



June 18, 2009

MEMORANDUM

To: Campus Planning Committee

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

Subject: **Record** of the June 3, 2009 Campus Planning Committee Meeting

Attending: Gregg Lobisser (Chair), Scott Coltrane, Carole Daly, Tom Driscoll, Kohlton Kauffman, Roger Kerrigan, Sean Landry, Rich Linton, Chris Ramey, George Rowe, Collin Schless, Rob Thallon

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

Guests: Vince Babbirk (Facilities Services), Laurie Canup (HDR/THA), Becca Cavell (HDR/THA), April Cottini (HDR/THA), Emily Eng (CPRE), Thomas Hacker (HDR/THA), Jim Hutchison (Chemistry, User Group co-chair), Lou Moses (Psychology, User Group co-chair), Cathy Soutar (CPRE), Roger Snyder (HDR/THA), Denise Stewart (Facilities Services), Fred Tepfer (CPRE)

Agenda:

1. 2009-2011 Biennial Capacity Plan

Background: Cathy Soutar from CPRE reviewed the draft 2009-2011 Biennial Capacity Plan (BCP) as described in the meeting mailing.

Discussion: Cathy and staff explained that maximum floor area ratios (gsf densities) are necessary to guide campus development in addition to the Four-story Limit pattern to account for the unique conditions of each design area (e.g., differing height restrictions, existing development and open spaces, etc.). Floor area ratios are tailored for each design area and provide very specific requirements, whereas the Four-story Limit pattern is applied generally across campus.

Cathy said capital projects are removed from the list after six years if they are not built. They must be reauthorized to remain on the list.

Chris Ramey, member and CPRE associate vice president, said he believes that the BCP indicates that adequate development capacity exists for many years to come. An additional capacity of one million square feet was added during the 2005 *Campus Plan* update process.

CAMPUS PLANNING AND REAL ESTATE

Staff said the CPC would have an opportunity to review proposed projects as they occur to ensure that all *Campus Plan* patterns and policies are met.

Action: The committee reviewed the 2009-2011 Biennial Capacity Plan and agreed unanimously that

- (1) in the aggregate, sufficient siting opportunities exist for the remaining identified capital projects, and
- (2) sites meeting the requirements of the *Campus Plan* are identified for the first-biennium projects and revisions are identified if they are needed.

2. Lewis Integrative Science Building (LISB) – 2nd Check-in

Background: Staff reviewed the purpose of the check-in meeting and reviewed prior comments made by the CPC as described in the meeting mailing.

Fred Tepfer, project planner from CPRE, explained that this review would focus on a limited number of issues addressing large-scale campus-planning issues and building massing.

Thomas Hacker from HDR/THA presented the revised design ideas (using a PowerPoint presentation). He identified the following key issues and proposed the stated design solutions:

Pedestrian circulation:

- Enhance the entry green and pedestrian access by reducing the proposed building's footprint.
- Add a new *Campus Plan* primary pathway between Oregon Hall and Deschutes Hall.
- Improve the Franklin edge pathway.
- Enhance the existing north/south pedestrian connection between Streisinger Hall and Klamath Hall.
- Continue to look at alternative ways to allow passage through the proposed lobby.

Bike Circulation:

- Improve the current campus bike path system by extending the bike path east to Agate Street (currently it stops mid-block).

Site Context - Franklin Boulevard Edge, Agate Entrance Green vs. Science Green:

- Extend the Agate Entrance Green open space to the oaks. The Agate Entrance Green, including the area extending to the oaks, is of greater visual importance than the Science Green.
- Enhance the entry green by reducing the proposed building's footprint and massing on the eastern edge.
- Pay particular attention to the design of the building's eastern facades, which would be most visible.
- Design pedestrian circulation and open spaces to deter dangerous mid-block crossings.

Building Height:

- Increase the building's height to four stories overall, plus mechanical penthouse, to accommodate the reduced footprint.
- Also, consider a five-story building, which would be equivalent to a six-story building due to the need for a penthouse. This would create some programmatic complications, but it would be worth considering if it would help resolve campus planning issues.

Connections Through the Building:

- Working to resolve the main lobby north/south pedestrian connection.

Discussion: In summary, members supported prior committee comments and asked the design team to continue efforts to address them. Overall, members indicated that proposed design solutions were headed in the right direction but that additional work remained to resolve all issues. Members made the following comments at the meeting:

Pedestrian Circulation:

- Protect the existing oaks from compaction. Hacker and Tepfer said they are working closely with an arborist. All development and construction would stay out of the drip lines.
- Recognize the importance of allowing pedestrians to pass through the proposed lobby at grade. Continue to look for ways to resolve internal programmatic requirements to allow pedestrians to pass through the building on the first floor. Ensure the idea to allow for a future Franklin bridge does not compromise the potential for an at-grade pedestrian pass-through.

Bike Circulation:

- Support the proposed bike path improvements.

Site Context – Franklin Blvd Edge, Agate Green vs. Science Green:

- Differentiate between views “into” campus (Science Green – academic buildings and quad) and views “of” campus space (Agate Green – landscaped edge).
- Recognize that transparency does not always require views into open swaths of land. Focus on preventing development that forms a solid wall of buildings.
- Consider development on the Science Green to accommodate important programmatic requirements but only if the loss of open space is balanced with an increase of open space and improvements along the Franklin edge.
- Encourage maintaining views of the northwest corner of Deschutes Hall from Franklin Boulevard.
- Focus on enhancing the Agate Entrance Green, as proposed.
- Continue to thoroughly explore all programmatic interdisciplinary options to provide maximum flexibility in the building’s design and location to address campus planning issues.

Building Height:

- Make all wings of the building above three stories to accommodate additional open space and pedestrian access.
- Ensure the building height is compatible with existing buildings (equivalent to five stories, counting penthouses).
- Consider human scale when determining appropriate building height. It does not appear to be worth increasing the building height to five (six with penthouse) stories. While available open space would increase, the building’s height would dominate the edge and likely result in a less permeable and welcoming edge.

Connections Through the Building:

- Continue to look into options to allow a first-floor north/south pedestrian connection through the main lobby. This is an important campus pedestrian pathway.
- Ensure the Animal Facility labs are not in public view. Ideally locate such uses away from primary public spaces.
- Use exterior pedestrian pathways whenever possible. The proposed building footprint reduction would allow for an exterior north/south pathway to the east. This could somewhat mitigate the compromised main entrance lobby pedestrian pass.
- Make the new building entrance welcoming and open to the public from both the north and south.

Members discussed ways to further implement the important *Campus Plan* policy addressing Franklin edge improvements. The LISB project presents substantial siting challenges that

will likely require a size reduction of the Science Green, a significant open space along the southern edge of Franklin Boulevard. This potential negative action, however, could be balanced with an even greater positive action by making substantial Franklin edge improvements. However, improvements beyond the LISB project site (further west to Onyx Street) are outside the project's purview and would require broader university support. A member suggested that the CPC ask the president for his support to study ways to improve this extended area. Specifically, the CPC could ask the president to direct Campus Planning and Real Estate to work with the Department of Public Safety to study ways to relocate some of the parking spaces (along the Franklin edge near Klamath Hall and Streisinger Hall) to provide space for a landscaped, pedestrian-and-bike-friendly open space.

Action: The CPC provided comments about LISB siting and massing design ideas as presented at the meeting. These comments will be taken into consideration as the project moves forward.

In addition, the committee agreed unanimously to ask the president to take the following actions:

1. Support the proposal to improve the university's Franklin Boulevard edge by relocating some of the existing parking (12-15 spaces near Klamath Hall and Streisinger Hall) to provide space for a landscaped, pedestrian-and-bike-friendly open space.
2. Authorize Campus Planning and Real Estate to work with the Department of Public Safety to study parking space relocation and funding options necessary to achieve this proposal.

Please contact this office if you have questions.

cc. Vince Babkirk, Facilities Services
Paul Bloch, Computer and Info Science (Deschutes Building Manager)
Jane Brubaker, Facilities Services
Becca Cavell, THA Architecture Inc.
John Donovan, CAMCOR (Lokey Labs Building Manager)
Sam Dotters-Katz, ASUO
Shelley Elliott, Biology (Klamath Building Manager)
Emily Eng, CPRE
Lisa Gardner, Eugene Planning Division
Terri Harding, Eugene Planning
Thomas Hacker, THA Architecture Inc.
Herb Horner, DPS
Jim Hutchison, Chemistry (User Group co-chair)
Lou Moses, Psychology (User Group co-chair)
Bruce Powers, THA Architecture Inc.
Greg Rikhoff, Community Relations
Roger Snyder, HDR Inc.
Cathy Soutar, CPRE
Denise Stewart, Facilities Services
Fred Tepfer, CPRE
Holly Thaxton, Business Affairs (Oregon Hall Building Manager)
Doug Tripp, DPS
Paul van Donkelaar, Human Physiology (University Senate)
Bruce Wilson, Molecular Biology (Huestis, Klamath, and Streisinger Building Manager)