



May 20, 2013

To: Campus Planning Committee

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

Subject: **Record** of the April 25, 2013 Campus Planning Committee Meeting

Attending: Carole Daly (Chair), Hilary Gerdes, George Hecht, Dana Johnston, Katy Lenn, Gregg Lobisser, Ron Lovinger, Dennis Munroe, Chris Ramey, Rob Thallon, Laura Willey

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

Guests: James Bartik (NSU, AASU), Margaret Bean (UO Libraries), Martina Bill (CPRE), Allen Faigin (EMU), Dan Geiger (Outdoor Program), Larry Gilbert (Cameron McCarthy), Joshua Harris (EMU), Diane Hoffman (EMU), Garrick Mishaga (Campus Ops), Eric Philps (SERA), Wendy Polhemus (EMU), Jessi Steward (EMU), Walker Templeton (SERA), Fred Tepfer (CPRE), Garrett Watkins (EMU), Dana Winitzky (EMU)

Agenda:

1. Campus Density Assessment Part One – Check in

Background: The DPIT Subcommittee chair explained the purpose of the check in - to solicit committee feedback about proposed *Campus Plan* amendments prior to the public hearing and formal review. He described the DPIT Subcommittee's recommendations as described in the meeting mailing.

Discussion: No concerns or suggested changes were stated, thus indicating general agreement to proceed with the amendments as proposed.

Action: No formal action was requested. The committee's comments will be taken into consideration as the proposal is refined and moves forward for further review.

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

Background: The chair reviewed the purpose of the agenda item.

Staff reviewed applicable *Campus Plan* policies and patterns. She summarized prior committee comments.

Gregg Lobisser, Project User Group member and CPC member, introduced the project. He said the project scope has been reduced; the concert hall and associated uses are no longer included. The reduced project scope still will renovate the original 1950s building and replace the 1970s addition. Four basic goals are to fully integrate student organizational space, retain considerable informal lounge space, add more food/non-food seating areas, and add more meeting spaces. In addition, the building

is framed by open spaces and presents an opportunity to add a new central open space, which would become part of the designated open-space framework. Gregg described a series of positive design changes that have been made in response to prior committee comments including a realignment of the atrium, a refined materials palette to better link to the existing building, and improved universal access across the site.

Larry Gilbert from Cameron McCarthy Landscape Architecture and Planning reviewed the site design as described in the meeting mailing. Key considerations include creating a new south lawn open space, possibly eliminating the 14th Avenue parking area, accommodating an outdoor Craft Center covered work area (within the designated open space), addressing the key intersection where Onyx Street meets the proposed south lawn, providing bike parking and circulation, improving pedestrian circulation to and through the site, and accommodating service access (particularly at the EMU loading dock). An anticipated 70,000-75,000 square feet of open space would be enhanced.

Walker Templeton from SERA reviewed the proposed building design as described in the meeting mailing. The proposed addition would replace the 1970s wing; it would be shifted closer to 13th Avenue leaving more space for a new south lawn and room for possible future development to the east. He introduced two south elevation design options and asked for committee feedback. He noted that the east facing outdoor workspace for the Craft Center would be enclosed and covered—its design and size is unresolved.

Discussion: The following is a compilation of committee members' comments and suggestions:

- Ensure that equal attention is paid to the both building and the landscape. Make the landscape design intentional; resolve open spaces that appear left over and carefully assess ways to enhance landscape elements, especially along the north side of the building (from the building façade to 13th Avenue). Carefully link the landscape design to the building design; consider as one piece.
- Carefully consider ways to ensure that the lower entrance and landscaped area on the north side of the building does not feel like the back of the building or become an unwelcoming dark and damp area. Ensure there are clear views and welcoming access point for all from 13th Avenue; ensure that the space between the street edge and the building does not become too cluttered and feel blocked (e.g., with bike parking).
- Recognize the importance of the 13th Avenue sidewalk. Ensure it is inviting and designed to accommodate pedestrian traffic traveling east/west.
- Recognize the potential to improve the outdoor room created by the existing EMU's south façade and Straub Hall's west façade (Straub Hall Green and parking area). Look for ways to better connect the building's south façade (particularly the view out from the existing bank of windows) to Straub Hall Green (e.g., possibly move the service drive or remove some parking).
- Look for ways to further activate the south-facing outdoor spaces (e.g., add covered outdoor seating areas similar to the Living Learning Center, integrate balconies, and consider deciduous trees for shading).
- Carefully consider the interconnections of the EMU project, the SRC project, and the Straub Hall projects. Show how they all work together.
- Make the new main east entrance relate better to the open space and feel like a special, identifiable feature (e.g., think about how the original west entrance and fishbowl successfully accomplish this).

- Incorporate architectural elements and details into the façades to better connect to the existing building design (e.g., add design details that enrich window openings, brick courses, the building base, and roofline).
- Option B for the south façade is preferred. The large glazing takes better advantage of the connection to the outdoors, the shape of the opening better relates to interior uses, the vertical scale helps break up the large façade, and the simplified shape eliminates the appearance of random openings creating a more cohesive façade design.

In response to a member's question, the design team said that the proposed bookstore location would be used for another retail use or student activity if the bookstore did not end up using the space.

In response to a member's question, the design team said that south facing outdoor seating is proposed for the large outdoor plaza space adjacent to the new eating facilities and main building entrance. Openable doors to create indoor/outdoor areas are desired. Also, a covered outdoor area is proposed adjacent to the proposed new south-facing conference room. Smaller courtyard spaces are proposed along the edges of the large open space.

Members questioned the appropriateness of the identified future building site east of the proposed addition. Staff noted that the committee is not being asked to determine whether the site is appropriate as part of this project. The committee is asked to ensure that the current project is complete as proposed. However, it is good to keep the potential for future development in mind. The design team added that the existing landscaping would be retained in the area east of the proposed addition; it would serve as a less formal landscaped area.

Design team members confirmed that the 13th Avenue sidewalk and street trees would remain intact. The proposed addition would be about 40 feet from the street edge leaving room for bike parking and a landscaped transition area between the street sidewalk and the new, lowered walkway along the addition's north edge.

A member noted the importance of addressing daylighting and shading. Design Team members said that south-facing solar gain has been carefully considered. The current design incorporates building openings intentionally sized and located to frame special interior uses rather than proposing a wide expanse of glazing. The goal is to avoid the need for attached shading devices. The openings are recessed and integrate into the overall building design. Also, a clerestory replaces the originally proposed skylights.

Action: No formal action was requested. The committee's comments will be taken into consideration as the proposal is refined and moves forward for further review.

Please contact this office if you have questions.

cc. Vicki Arbeiter, Geological Sciences (Columbia and Volcanology Bldg Mgr)
RaDonna Aymong, Environmental Studies (Columbia Bldg Mgr)
Vince Babkirk, Campus Ops
James Bartik, NSU, AASU
Patrick Bartlein, Geography (Columbia Bldg Mgr)
Margaret Bean, UO Libraries
Martina Bill, CPRE
Gwen Bolden, DPS

Jane Brubaker, Campus Ops
Carolyn Burke, Eugene Planning
Linda Campbell, Linguistics (Straub Bldg Mgr)
Deb Carver, UO Libraries
Kathy Cashman, Geological Sciences (Volcanology Bldg Mgr)
Darin Dehle, Campus Ops
Allen Faigin, EMU
Dan Geiger, Outdoor Program
Keith Gonzalez, Biology (Willamette Bldg Mgr)
Terri Harding, Eugene Planning
Joshua Harris, EMU
George Helbling, Psychology (Straub Bldg Mgr)
Laura Hinman, ASUO
Diane Hoffman, EMU
Dave Hubin, President's Office
Karen Hyatt, Community Relations
Natasha Koiv, SERA Architects
Harlan Lefevre, Physics (Volcanology Bldg Mgr)
Gus Lim, Housing
Lisa Manotti, Development
Carolyn McDermed, UOPD
Garrick Mishaga, Campus Ops
David Opp-Beckman, Housing
Wendy Polhemus, EMU
Geri Richmond, Chemistry (Willamette Bldg Mgr)
Jessi Steward, EMU
David Strom, Physics (Volcanology Bldg Mgr)
Cathy Soutar, CPRE
Walker Templeton, SERA
Fred Tepfer, CPRE
Garrett Watkins, EMU
Mark Watson, UO Libraries
Dana Winitzky, EMU