East Campus Open Space Framework Committee Meeting No. 5

MEETING NOTES: May 28, 2009

FROM: Lee Kerns

PRESENT: UNIVERSITY OF OREGON
Cathy Soutar Martina Bill
Gregg Lobisser Susan Lesyk
Carole Daly Fred Tepfer
Christine Thompson Virginia Cartwright

ZIMMER GUNSUL FRASCA ARCHITECTS LLP
Lee Kerns Mark Foster
Brian McCarter Johanna Brickman
Josh Peacock

CAMERON MCCARTHY GILBERT & SCHEIBE
Larry Gilbert

DISTRIBUTION: Those present; Allen Gidley, George Bleekman, Don Corner, Jon Erlandson, Sue Kerns, and Master File

1.0 PURPOSE OF THE MEETING

The purpose of the meeting was to review the updated site diagrams and to focus on the following specific site development requirements for the super block.

a. Open Space, Pathways and Design Area H coverage/FAR
b. Brian McCarter presented these updated site diagrams. A copy of the diagrams is attached.

2.0 INTRODUCTION

2.1 The Campus Planning Committee is scheduled for June 10th from 10:30 – 12:00 at the Many Nations Long House.

2.2 The U of O neighboring departments/units meeting is scheduled for the afternoon of June 10th from 1:30 -3:00 at the Many Nations Long House. This is just for the U of O academic building neighbors to the site.

2.3 Gregg encouraged the Advisory Group members to attend.
2.4 The Campus Planning Committee meeting is just a ‘check-in’ meeting. No formal request for decision is being made.

3.0 OPEN SPACE

3.1 The approach to open space calculations was clarified in that the half street open space around the site is not counted in the required 25% minimum open space for the site. The 25% minimum open space is calculated just against the area of the site up to the edge of the property line (usually located inside sidewalk edge). Survey due at end of month will clarify where property lines are.

3.2 ZGF presented a diagram that illustrates what the 25% open space area would be for the site. This diagram includes the existing designated open spaces.

3.3 The Committee recommended that the diagram include proposed open space along the path to 15th and to Moss Street. The width of this open space is flexible and is to be determined. These open space additions will be shown different graphically from the other open areas.

4.0 PATHWAYS

4.1 Add pathway along Moss Street and 17th street.

4.2 Show paths on both sides of 15th street.

4.3 Only show major paths around open space. Minor paths will be added as site is developed.

5.0 DESIGN AREA H SUB AREA’S COVERAGE/FAR

5.1 Brian explained that under the current U of O FAR (floor area ratio) for the super block, that with the existing buildings on the site plus the proposed new ECRH, the amount of site coverage for a future building in the southeast corner of the site will be significantly restricted to small building.

5.2 Brian felt that the FAR ratio may need to be adjusted for the site so that it would allow greater density in the future.

5.3 Changing the FAR for the site is outside the scope of the committee but they felt that it should be adjusted since this is one of the few remaining available sites that U of O can build larger buildings on.
5.4 Gregg recommends that this issue be brought up in the Campus Planning Committee meeting.

6.0 ACTION ITEMS

6.1 ZGF to prepare the CPC presentation for review prior to meeting.

6.2 ZGF to prepare a list of bullet points of discussion items for the CPC meeting.

6.3 Next meeting scheduled for June 11th.

END OF MEETING NOTES

LK/ctc

Attachments: Agenda
Updated Site Diagrams

z:\pdx\projects\40336.01\pm\meetings\05-28-09\05-28-09 ec open space framework no. 5.docx
Agenda
Open Space Framework
Meeting #5
3:00 pm – 4:30 pm, May 28, 2009

1. Project update (Lobisser – Chair) 10 minutes

2. Review of site diagrams (ZGF presents, User Group Discussion)
   a. Open space
   b. Pathways
   c. Pathways with proposed buildings
   d. Analytical areas in super block

3. Summarize findings/decisions 10 minutes

7. Next steps 5 minutes

Note: Next meeting scheduled June 11, 2009, Walton Hall, McAlister Room
NORTH UNIVERSITY OF OREGON
ANALYTICAL AREAS IN SUPERBLOCK
OPTION 1

KEY

EXISTING BUILDINGS
PROPOSED BUILDING FOOTPRINTS
ANALYTICAL AREA MINOR

<table>
<thead>
<tr>
<th>Area</th>
<th>Existing SF</th>
<th>Coverage Allowed @ 0.35</th>
<th>Coverage Shown @ 0.34</th>
</tr>
</thead>
<tbody>
<tr>
<td>AA71</td>
<td>106,146 SF</td>
<td>37,151 SF</td>
<td>36,333 SF</td>
</tr>
<tr>
<td>AA72</td>
<td>261,005 SF</td>
<td>78,306 SF</td>
<td>78,325 SF</td>
</tr>
<tr>
<td>AA73</td>
<td>198,581 SF</td>
<td>69,503 SF</td>
<td>69,496 SF</td>
</tr>
</tbody>
</table>
UNIVERSITY OF OREGON
ANALYTICAL AREAS IN SUPERBLOCK
OPTION 2

KEY
- EXISTING BUILDINGS
- PROPOSED BUILDING FOOTPRINTS
- ANALYTICAL AREA MINOR

NORTH

NTS

<table>
<thead>
<tr>
<th>Analytical Area</th>
<th>Existing SF</th>
<th>Proposed Coverage Allowed</th>
<th>Proposed Coverage Shown</th>
</tr>
</thead>
<tbody>
<tr>
<td>AA71</td>
<td>106,146 SF</td>
<td>37,151 SF Coverage Allowed @ .35</td>
<td>36,333 SF Coverage Shown @ .34</td>
</tr>
<tr>
<td>AA72</td>
<td>261,005 SF</td>
<td>78,306 SF Coverage Allowed @ .3</td>
<td>78,305 SF Coverage Shown @ .3</td>
</tr>
<tr>
<td>AA73</td>
<td>198,581 SF</td>
<td>69,503 SF Coverage Allowed @ .35</td>
<td>69,499 SF Coverage Shown @ .35</td>
</tr>
</tbody>
</table>
KEY

- DESIGNATED OPEN SPACE
- EXISTING DESIGNATED OPEN SPACE

SUPERBLOCK SITE AREA = 686,782 SF
DESIGNATED OPEN SPACE REQUIREMENT @ 25% OF SITE AREA = 171,695 SF
DESIGNATED OPEN SPACE SHOWN = 241,257 SF (35%)

EXISTING DESIGNATED OPEN SPACE
UNIVERSITY OF OREGON
DESIGNATED OPEN SPACE
OPTION 2

KEY

DESIGNATED OPEN SPACE
EXISTING DESIGNATED OPEN SPACE

SUPERBLOCK SITE AREA = 686,782 SF
DESIGNATED OPEN SPACE REQUIREMENT @ 25% OF SITE AREA = 171,695 SF
DESIGNATED OPEN SPACE SHOWN (WITHOUT STREETS) = 171,677 SF (25%)
DESIGNATED OPEN SPACE

SUPERBLOCK SITE AREA = 686,782 SF
DESIGNATED OPEN SPACE REQUIREMENT @ 25% OF SITE AREA = 171,695 SF
DESIGNATED OPEN SPACE SHOWN = 187,223 SF (27%)
UNIVERSITY OF OREGON
DESIGNATED OPEN SPACE

OPTION 4

KEY

- DESIGNATED OPEN SPACE
- EXISTING DESIGNATED OPEN SPACE

SUPERBLOCK SITE AREA = 565,732 SF
DESIGNATED OPEN SPACE REQUIREMENT @ 25% OF SITE AREA = 141,433 SF
DESIGNATED OPEN SPACE SHOWN = 141,433 SF (25%)