



June 6, 2013

MEMORANDUM

To: Campus Planning Committee

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

Subject: Campus Planning Committee Meeting, June 12, 2013

The next meeting of the Campus Planning Committee (CPC) will be held on Wednesday, June 12, 2013 from 2:00 to 3:30 P.M. in the EMU Walnut Room (located near the UPS office).

Members, please tour the project site prior to the meeting. All meetings are open to the public.

Agenda:

1. Erb Memorial Union Expansion and Renovation Project – Schematic Design

Background: The purpose of this agenda item is to review the proposed schematic design for the Erb Memorial Union Expansion and Renovation Project. Please review the project background materials and relevant *Campus Plan* policies and patterns prior to the meeting (separate attachment).

The CPC most recently reviewed this project at its April 25, 2013 meeting. The following is a compilation of committee members' comments and suggestions:

1. 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.
2. 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).
3. Recognize the importance of the 13th Avenue sidewalk. Ensure it is inviting and designed to accommodate pedestrian traffic traveling east/west.
4. 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).
5. 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).
6. Carefully consider the interconnections of the EMU project, the SRC project, and

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- the Straub Hall projects. Show how they all work together.
7. 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).
 8. 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).
 9. 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.

Additional committee comments from prior meeting are summarized in the attachment on page 3.

Action: The committee's comments is being asked to determine if the proposed schematic design for the Erb Memorial Union Expansion and Renovation Project is consistent with the *Campus Plan* and to formulate a recommendation to the president.

Please contact this office if you have questions.

cc. Vicki Arbeiter, Geological Sciences (Columbia & Volcanology Bldg Mgr)	Laura Hinman, ASUO
RaDonna Aymong, Environmental Studies (Columbia Bldg Mgr)	Diane Hoffman, EMU
Vince Babkirk, Campus Ops	Dave Hubin, President's Office
James Bartik, NSU, AASU	Karen Hyatt, Community Relations
Patrick Bartlein, Geography (Columbia Bldg Mgr)	Natasha Koiv, SERA Architects
Gwen Bolden, DPS	Harlan Lefevre, Physics (Volcanology Bldg Mgr)
Jane Brubaker, Campus Ops	Gus Lim, Housing
Carolyn Burke, Eugene Planning	Carolyn McDermed, UOPD
Linda Campbell, Linguistics (Straub Bldg Mgr)	Garrick Mishaga, Campus Ops
Kathy Cashman, Geological Sciences (Volcanology Bldg Mgr)	Jo Niehaus
Darin Dehle, Campus Ops	David Opp-Beckman, Housing
Allen Faigin, EMU	Martina Oxoby, CPRE
Dan Geiger, Outdoor Program	Wendy Polhemus, EMU
Keith Gonzalez, Biology (Willamette Bldg Mgr)	Geri Richmond, Chemistry (Willamette Bldg Mgr)
Terri Harding, Eugene Planning	Jessi Steward, EMU
Joshua Harris, EMU	David Strom, Physics (Volcanology Bldg Mgr)
George Helbling, Psychology (Straub Bldg Mgr)	Walker Templeton, SERA
	Fred Tepfer, CPRE
	Garrett Watkins, EMU
	Dana Winitzky, EMU

**Attachment 1 – Erb Memorial Union Expansion and Renovation Project
Additional Campus Planning Committee Comments**

In addition to the April 25, 2013 CPC review, summarized in the meeting mailing, the committee reviewed the project at its March 15, 2012 meeting. This review focused on initial elevation designs as well as refinements to the site design. The following is a compilation of member's comments (*please note that some of the comments were not applicable to the revised project description and, therefore, are not included below*):

1. Refine the design and location of the south plaza west entrance to clearly convey its role as a main entrance, which leads to a significant public space and provides clear and direct access through the building. As designed, the entrance does not stand out as a main entrance, and it is not aligned with site lines or the most direct travel paths through the building.
2. Provide a direct pedestrian route through the building for those desiring a direct path. If all travel paths are too circuitous (even two minutes versus five minutes) students may avoid entering the building at all.
3. Explore ways to better relate the south façade's design to the historic EMU building and to the campus context as described in the *Campus Plan*. While a contemporary design is acceptable, the proposed design should be timeless and feel like an integral part of the University of Oregon campus. This is particularly important for a student center, which is the heart of student life on campus; it should be clear that you are on the University of Oregon campus when looking at the building from all sides. The current design, in particular the south façade, does not seem to do this—it is too boxy with limited use of brick. Landscape features of brick and limestone are a good way to link the site to the larger campus, but the building itself should also relate to the campus context.
4. Explore ways to better relate the design of the concert hall to the historic EMU building and the campus context. While a contemporary design is acceptable, including the possible use of some limestone and other materials, the proposed design should integrate the scale and detailing of the existing EMU and other campus brick buildings. The current predominant use of limestone and glass does not achieve this goal; therefore, consider design options that feature brick.
5. Ensure that connections to the streets work well.
6. Continue to strive for universal access throughout the site.
7. Continue efforts to enhance bike and pedestrian access on 13th Avenue and University Street.
8. Ensure that the reduction of auto parking would not have a deleterious effect on the rest of campus. Ensure that parking and service needs would still be adequately addressed in this area and the surrounding areas.

Furthermore, the CPC reviewed initial siting and massing options at its January 27, 2012 meeting. The following is a compilation of member's comments (*please note that some of the comments are not applicable to the revised project description and, therefore, were not included below*):

1. Ensure that bicycle movement is addressed to and through the site.
2. Consider integrating an area that could be used for outdoor concerts.
3. Continue efforts to convert the Straub Hall parking lot into an enhanced pedestrian zone (with limited special event parking).
4. Consider ways to further de-emphasize the visual impacts of the EMU parking lot.
5. Ensure that service and delivery needs for adjacent buildings and uses are accommodated (e.g., Willamette Hall and Straub Hall). In particular,

accommodate required existing vehicular access on 13th Avenue for such activities as school bus drop off and deliveries.

6. When considering 13th Avenue design solutions, look long term; the further east the turnaround can be moved, the better.
7. Ensure that the proposed new south-facing open space addresses the special character and uses of the existing east lawn. In particular, accommodate the less formal recreational uses, such as Frisbee, that are important to students.
8. Continue efforts to provide universal access through passive design elements. Ensure access for all to and through the site.
9. Continue pursuing the idea of relocating the Craft Center to enliven University Street.

Furthermore, the CPC also held preliminary discussions about this project at Meeting One (March 8, 2011). The committee supported the identified *Campus Plan* patterns and policies for the project (refer to attachment, page 3) with the understanding that the following comments would be considered as the project moves forward (*please note that some of the comments are not applicable to the revised project description and, therefore, were not included below*):

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).
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. 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.
14. Resolve parking traffic flow. Ensure safe access for bicyclists.
15. Look into ways to provide water spigots at drinking fountains to promote use of reusable water bottles.
16. Carefully consider ways to provide good daylighting for general student gathering spaces (e.g., to replace the Skylight area) and for student group offices.

EMU Expansion and Renovation Project –
CPC Schematic Design Approval Meeting #5

Erb Memorial Union Expansion and Renovation
Campus Planning Committee – Schematic Design Approval Meeting #5
June 12, 2013

Project Description

As presented in the last Campus Planning Committee check-in meeting in April, a positive student referendum was achieved in Fall 2012. The project presented then, and today, is the result of a new approved student fee, the removal of the Concert Hall from the project's program and design and a reduced total project budget. The redesigned Erb Memorial Union project still 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 a new 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 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 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.

EMU Expansion and Renovation Project –
CPC Schematic Design Approval Meeting #5

- 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.

The existing EMU is approximately 223,000 gross square feet and the proposed EMU Expansion and Renovation is anticipated to be 233,000 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 – Craft Center’s outdoor courtyard
- POLICY 6: MAINTENANCE AND BUILDING SERVICE – Service area and access
- POLICY 7: ARCHITECTURAL STYLE AND HISTORIC PRESERVATION
- POLICY 8: UNIVERSAL ACCESS
- POLICY 9: TRANSPORTATION – pedestrians and bikes
- POLICY 10: SUSTAINABLE DESIGN
- POLICY 11: PATTERNS
- POLICY 12: DESIGN AREA SPECIAL CONDITIONS – Design Area E, Student Services and Academics

Patterns most applicable to this project:

LARGE SCALE CAMPUS:

Universal Access
Open-space Framework
Outdoor Classroom
Promenade
Open University

Sustainable Development
Welcoming to All
Campus Trees
Good Neighbor

TRANSPORTATION:

Local Transport Area
Paths and Goals
Pedestrian Pathways
Shielded Parking and Service Areas

Bike Paths, Racks, and Lockers
Road Crossings
Spillover Parking

EMU Expansion and Renovation Project –
CPC Schematic Design Approval Meeting #5

SITE ARRANGMENT:

Site Repair

Existing Uses/Replacement

South Facing Outdoors

Main Building Entrance

Seat Spots

Tree Places

Accessible Green

Public Outdoor Room

Activity Nodes

Use Wisely What We Have

Positive Outdoor Space

Quiet Backs

Building Complex

Family of Entrances

Water Quality

Local Sports

Small Public Squares

BUILDING DESIGN:

Four-story Limit

Building Character & Campus Context

Operable Windows

Future Expansion

Wholeness of Project

Quality of Light

Building Hearth

Public Gradient

Fabric of Departments

Faculty-Student Mix

Enough Storage

Access to Water

Architectural style

Arcades

Flexibility and Longevity

Pools of Light

Wings of Light

Organizational Clarity

Office Connections

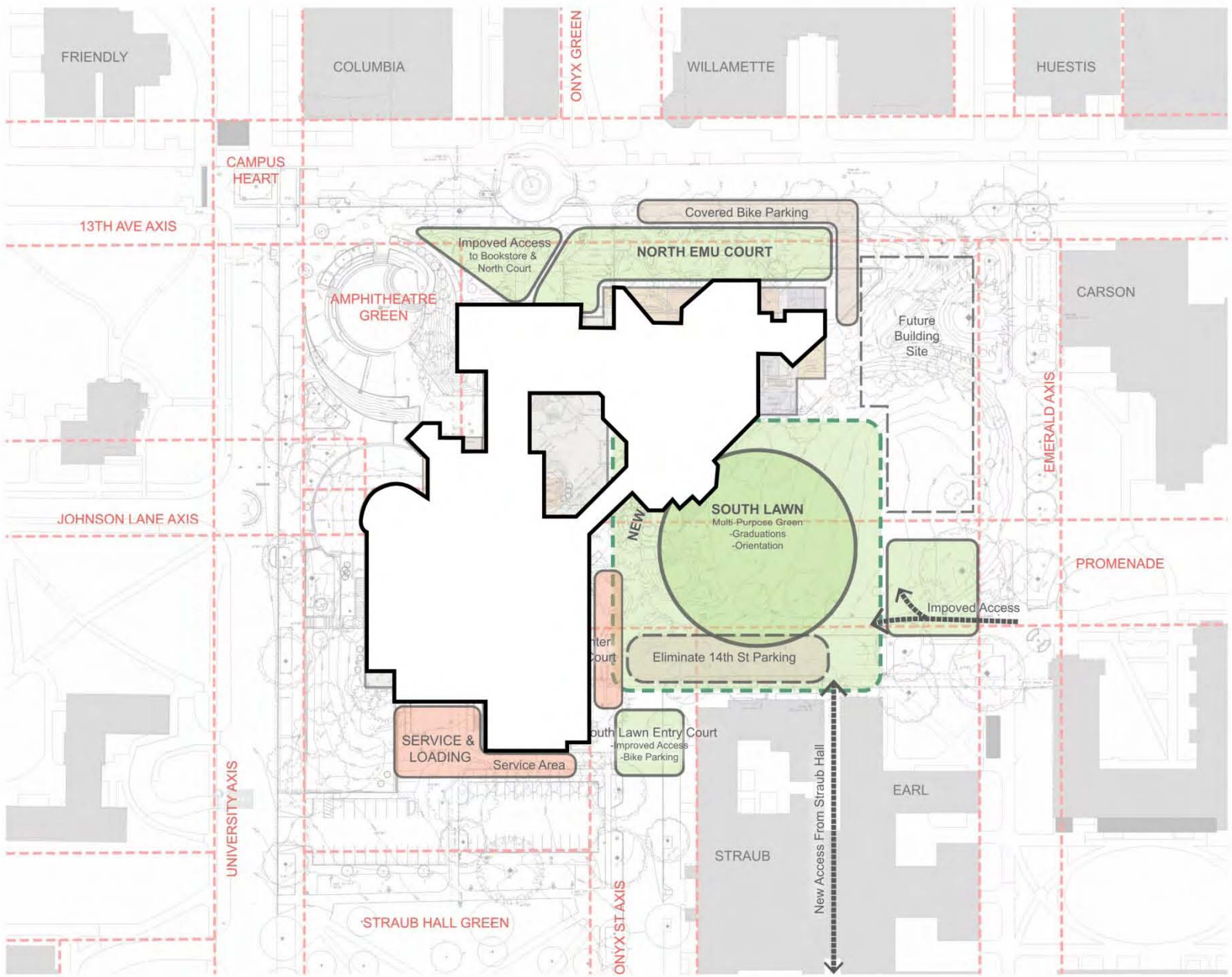
Classroom Distribution

No Signs Needed

Places to Wait

Connected Building

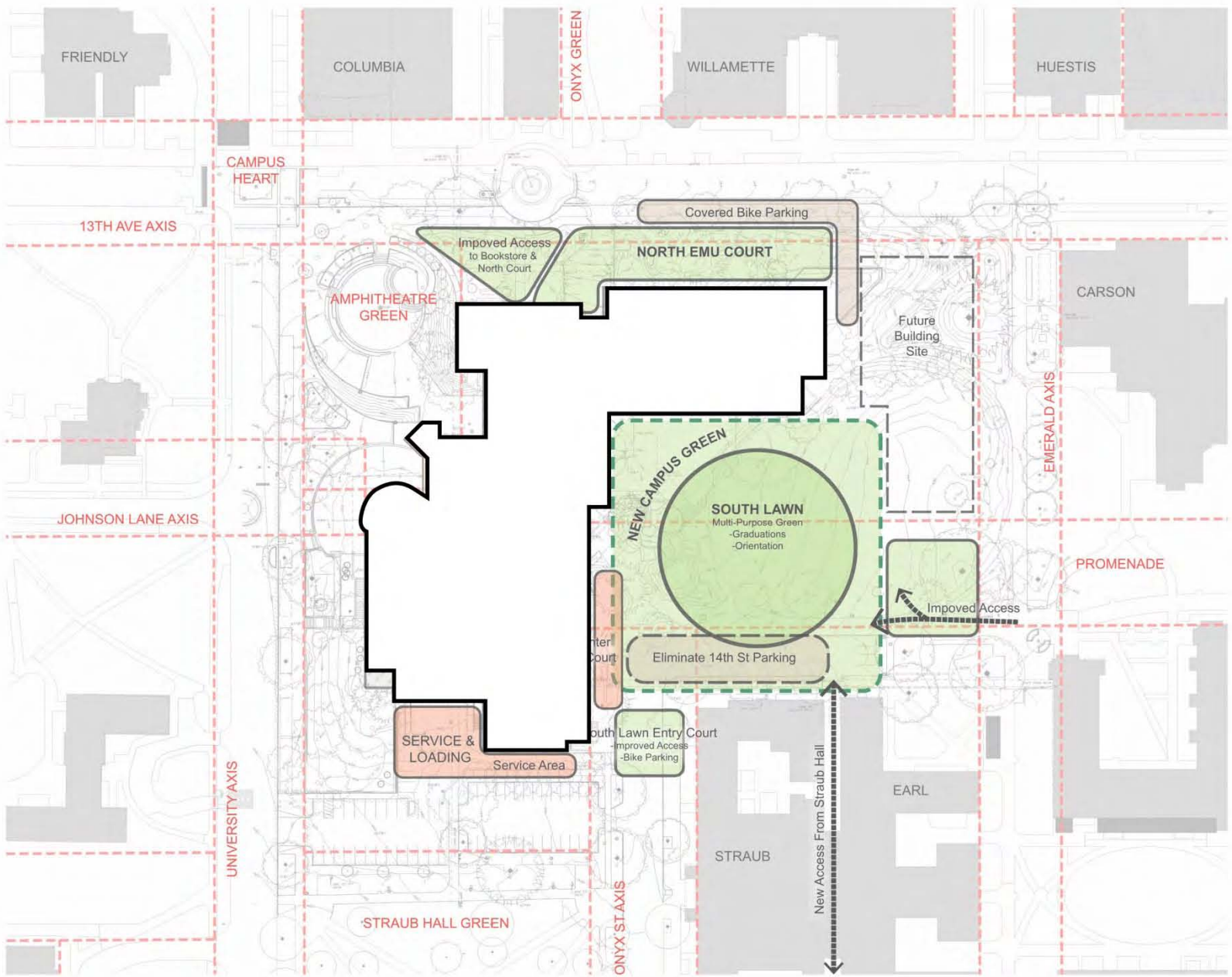
Sitting Walls



ERB MEMORIAL UNION
 ■ 100% SCHEMATIC DESIGN
 ■ 2012.05.18

SITE PLAN L002

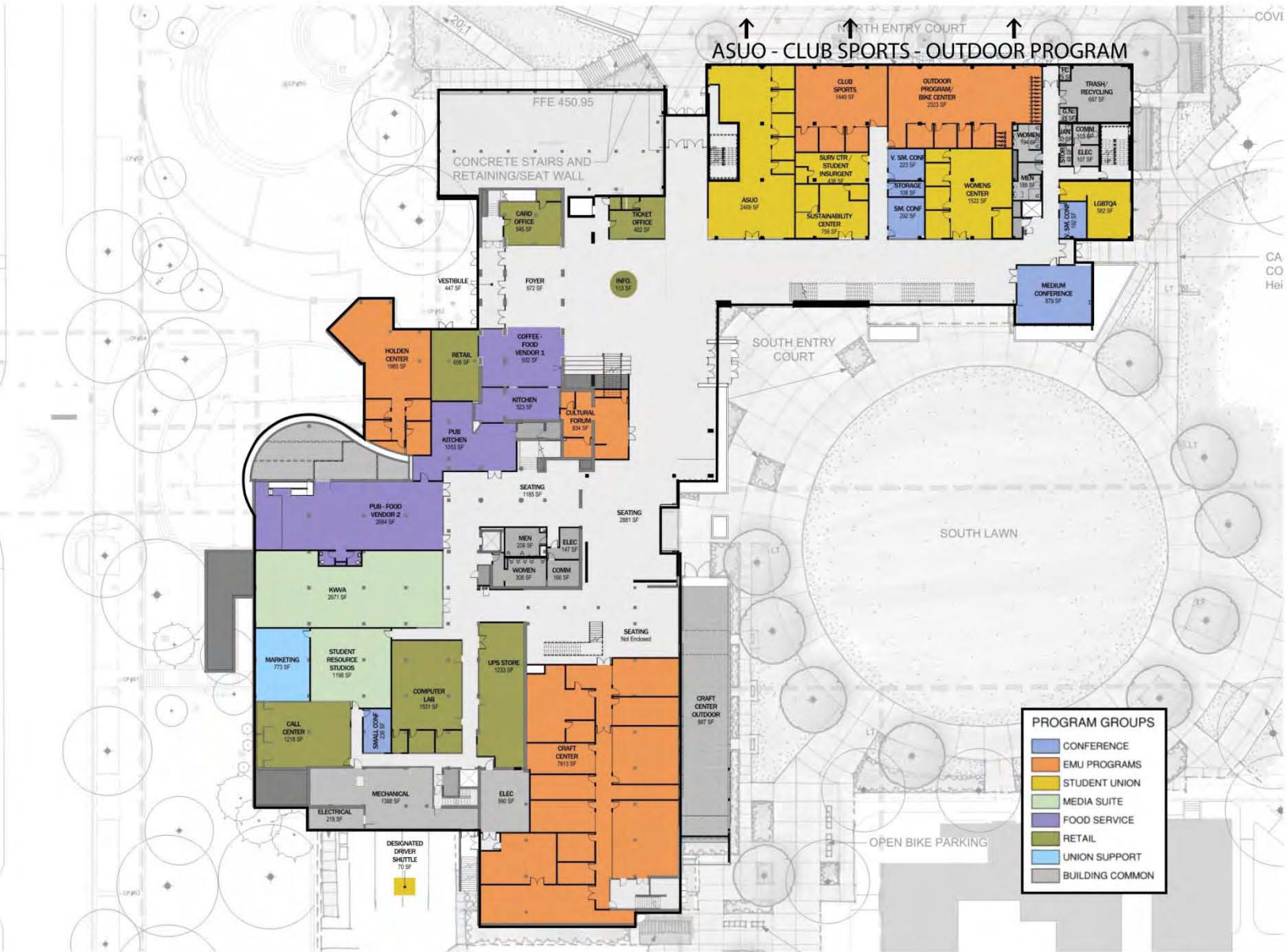
EMU EXISTING FOOTPRINT



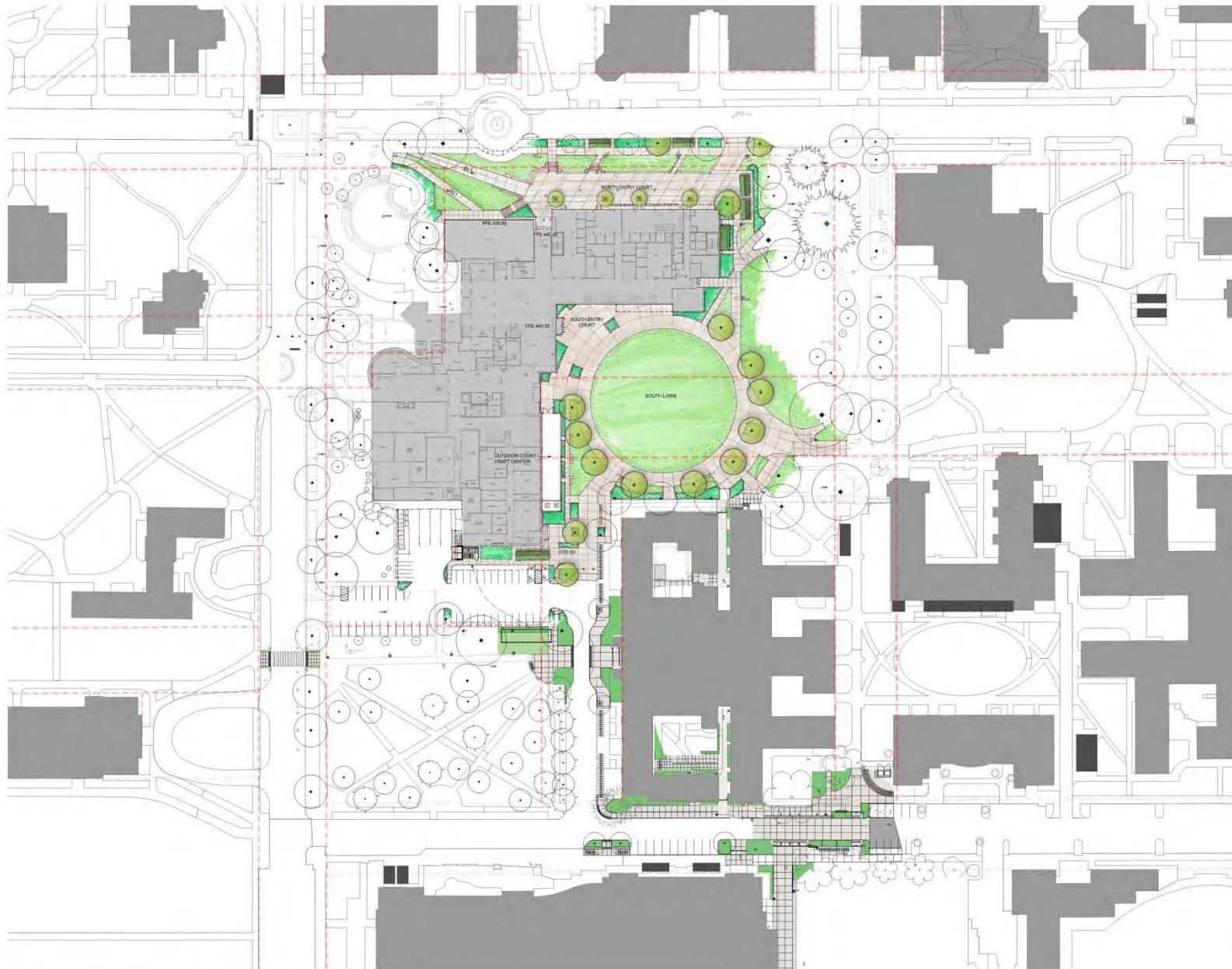
ERB MEMORIAL UNION
 ■ 100% SCHEMATIC DESIGN
 ■ 2012.05.18

SITE PLAN L002

EMU PROPOSED FOOTPRINT











NORTH ELEVATION



1 BRICK

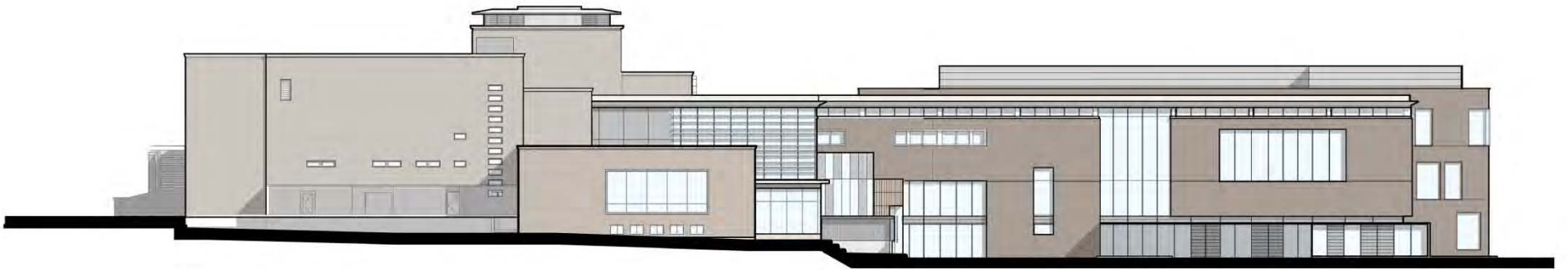


2 GLASS AND METAL PANEL TYPE 1



3 MULLION AND METAL PROFILE

NORTH ELEVATION - MATERIALS



SOUTH ELEVATION



1 BRICK



2 GLASS AND METAL PANEL TYPE 1



3 MULLION AND METAL PANEL TYPE 2

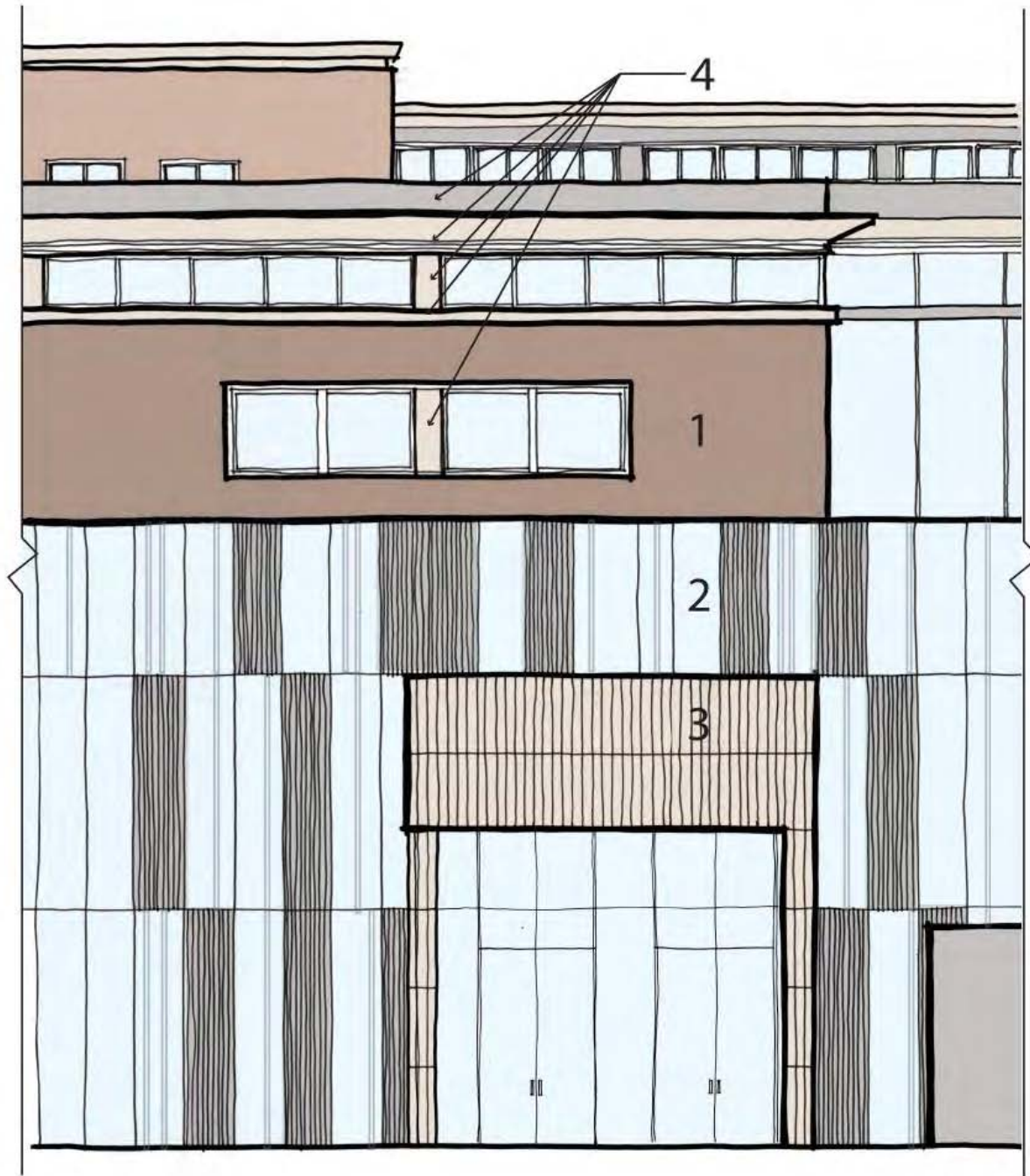


4 PRECAST

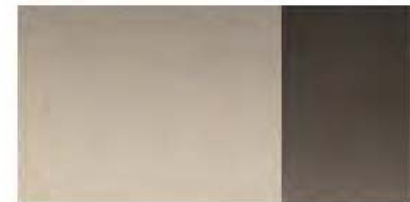
SOUTH ELEVATION - MATERIALS



EAST ELEVATION



1 BRICK



2 EXTERIOR GLASS AND METAL PANEL
INTERIOR WOOD SCREEN BEYOND

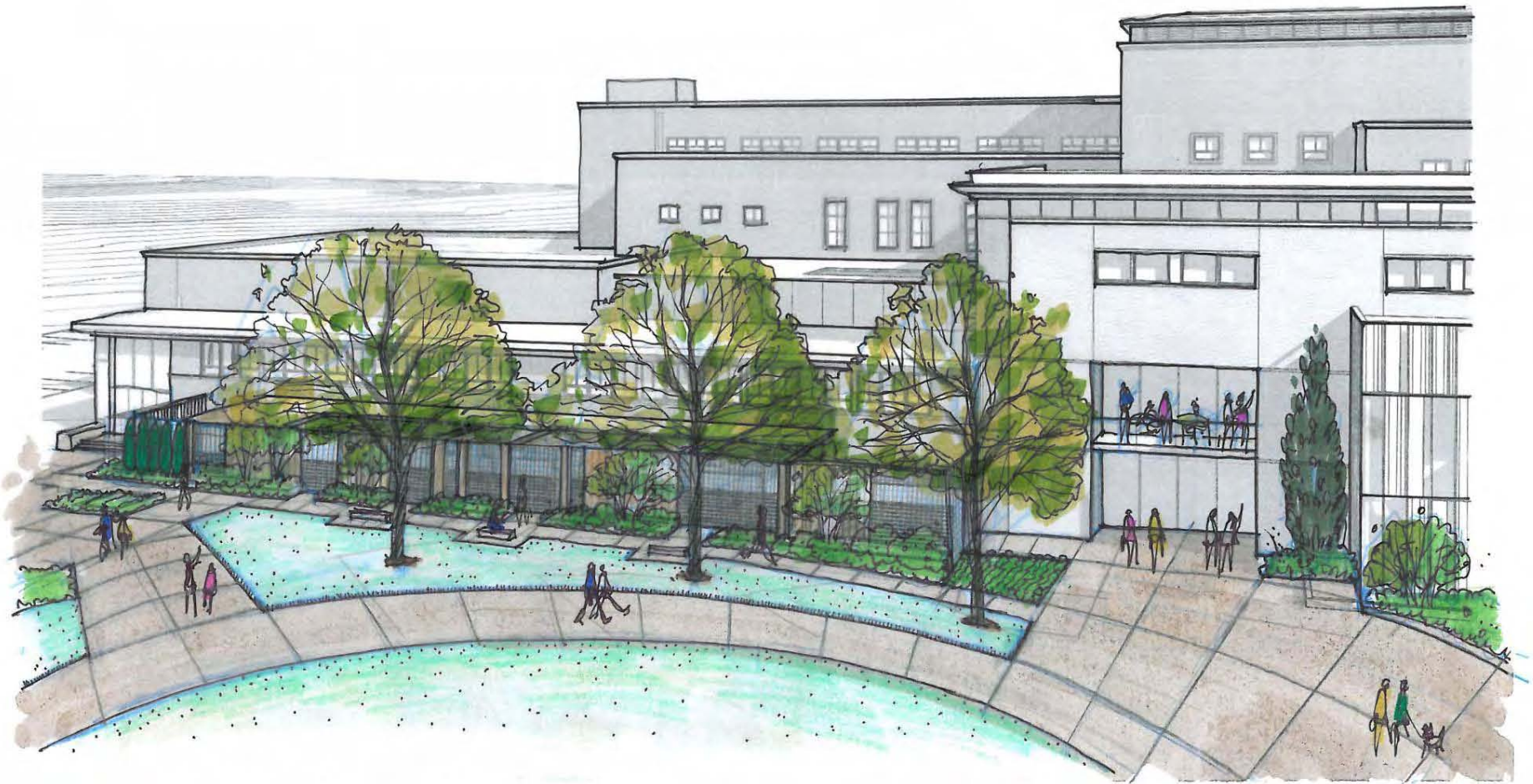


3 LIMESTONE



4 PRECAST

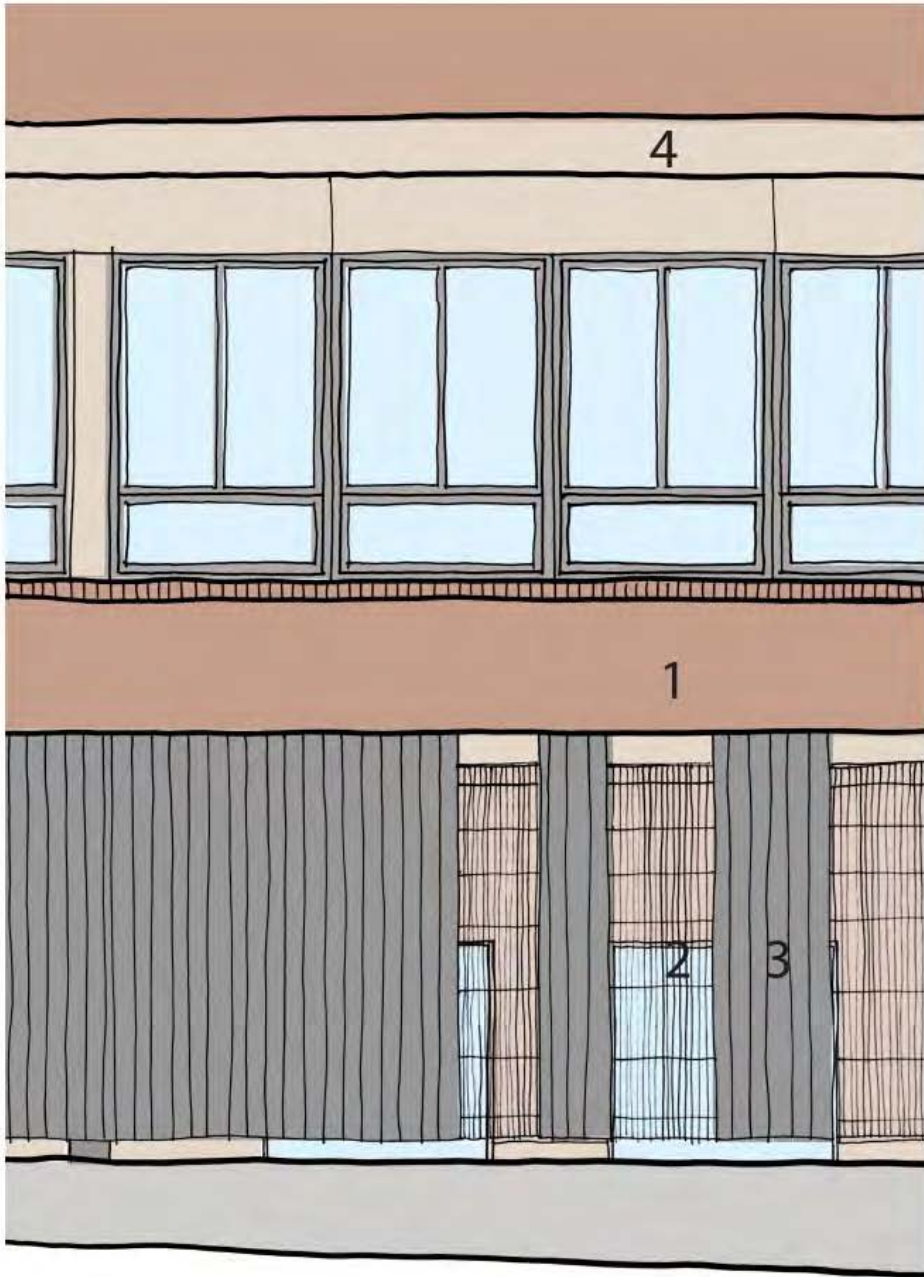
EAST ELEVATION - MATERIALS



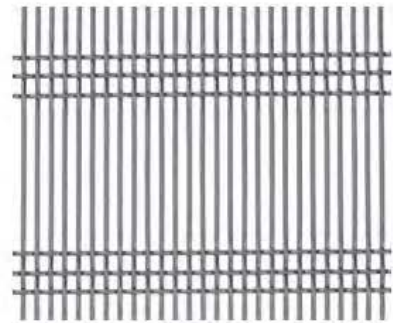
OUTDOOR CRAFT CENTER



OUTDOOR CRAFT CENTER



1 BRICK



2 WIRE MESH SCREEN



3 METAL PANEL



4 PRECAST

OUTDOOR CRAFT CENTER MATERIALS