



January 23, 2012

MEMORANDUM

To: Campus Planning Committee

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

Subject: Campus Planning Committee Meeting, January 27, 2012

The next meeting of the Campus Planning Committee (CPC) will be held on Friday, January 27, 2012, from 1:30-3:00 P.M. in the Ford Alumni Center Board Room #403 (4th floor). Please note that this is a NEW meeting location. All meetings are open to the public.

Agenda:

1. Erb Memorial Union Expansion and Renovation Project – Check-in

Background: The purpose of this agenda item is to review initial siting and massing options for the Erb Memorial Union Expansion and Renovation Project. The project will come back to the committee for final review when the schematic design is complete.

The CPC held preliminary discussions about this project at Meeting One (March 8, 2011). The committee was asked to identify key policies, patterns and other appropriate campus design issues from the *Campus Plan*. Also, the committee was asked to identify potential opportunities to address campus-wide needs within the subject area or opportunities to cooperate with other nearby development efforts. The committee supported the identified *Campus Plan* patterns and policies for the project (refer to project background materials provided as a separate attachment) with the understanding that the following comments will be considered as the project moves forward:

1. Recognize the importance of Policy 8: Universal Access.
2. Accommodate gender-inclusive spaces.
3. Give serious consideration to Policy 10: Sustainable Development. Use this project as a test case for implementing the proposed Oregon Model for Sustainable Development policy (e.g., integrate educational components, consider alternate energy sources, remodel existing spaces to compensate for additional energy use).
4. Thoughtfully address the new *Campus Plan* pattern Welcoming to All, recognizing that the EMU is a facility open to all.
5. Carefully coordinate bike parking needs with the SRC and overall campus needs. Also consider the potential to provide space for the proposed Bike Share program.
6. Make every effort to coordinate functions and proposed uses with other departments and related projects (Mac Court and SRC).
7. Determine how to address potential conflicts with desired uses and consider the resulting overall building size.
8. Look into options to provide a faculty lounge/dining/gathering space to facilitate interdepartmental collaborations.
9. Consider ways to take advantage of and enhance Straub Hall Green when looking for ways to address project goals (e.g., improve connections to the Student Recreation Center, enhance sustainable stormwater measures).

CAMPUS PLANNING AND REAL ESTATE

10. Retain and enhance promenade access through the site 24/7. However, consider adjustments to the promenade location if it helps to enhance the building design (e.g., South-facing Outdoors, Flexible Use).
11. Enhance pedestrian access within the entire quadrant on all sides of the building (to and through the area).
12. Resolve existing landscaping issues whenever possible (e.g., poor condition of University Street Red Oaks due to compaction, bike parking, and numerous cut-through paths).
13. Identify and address all associated needs with the proposed new uses, especially the 1200 seat facility, conference enhancements, and pub (e.g., parking, service access, etc). Be sure to address residential/lodging needs and related transportation issues associated with the proposed enhanced convention center uses.
14. Recognize that the *Campus Plan* does not support parking in the campus core. Minimize vehicular parking on site (focus on off-site options with shuttles). The proposed 250 additional parking spaces is a large number that needs to be carefully considered. If a proposed solution requires an amendment to the *Campus Plan*, thoughtfully consider other options before bringing it back to the Campus Planning Committee.
15. Maintain and enhance adequate visitor parking and loading/drop off spaces for existing EMU and campus uses (not related to new uses) in appropriate locations. Pay particular attention to the EMU parking lot.
16. Resolve parking traffic flow. Ensure safe access for bicyclists.
17. Look into ways to provide water spigots at drinking fountains to promote use of reusable water bottles.
18. Carefully consider ways to provide good daylighting for general student gathering spaces (e.g., to replace the Skylight area) and for student group offices.

Please review the attached project background materials prior to the meeting.

Action: No formal action is requested. The committee's comments will be considered as the project moves forward.

- cc. Vicki Arbeiter, Geological Sciences (Columbia and Volcanology Bldg Mgr)
RaDonna Aymong, Environmental Studies (Columbia Bldg Mgr)
Vince Babkirk, Facilities Services
Patrick Bartlein, Geography (Columbia Bldg Mgr)
Martina Bill, CPRE
Brad Black, Housing
Gwen Bolden, DPS
Jane Brubaker, Facilities Services
Linda Campbell, Linguistics (Straub Bldg Mgr)
Kathy Cashman, Geological Sciences (Volcanology Bldg Mgr)
Darin Dehle, Campus Operations
Ben Eckstein, ASUO
Lisa Gardner, Eugene Planning
Dan Geiger, Outdoor Program
Keith Gonzalez, Biology (Willamette Bldg Mgr)
Terri Harding, Eugene Planning
George Helbling, Psychology (Straub Bldg Mgr)
Dave Hubin, President's Office
Natasha Koiv, SERA Architects
Harlan Lefevre, Physics (Volcanology Bldg Mgr)
Garrick Mishaga, Campus Ops
Wendy Polhemus, EMU
Geri Richmond, Chemistry (Willamette Bldg Mgr)
David Strom, Physics (Volcanology Bldg Mgr)
Fred Tepfer, CPRE
Dana Winitzky, EMU

EMU Expansion and Renovation Project – CPC Meeting 2

Erb Memorial Union Expansion and Renovation Campus Planning Committee – Meeting 2 January 27, 2012

Project Description

The Erb Memorial Union project includes substantial renovation of the 1950's wing of the building, including preservation of sections most compelling historically and architecturally, and demolition and replacement of the 1970's wing. The vision is to create an expanded university center by providing programs, services, and spaces that are fully aligned and support the academic mission and values of the institution.

The renovated EMU will promote engagement of campus constituencies—students, faculty, and staff—and provide a venue to welcome the public into our campus. It will support educational, social, and recreational initiatives that engage faculty and staff and spark the intellectual curiosity of students. The renovated EMU will host expanded activities during evenings and weekends, activate the heart of campus, and contribute to the overall residential quality of campus. The completed project will demonstrate integration of academic uses into the building. The future EMU will play an elevated role in recruitment and retention of students, and will serve as the home base for student government and student multicultural programs, both occupying prominently featured spaces. The EMU will demonstrate high quality design and use of materials, and showcase sustainability and technology achievement in support of student scholarly expression. The new EMU will feature formal and informal public spaces that are welcoming to campus and community constituencies, and announce the EMU as the central hearth for campus.

In supplement to other current building uses, special attention will be directed to the design of the following functional spaces/areas:

- Student organizational space to include a variety of centers or suites, student union spaces, and shared student organization space that extends the building's capacity to support ASUO recognized student organizations.
- Expanded conference facilities to accommodate campus departmental or professional organization gatherings, as well as public conference use to generate income and help reduce reliance on student fees.
- Added meeting space for general student and campus department use.
- A 1,000-seat concert hall with superior acoustic design.
- A computer lab and extended smart building infrastructure.
- Expanded retail foods and general retail space.
- A campus pub with food and beverage service appropriately placed within the building to facilitate social gatherings and celebrations commensurate with the building's heart of campus location.
- Public spaces commensurate with a major university building and campus university center adequate to support high volume daily use, large performances, conferences, exhibits, and display of art.

EMU Expansion and Renovation Project – CPC Meeting 2

The existing EMU is approximately 223,000 gross square feet and the proposed EMU Expansion and Renovation is anticipated to be 250,888 gross square feet total building project.

Campus Plan Policies and Patterns

The following pages contain a list of *Campus Plan* policies and patterns. As described in the Plan, patterns in **bold typeface** must be considered for every project. Every pattern in this list must be discussed with the user group during the design process, and designs may be evaluated using this list as a tool..

Policies:

- POLICY 2: OPEN-SPACE FRAMEWORK – Designated open spaces, pedestrian pathways, trees
- POLICY 3: DENSITIES
- POLICY 4: SPACE USE AND ORGANIZATION
- POLICY 5: REPLACEMENT OF DISPLACED USES - Parking
- POLICY 6: MAINTENANCE AND BUILDING SERVICE – Service area and access
- POLICY 7: ARCHITECTURAL STYLE AND HISTORIC PRESERVATION
- POLICY 8: UNIVERSAL ACCESS
- POLICY 9: TRANSPORTATION - Parking, pedestrians, and bikes
- POLICY 10: SUSTAINABLE DESIGN
- POLICY 11: PATTERNS
- POLICY 12: DESIGN AREA SPECIAL CONDITIONS – Design Area E, Student Services and Academics

Patterns:

LARGE SCALE CAMPUS:
Universal Access
Sustainable Development
Open-space Framework
Welcoming to All

Outdoor Classroom
Campus Trees
Promenade
Good Neighbor
Open University

TRANSPORTATION:

Local Transport Area
Bike Paths, Racks, and Lockers
Paths and Goals
Road Crossings
Pedestrian Pathways

Spillover Parking
Shielded Parking and Service Areas
Small Parking Lots in Campus Core
Peripheral Parking

SITE ARRANGMENT:

Site Repair
Use Wisely What We Have
Existing Uses/Replacement
Positive Outdoor Space
South Facing Outdoors
Quiet Backs
Main Building Entrance
Building Complex
Seat Spots
Family of Entrances
Tree Places

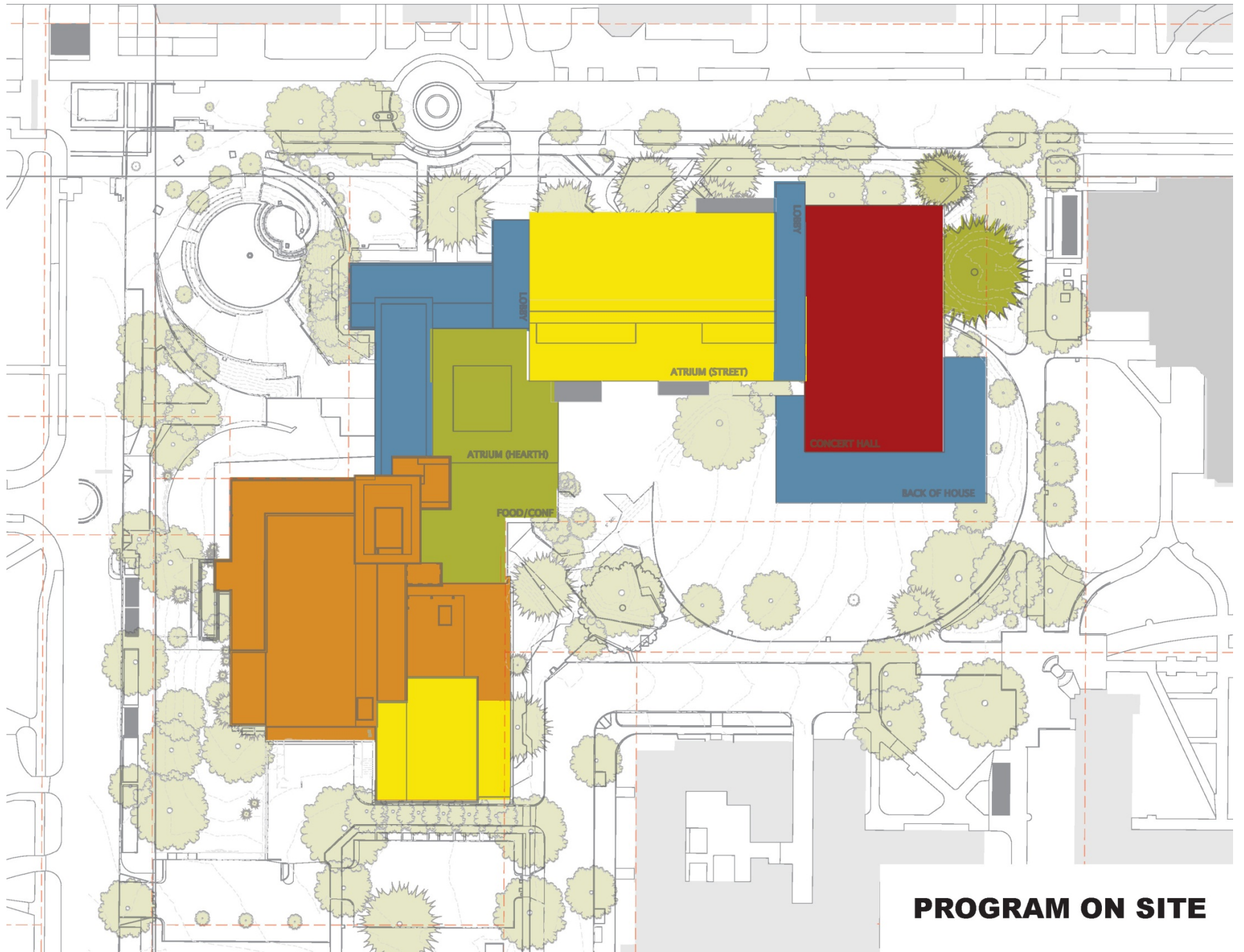
EMU Expansion and Renovation Project – CPC Meeting 2

Water Quality
Accessible Green
Local Sports
Public Outdoor Room
Small Public Squares
Activity Nodes

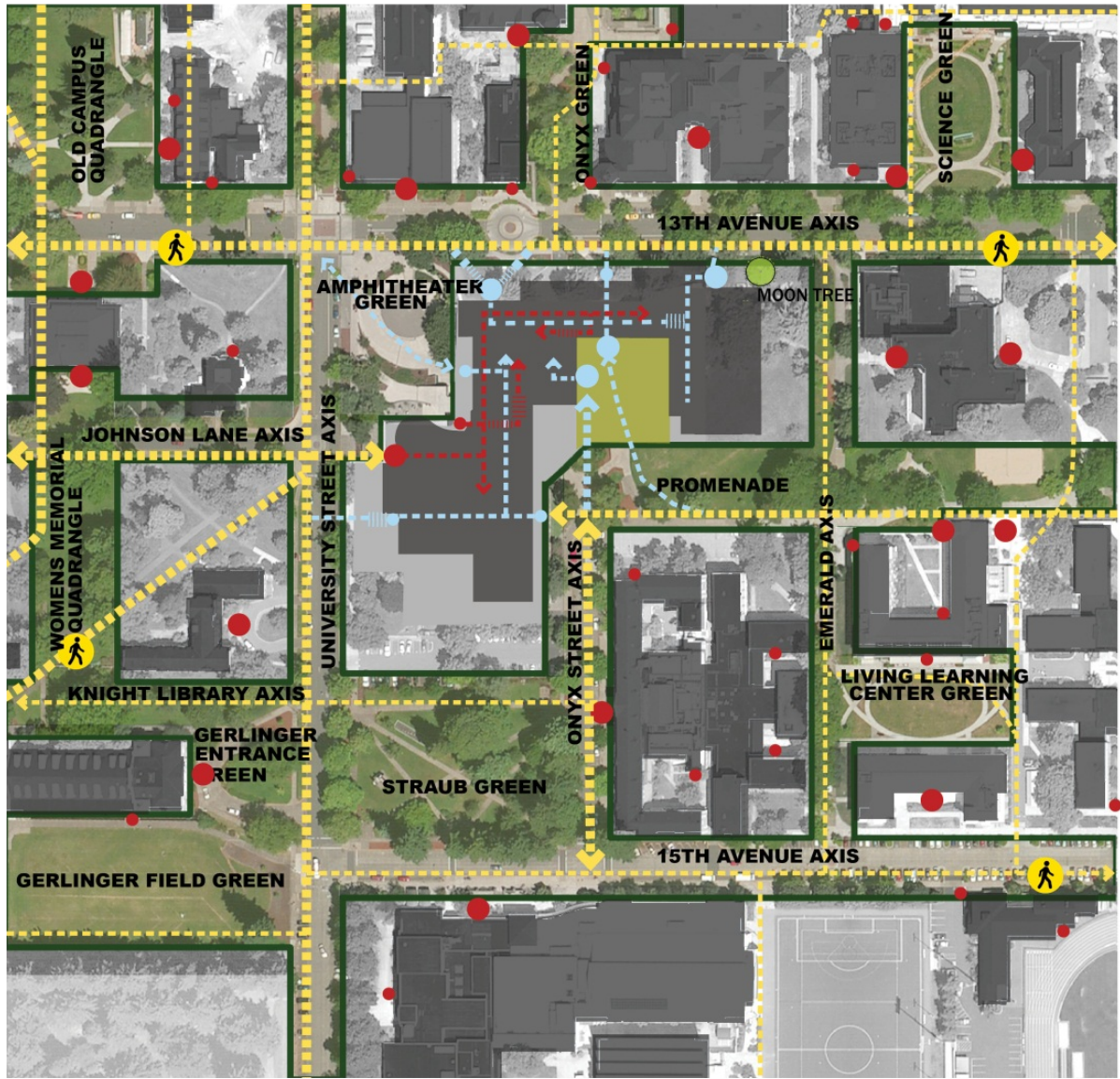
BUILDING DESIGN:

Four-story Limit
Architectural style
Building Character and Campus Context
Arcades
Operable Windows
Flexibility and Longevity
Connected Buildings
Access to Water
Sitting Walls

Future Expansion
Pools of Light
Wholeness of Project
Wings of Light
Quality of Light
Organizational Clarity
Building Hearth
Office Connections
Public Gradient
Classroom Distribution
Fabric of Departments
No Signs Needed Faculty-Student Mix
Places to Wait
Enough Storage



PROGRAM ON SITE



**SHIELDED PARKING & SERVICE AREAS SITE REPAIR
SMALL PARKING LOTS
SITE REPAIR**

EXISTING SOUTH LOT TO RECEIVE NEW LANDSCAPE SCREENING & IMPROVED PAVING. LOT COULD ALSO BE DIVIDED INTO SMALLER SECTIONS USING PLANTINGS TO BREAK DOWN THE SCALE.

**COMMON AREAS AT THE HEART
PROMENADE
PUBLIC OUTDOOR ROOM**

THE NEW SOUTH OPEN SPACE FORMS A SEMI-ENCLOSED COURT OR OUTDOOR ROOM. THIS IS ALSO THE OUTDOOR COMPONENT OF THE BUILDING HEARTH FORMING THE CENTER OF STUDENT ACTIVITY ON THE SITE AND PROVIDING A PLACE FOR THEM TO SEE AND BE SEEN (PROMENADE).

**ACCESSIBLE GREEN
SOUTH FACING OUTDOORS
POSITIVE OUTDOOR SPACE**

THE NEW SOUTH OPEN SPACE WELCOMES SUNLIGHT AND ACTIVITY. IT WOULD BE ACCESSIBLE TO ALL STUDENTS COMING FROM ANY PART OF CAMPUS. ITS INTENT IS TO BE AN ENERGETIC SPACE THAT CREATES A TRUE CENTER FOR THE CAMPUS.

**ACTIVITY NODES
PATH NETWORK**

THE NEW AND REVISED FUNCTIONS OF THE EMU WILL ENHANCE THE EXISTING NETWORK OF PATHS LEADING TO IT AND HELP TO DRAW STUDENTS THROUGH THE BUILDING RATHER THAN UNDER & AROUND IT. IT PROVIDES A CENTER OF ACTIVITY AS THE CULMINATION OF THE PROMENADE, ONYX STREET AXIS, JOHNSON LANE AXIS AND UNIVERSITY STREET AXIS. ITS PRESENCE AS AN ACTIVE NODE WILL ALSO BE AMPLIFIED ALONG THE 13TH AVENUE AXIS WHICH PREVIOUSLY SEEMED SOMEWHAT DISCONNECTED FROM THE EMU.

**PATHS & GOALS
FAMILY OF ENTRANCES**

SIMILAR TO THE PATTERNS ABOVE, THE ARRANGEMENT OF ENTRANCES & ACTIVITIES ON THE SITE ENHANCE CURRENT PATHS AND ADD NEW VISIBLE GOALS & ENTRIES THAT ARE CONSISTENT WITH THE EXISTING PATTERNS ALONG THE CURRENT OPEN SPACE AXES.

BIKE PATHS & RACKS

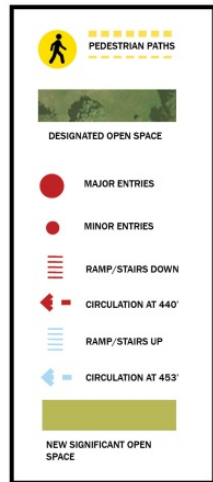
BIKE CIRCULATION & PARKING IS A MAJOR COMPONENT TO THE FUNCTION OF THE EMU AND WILL BE UTILIZED TO ENHANCE THE CULTURE OF BICYCLE TRANSPORTATION ON THE CAMPUS. RACKS WILL BE PROVIDED NEAR ALL MAJOR ENTRY POINTS AS THEY RELATE TO MAJOR BIKE ROUTES & PATHS.

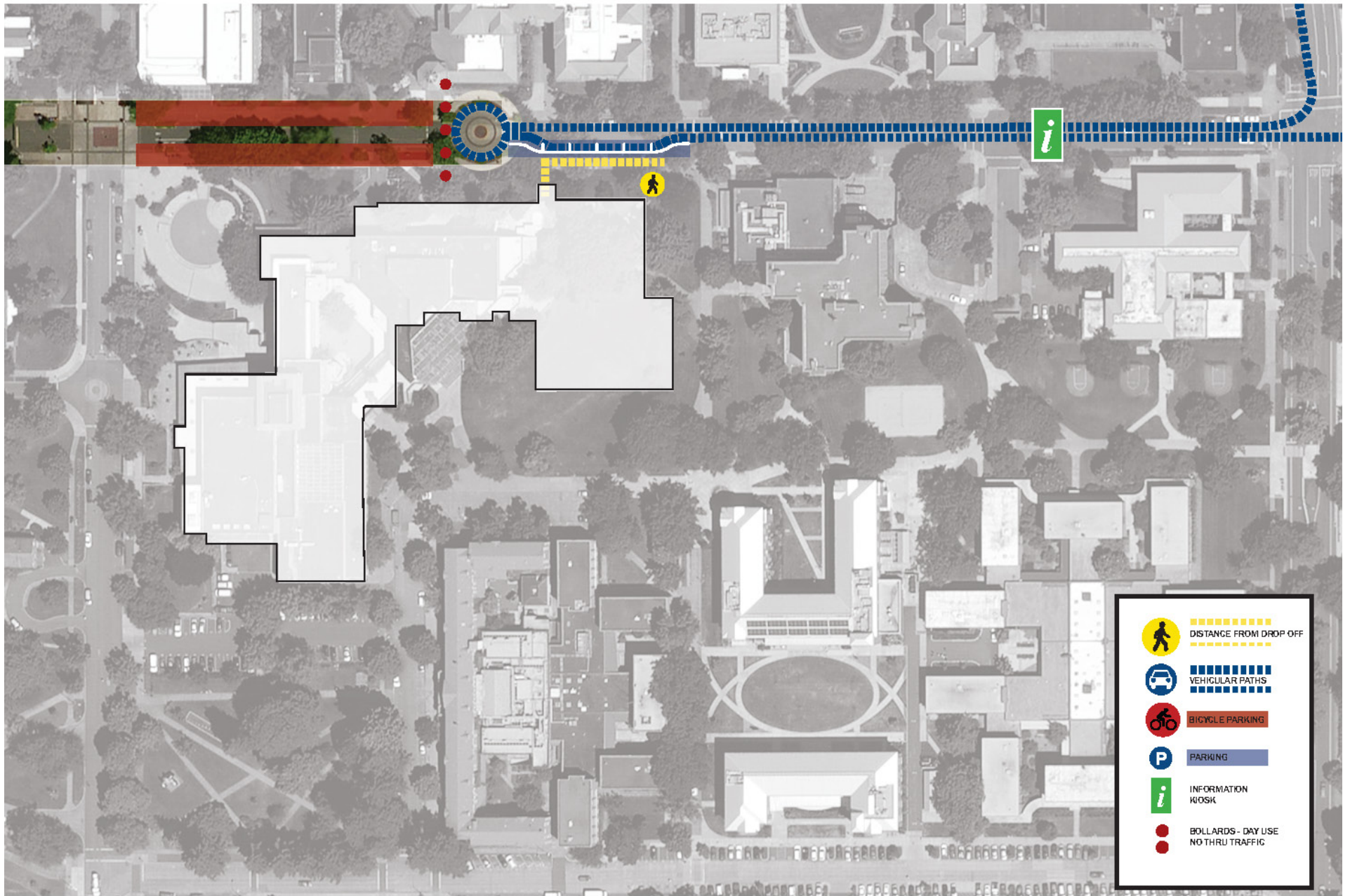
**ARCADES
LIGHT ATTRACTS USE
LOCAL SPORTS**

THESE ATTRIBUTES CAN ENHANCE THE OUTDOOR SPACES AS DESCRIBED PREVIOUSLY. THEY WILL BE INTEGRATED AS MUCH AS POSSIBLE INTO THE LANDSCAPE & BUILDING FACADES ALONG THE NEW & EXISTING OPEN SPACES. THE RECREATIONAL SPORTS FUNCTIONS OF THE PROMENADE WILL CONTINUE TOWARD THE NEW SOUTH OPEN SPACE WHERE THEY WILL TRANSITION TO MORE FLEXIBLE ACTIVE USES.

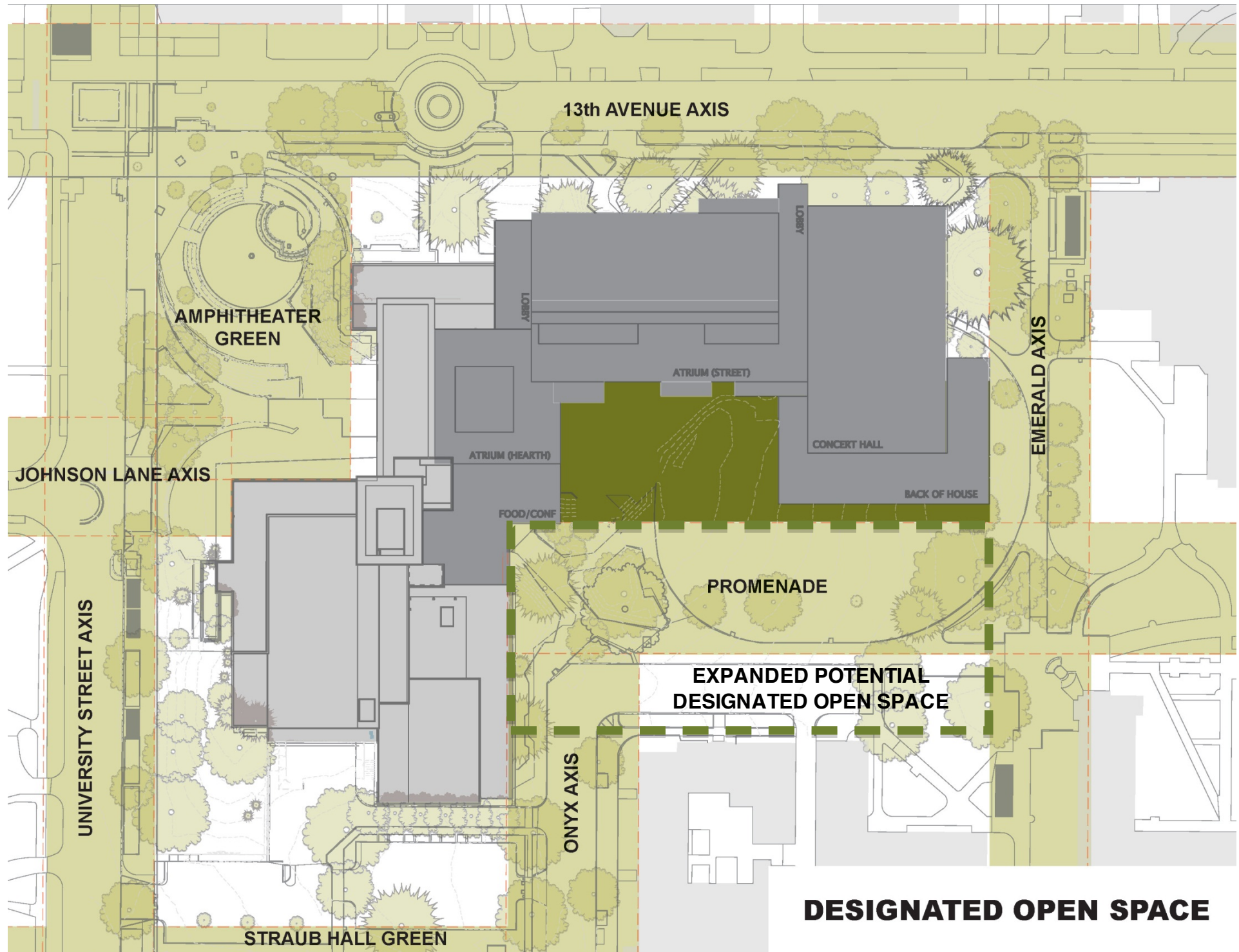
**MAIN BUILDING
MAIN ENTRANCE**

THE NEW EMU WILL NOW TRULY FUNCTION AS A MAIN BUILDING FOR THE CAMPUS WITH CLEAR MAIN ENTRIES THAT LEAD TO THE CENTRAL HEARTH SPACE. THERE WILL ALSO BE SECONDARY ENTRIES PRESENT ALL AROUND THE BUILDING TO PROVIDE PERMEABILITY AND INVITE STUDENTS TO ENTER FROM ALL DIRECTIONS, THOUGH THE PRIMARY CIRCULATION & ENTRIES WILL BE MADE CLEAR BY THE PATHWAYS & ARCHITECTURE.





RELOCATED TURN AROUND / DROP OFF



DESIGNATED OPEN SPACE