

Project Description

The Central Kitchen/Woodshop project will create 22,000 gross square feet of new space to accommodate kitchen and related storage facilities currently located in Carson Hall and Bean Hall and woodshop space currently scattered throughout University Housing facilities. The current plan anticipates that the Central Kitchen/Woodshop will be completed and operational by Fall 2015.

Location: The project will be sited on university-owned land between 17th and 19th Avenues and Moss Alley and Columbia Street, which currently is occupied by housing units rented to students and managed by University Housing. The land was purchased by the university several decades ago and has been intended for use by university functions not related to academic instruction. The location and function are consistent with the 2003 Development Policy for the East Campus Area, the 2005 *Campus Plan*, and the relevant City of Eugene plans including the Fairmount/ University of Oregon Special Area Study. The Campus Planning Committee approved the site in January 2013.

Open-space Framework Plan: As required by the 2003 Development Policy for the East Campus Area, an open-space framework plan was developed as part of the development of this project. The extent of the framework development is limited to the project block (between East 17th and 19th Avenues and Columbia and Moss Streets). The Campus Planning Committee approved the Open-space Framework Plan in June 2013.

Campus Plan Policies and Patterns

The following pages contain a list of *Campus Plan* policies and patterns most relevant to the project.

POLICY 2: OPEN-SPACE FRAMEWORK – The 22,000 square foot project is responsible to build out at least 2,200 square feet of designated open space within the newly adopted framework.

POLICY 3: DENSITIES – As part of the East Campus Area, maximum allowed densities will be maintained. The project is required to apply for a Site Review with the City of Eugene as required by the site's current zoning code.

POLICY 4: SPACE USE AND ORGANIZATION – Space allocation, Flexible, Compatible Use

POLICY 5: REPLACEMENT OF DISPLACED USES – University Housing has decided that displaced housing units will not be replaced, but will assist current residents in finding other accommodations on campus.

POLICY 6: MAINTENANCE AND BUILDING SERVICE – Service area and access, Campus utilities and infrastructure improvements will be necessary

POLICY 7: ARCHITECTURAL STYLE AND HISTORIC PRESERVATION – Architectural style, Campus character, and Neighborhood Compatibility

POLICY 9: TRANSPORTATION – Traffic, Parking, and Deliveries

POLICY 10: SUSTAINABLE DEVELOPMENT - Oregon Model of Sustainable Development

POLICY 11: PATTERNS – See below

POLICY 12: DESIGN AREA SPECIAL CONDITIONS – Design Area East Campus, Sub-area 54 Limited High-Density Residential/Limited Institutional, subject to policies and standards of the *2003 Development Policy for the East Campus Area*

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. The Central Kitchen/Woodshop project user group will create additional project-specific patterns and add them to this list.

* Patterns from the *2003 Development Policy for the East Campus Area*

LARGE SCALE CAMPUS

This first set of patterns defines how the campus is formed at the greatest scale and looks at the composition of the entire campus.

Campus Trees

Good Neighbor

Graceful Edge*

Open-space Framework

Sustainable Development

Universal Access

Welcoming to All

TRANSPORTATION

This set of patterns defines the transportation systems (including pathways) of the entire campus.

Bike Paths, Racks, and Lockers

Hierarchy of Streets*

Path Shape

Local Transport Area

Paths and Goals

Pedestrian Pathways*

Peripheral Parking

Shielded Parking and Service Areas

Road Crossings

Street Grid*

Traffic Management*

SITE ARRANGEMENT

This set of patterns informs how buildings

should be arranged to become a part of the campus.

Building Complex

Connected Buildings

Landscape Buffering*

Main Building Entrance

Planning Process Participation*

Positive Outdoor Space

Quiet Backs

Seat Spots

Site Repair

Sitting Wall

South Facing Outdoors

Water Quality

BUILDING DESIGN

This set of patterns informs how each building should be designed.

Architectural Style

Building Character and Campus Context

Building Hearth

Flexibility and Longevity

Enough Storage

Four-story Limit

Future Expansion

Materials and Operations

Places to Wait

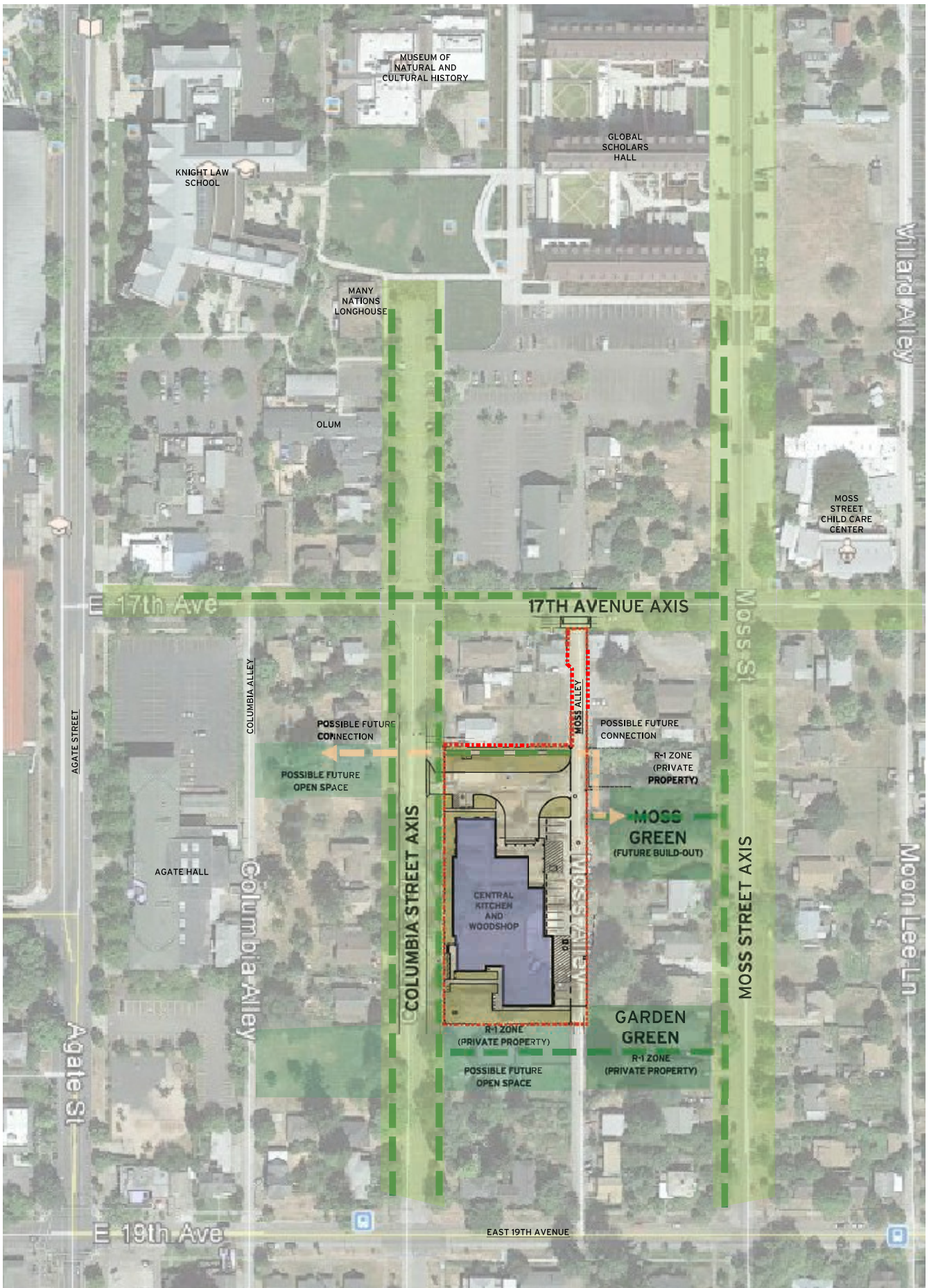
Operable Windows

Organizational Clarity

Quality of Light

Wings of Light

Wholeness of Project



UO Housing Central Kitchen & Woodshop

VICINITY PLAN

10 JUNE 2014

SCALE: 1"= 50'



Robertson Sherwood Architects, Inc.

SITE INFORMATION:

TAX MAPS: 17-03-32-44, 2400
 18-03-5-11, 2000
 18-03-05-11, 1900
 18-03-05-11, 1800
 18-03-05-11, 1700

TOTAL SITE AREA: 56,044 SF +/-
 LANDSCAPE AREA: 12,534 SF, ON SITE (22.3%)
 5,335 SF (LAWN REPAIR OF COLUMBIA STREET R.O.W. LANDSCAPE STRIP)

EAST CAMPUS DEVELOPMENT POLICY

DESIGN AREA: H
 DESIGN SUBAREA: 36
 MAX. COVERAGE: 0.300
 MAX. F.A.R.: 0.500
 OPEN SPACE REQ'T: 10% OF BUILDING AREA
 2,158 SF REQUIRED (5,332 SF SHOWN IN STREET SIDE LANDSCAPE STRIP)

CITY OF EUGENE ZONING

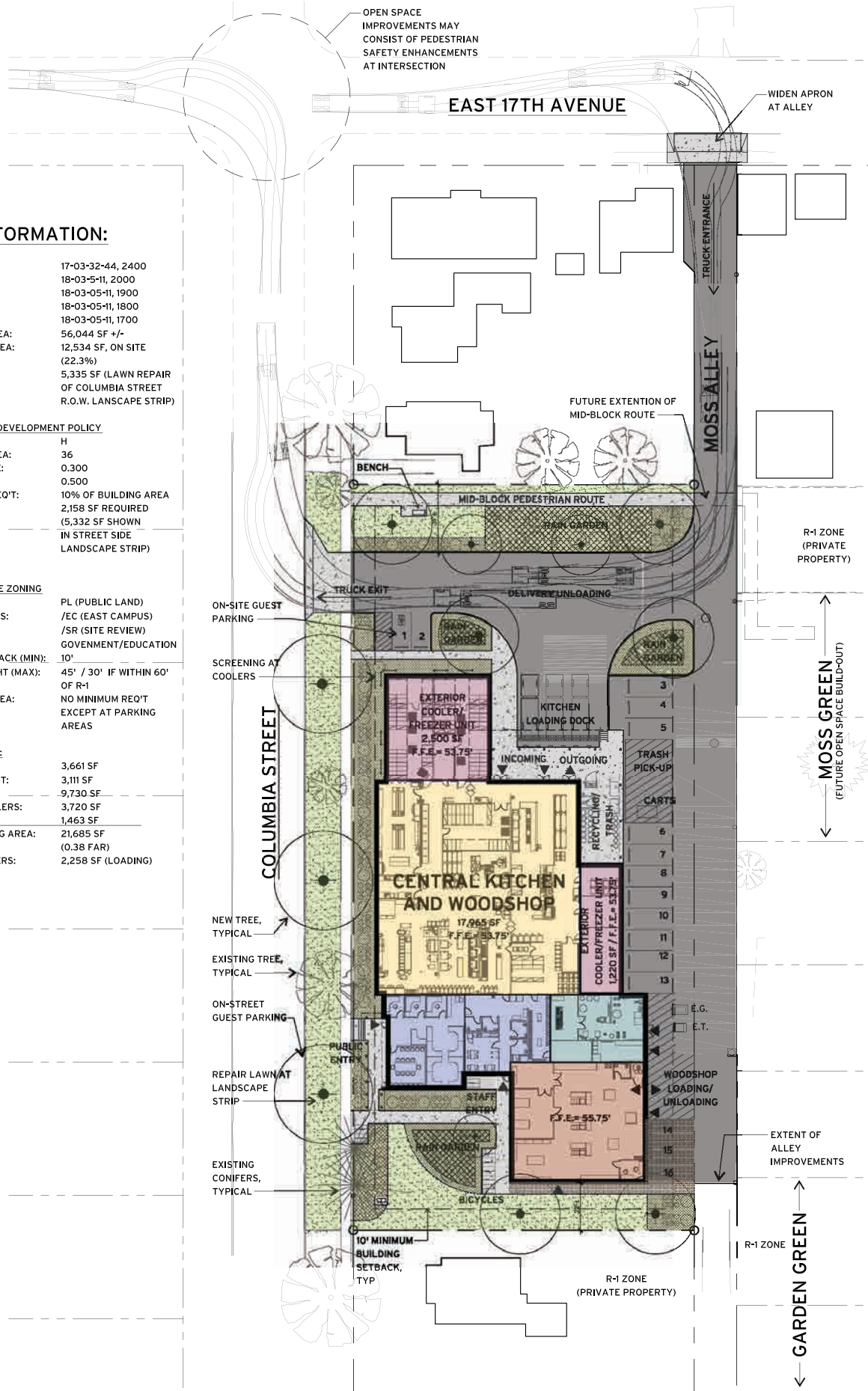
ZONING: PL (PUBLIC LAND) /EC (EAST CAMPUS) /SR (SITE REVIEW)
 OVERLAY ZONES: GOVERNMENT/EDUCATION

METRO PLAN: BUILDING SETBACK (MIN): 10'
 BUILDING HEIGHT (MAX): 45' / 30' IF WITHIN 60' OF R-1

LANDSCAPE AREA: NO MINIMUM REQ'T EXCEPT AT PARKING AREAS

BUILDING AREA:

WOODSHOP: 3,661 SF
 ADMIN/SUPPORT: 3,111 SF
 KITCHEN: 9,730 SF
 EXTERIOR COOLERS: 3,720 SF
 MECHANICAL: 1,463 SF
 TOTAL BUILDING AREA: 21,685 SF (0.38 FAR)
 OUTDOOR COVERS: 2,258 SF (LOADING)



UO Housing Central Kitchen & Woodshop

SCHMATIC SITE PLAN

10 JUNE 2014

SCALE: 1" = 20'



Robertson Sherwood Architects inc

WEST ELEVATION (COLUMBIA STREET)



NORTH ELEVATION



EAST ELEVATION (MOSS ALLEY)



SOUTH ELEVATION



NORTHEAST VIEW FROM MOSS ALLEY



SOUTHEAST VIEW FROM MOSS ALLEY



NORTHWEST VIEW ALONG SIDEWALK



NORTHWEST VIEW ACROSS COLUMBIA STREET



SOUTHWEST VIEW ALONG SIDEWALK



SOUTHWEST WEST VIEW FROM ACROSS COLUMBIA STREET



SOUTHWEST VIEW AT TASTING ROOM/OFFICES

