is intentionally subtle to respond to its function as a secondary entrance. Calvert said the archways are load-bearing walls making it unlikely that a larger recessed entry arch can be considered. A member suggested enhancing the entry path and view to the entrance by spreading the basketball courts further apart and relocating the proposed trees.

Larry said he will work with Facilities Services to ensure that the outside courtyard entries are adequately sized to meet maintenance needs.

A member said the UHCC is the most important location on campus to have good access for disabled individuals. A guest said design options should consider the fact that the existing north entrance is one of the iciest areas on campus.

**Action:** The committee agreed, with one abstention, that the revised schematic design for the University Health and Counseling Center Expansion and Alterations Project is consistent with the Long Range Campus Development Plan and recommended to the president that it be approved subject to the following conditions:

1. **Work with the campus Physical Access Committee to determine the optimal north entrance access design for disabled individuals and then explore options to achieve this goal. If changes are proposed, present the revised design to the CPC or Design Review Subcommittee for review.**
2. **Work with Facilities Services to ensure adequate service access into the courtyards.**
3. **Explore the possibility of strengthening the south entry by creating a larger recessed entry.**
4. **Enhance the south entry with a more active south-facing open space through the basketball hoops configuration and/or landscaping. Present the design to the CPC or Design Review Subcommittee for review.**

**Note: The covered bike parking structure design also will be presented to the CPC or Design Review Subcommittee when it is completed.**

**Please contact this office if you have questions.**

**cc. Ron Bloom, Facilities Services**

**Jane Brubaker, Facilities Services**

**Mike Eyster, Housing**

**Larry Gilbert, CMGS Landscape Architects**

**Calvert Helms, BOORA Architects, Inc.**

**Robin Holmes, UHCC (User Group co-chair)**

**Roger Kerrigan, Facilities Services**

**Tim King, Facilities Services**

**Anne Leavitt, Student Affairs**

**Chris Linn, BOORA Architects, Inc.**

**Janet Lobue, Facilities Services**

**Anne Mattson, UHCC (User Group co-chair)**

**Steve McBride, Athletics**

**Dave Musgrove, Business Affairs (Oregon Hall Building Manager)**

**Jeff Nelson, FNA**

**Steve Nystrom, Eugene Planning**

**Tom Pene, BOORA Architects, Inc.**

**Greta Pressman, Facilities Services**

**Tom Ryan, UHCC**

**Matt Scheibe, CMGS**

**Cathy Soutar, Planning Office**

**Rand Stamm, Public Safety**

**Kristen Taylor, FNA**

**Lew Williams, Foundation**

**Nancy Wright, Housing**