

Project Number 11045
Purpose Subject Area Committee Meeting: Bookstore
Location Bean Hall East Conference Room
Start Time 2/22: 8:00 AM

CONFERENCE REPORT *This is the first Special Area Committee meeting with the Bookstore/Duck Store for the retail zone.*

01 THOSE PRESENT

The Duck Store
Arlyn Schaufler
Brian Wright
Jim Williams

Campus Planning and Real Estate
Martina Bill, Fred Tepfer Oregon,

EMU User Group
Gregg Lobisser, Dan Geiger, Wendy Polhemus,

EMU Board
Jo Niehaus

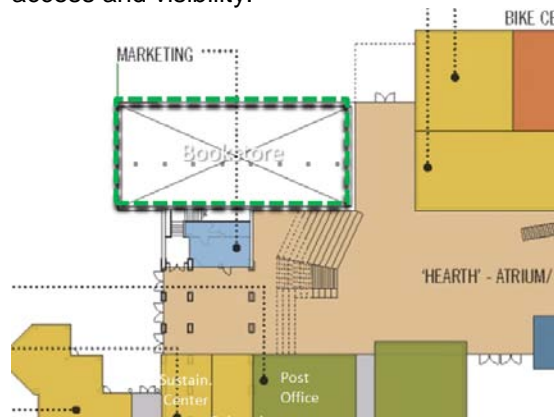
Architects: AC Martin
David Martin, Bob Murrin, Tammy Jow, Christopher King

Architects: SERA Architects
Natasha Koiv, Walker Templeton, Eric Philips, Lisa Petterson, Caity McLean

02 DISCUSSION

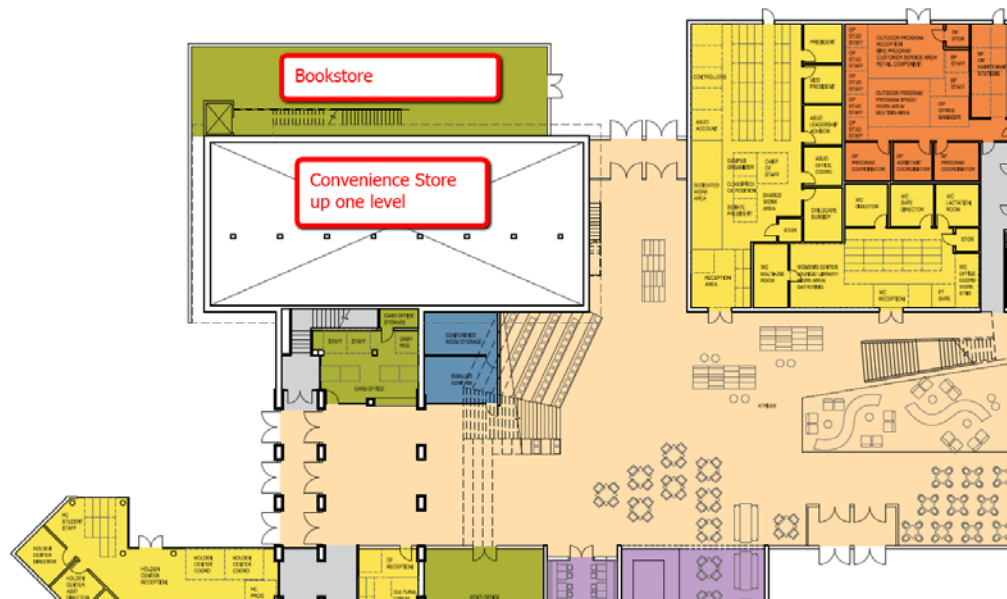
1. Mission of the Duck Store: "To support the academic mission of the University of Oregon as well as provide students, faculty and staff the benefit of our non-profit structure and make attend and working at the university convenient. We strive to provide the best retail experience for students, faculty, staff, alumni and friends of the University of Oregon."
2. The Duck Store operates the Main store, and several satellite facilities: White Stag Building in Portland, Autzen, Valley River, Court Café, Precious Cargo Museum Store, Washington Square Clackamas Town Center, Bend, Matt Arena.
3. The Duck Store is an Independent entity with non-profit status. It was founded in 1916 was owned by university and governed by the ASUO, and in 1920 it became independent.
4. Hours: Open 7 days a week 365 days a year.
5. The enterprise has adapted to digital age. Passionate about what they do. Not arrogant. Know who they are, who they serve and what they do.

6. The program has allocated approximately 3,000 sq ft at EMU. Financial expectations and university expectations would determine what they carry. Typically Sportswear, school supplies, books, etc.
7. Being in the EMU is important to the Duck Store. Opportunity to serve parts of campus that are not currently served well.
8. The duck store is a Destination type of place. Wherever they are. Dedicated parking is not a critical requirement at the EMU, since it is land locked in the middle of campus. Foot traffic would suffice.
9. Greg discussed the possible synergy with convenience store.
10. The Duck Store would be willing to operate and manage the Convenience Store component of the program. They have combined functions at other sites.
11. Separation of Duck Store merchandise and C-Store items is envisioned via a movable partition of some kind, to serve extended hours of the C-Store to save labor. The C-Store is envisioned as a late-night amenity for the EMU and students.
12. Although a destination, visibility and accessibility in retail is critical to their business plan.
13. The Design team shared the potential location in the EMU plan:
 - a. At the base of Mills tower at the corner of University and 13th (in the area currently occupied by the post office.)
 - b. This area is challenged, due the complex grades in the building and adjacent pedestrian level.
 - c. The floor elevation of the current post office will be eight feet above adjacent sidewalk level when the new grades are lowered to provide access to the ground floor of the Atrium.
 - d. This would require access to the Bookstore from the inside of the building only.
 - e. This option was not preferred by the Duck Store representatives, due to lack of access and visibility.



14. A second alternative was discussed, which would add space at the exterior of the Mills tower, but at sidewalk level. See below (elevation 440)
 - a. This would give desired visibility and accessibility
 - b. Gregg expressed concern was expressed over treating a new design element in front of the historic EMU. How will the CPC view this?

- c. The design team indicated that there are many precedents for building adjacent and in front of historic structures.
- d. The convenience store could occupy the location of the existing post office, and be connected to the bookstore via a stair from ground/sidewalk level, plus have access from within the building. (Convenience store at 453)
- e. The convenience store would be accessed from adjacent the grand stair.
- f. The Duck Store representatives were excited about the potential of this alternative and expressed their preference.



15. The Campus has strict signage rules, but display from within a glass box would be very compelling retailing.