New Residence Hall

Campus Planning Committee
Conceptual Massing Check-in
February 13, 2015

• Agenda
  • Introduction
  • Review of Context
  • Policies and Patterns
  • Advisory Group & CPC Provisions
  • Massing & Site
  • Confirmation of Provisions
  • Comments – No Formal Action Required
Residence Hall
Area Study

Residence Hall

FRAMEWORK

- Transitional Massing
- Solar Access
- Programmed Open Space
- Strong Streetscape
Area Study

Residence Hall

BUILD OUT

- Maintain Flexibility
- Building Frontage
- Respect Many Nations Longhouse
- Gracious Edge
New Residence Hall

- **Conceptual Design Policies and Patterns**
  - **Policy 2  Open Space Framework**
    - Open University, Main Building Entrance, Open Space Framework, South Facing Outdoors, & Good Neighbor
  - **Policy 3  Densities**
    - Four Story Limit, Open Space Framework
  - **Policy 4  Space Use and Organization**
    - Student Housing, Organizational Clarity, & Public Gradient
  - **Policy 5  Replacement of Displaced Uses**
    - Parking, Storage
  - **Policy 7  Architectural Style and Historic Preservation**
    - Main Building Entrance, Four Story Limit, Good Neighbor
  - **Policy 8  Universal Access**
  - **Policy 9  Transportation**
    - Pedestrian Pathways
  - **Policy 12  Design Area Special Conditions**
    - East Campus
Advisory Group Provisions

1. Respect and honor Native American cultural traditions by observing solar access requirements associated with the Many Nations Longhouse. Specifically:
   a. Preserve sunlight from the winter solstice onto the roughly 28-foot diameter Expression Place ceremonial space planned due east of the Longhouse.
   b. Ensure that the new building(s) do not cast shadow onto the ceremonial center of the planned Expression Place at any time throughout the year.
   c. Ensure that the Many Nations Longhouse Axis is not in continual shadow. Shadows across the axis are permissible.
   d. Future building(s) should not extend into the Columbia Street designated open space axis to maintain solar access onto the planned Expression Place during the equinox.
   e. Future building service areas should not be located to face the Many Nations Longhouse.

2. Create a new east-west designated open space north of the new residence hall and adjacent to and south of the Many Nations Longhouse Axis, with the south edge of the open space aligned with the north edge of the Vivian Olum Child Development Center.

3. Establish a build-to line for the residence hall along the south side of the new designated open space as a defining edge to the open-space corridor.

4. Ensure that the residence hall building along 17th Avenue is articulated and engages the streetscape.

5. Amend the Campus Plan density standards to accommodate the planned residence hall building program.
New Residence Hall

Campus Planning Committee Provisions

1. Consider how the proposed residence hall development would affect the solar access of existing and future development in the surrounding area.

2. Take the opportunity to fully consider and address universal access.

3. Recognize the importance of addressing the street face. Carefully consider the building’s articulation to help improve the streetscape.
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