



December 4, 2015

MEMORANDUM

To: Campus Planning Committee

From: Eleni Tsivitz  
Campus Planning, Design & Construction (CPDC)

Subject: Campus Planning Committee Meeting, December 10, 2015

The next meeting of the Campus Planning Committee (CPC) will be held on Thursday, December 10, 2015 from 1:00 p.m. - 3:00 p.m. at Straub Hall, Room 257.

Please visit the project site prior to the meeting.

All meetings are open to the public.

**Agenda:**

**1. Oregon Bach Festival (OBF) Music Building Addition Project - Check-in**

Background: The purpose of this agenda item is to provide feedback about the in-progress design for the OBF Music Building Addition Project. It is an opportunity for members to determine whether design ideas address prior committee comments and are consistent with *Campus Plan* policies and patterns. The project will come back to the committee for final review when schematic design is complete.

Please review the attached project background materials prior to the meeting.

Also, please review the *Campus Plan* for relevant policies and patterns as presented at Meeting One.

- Policy 2: Open-space Framework
- Policy 5: Replacement of Displaced Uses
- Policy 6: Maintenance and Building Service
- Policy 7: Architectural Style and Historic Preservation
- Policy 8: Universal Access
- Policy 9: Transportation
- Policy 10: Sustainable Development

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- Policy 11: Patterns

The following is a draft compilation of the committee members' comments and suggestions from the November 16, 2015 check-in meeting. The record for this meeting has not yet been distributed, but will be distributed shortly.

November 16, 2015 Meeting Comments:

- Research options to move covered bike parking closer to building entrances in a more convenient location for regular cyclists. Keep in mind the UO Transportation Policy, which prioritizes bike parking over vehicular parking. One possible location to consider is north of the proposed addition near (or on) the existing green roof. Proximity to entrances is more important than being in direct public view.
- Regarding Policy 10: Sustainable Development, consider solar panels on the proposed addition, which seems well positioned for solar access.
- Reassess the proposed development's relationship to the 18th Avenue streetscape (e.g., the existing Music Building façade, designated open-space, drive, and Pioneer Cemetery). The proposed addition should be integrated into the existing building complex versus the dominant feature.
- Carefully assess proposed changes and improvements to the drive. Consider its relationship to the existing designated open-space and circulation network. If pedestrian travel is encouraged along the drive, improvements along the entire route to the Southwest Green should be considered, not just a portion.
- Carefully consider treatment of the Pioneer Cemetery edge. While not UO-owned, it is an important open-space element and should be treated as such.
- Reconsider the merits of the proposed "tipped" rehearsal building. Buildings that are not aligned with the campus's orthogonal structure are generally not acceptable unless there is a very compelling reason.
- Reassess ways to enlarge the new courtyard by reorienting and shifting the proposed addition further east. Ensure that the courtyard is a welcoming and functional positive outdoor space.
- Ensure access needs for the 100-140 capacity rehearsal hall are addressed.
- Keep in mind the need to transport instruments from the parking area and Music Building.
- Reassess the possibility of shifting the drive entry further east to resolve limited development space and simplify pedestrian/bike circulation (recognizing the need to work with the City).
- Consider ways to decrease and/or shift the number of parking spaces adjacent to the proposed addition to resolve pedestrian circulation and enhance landscaping connections to Pioneer Cemetery.
- Account for service access.

- Carefully assess ways to create more direct and clearer routes for pedestrians and bicyclists traveling from 18th Avenue along the north/south drive as well as to the existing Music Building and proposed addition entrances.

The CPC held Meeting One for this project on April 15, 2015. The committee agreed to recommend to the president the following actions related to the Oregon Bach Festival (OBF) Music Building Addition Project:

Support the identified *Campus Plan* patterns and policies for the project with the understanding that the following comments will be considered as the project moves forward:

1. Thoughtfully consider ways to improve the service drive so that it is more pedestrian and bike friendly.
2. Thoughtfully consider ways to improve the safety of the 18th Avenue pedestrian crossing.
3. Carefully consider ways to improve the cemetery edge.
4. Carefully address how the addition fronts 18th Avenue and relates to the existing SOMD building. Take advantage of the opportunity to activate the public edge. The resulting design should ensure that it feels like a “front,” not a “back.”
5. Clarify wayfinding. More clearly define entrances and how/where to access SOMD, OBF, and Beall Hall, whether they are shared or separate access points.
6. Look into the potential to shift the service drive further east to enhance the development site and increase options to resolve pedestrian, bike, and vehicular conflicts.
7. Pay particular attention to trees in the vicinity.
8. Carefully consider the impacts on the existing building, in particular natural light and views.

Action: No formal action is requested. The committee’s comments will be considered as the project moves forward.

## **2. Hayward Cell Tower Relocation - Siting**

Background: The purpose of this agenda item is to review and take action on the proposed relocation site for the Hayward Cell Tower. The CPC recommended approval of Site #4 at its October 12, 2015 meeting (refer to map in attachment). Upon further study, by the consultants this site did not meet the required service needs for the cell tower. Thus, siting options have been revisited and an alternate site is proposed. This project will come back to the committee for schematic design review.

Please review the *Campus Plan* for relevant policies and patterns and the UO Telecommunications Facilities Guidelines described in the attachment.

The CPC recommended approval of Site#4 at its October 12, 2015 meeting subject to the following conditions. (Please note that these comments are based on Site #4.)

October 12, 2015 Meeting Comments:

1. Do not build in a way that will preclude a future east-west connection between University Street and Agate Street.
2. Look into ways to integrate and extend the east-west pedestrian pathway within this project area.
3. Thoughtfully integrate the ancillary building into the site.
4. Minimize the size of the ancillary building.
5. Leave space for the planned PE & Rec exercise area and provide clear pedestrian access from the main pathway. Covered outdoor space would be beneficial. No interior storage needed.
6. Ensure HVAC noise does not distract tennis players.
7. Minimize visual clutter that would distract tennis players – block site lines – e.g., establish a row of Arborvitae along the north perimeter of the tennis courts.
8. Ensure the site design appears finished (e.g., landscaped edges, etc).
9. Ensure construction minimizes interference with adjacent activities. Pay particular attention to special events/tournaments.
10. Ensure replacement of any displaced uses.
11. Be sure to consider how the design impacts student uses of the PE & Rec fields.

Action: The committee is being asked to determine if the proposed alternate site for the relocated Hayward Cell Tower is consistent with the *Campus Plan* and to formulate a recommendation to the president. Typically, the committee takes one of the following four actions:

1. Recommends approval
2. Recommends approval subject to a series of conditions
3. Does not recommend approval
4. Delays action until a future meeting

### **3. Allen Hall Banner - Schematic Design**

Background: The purpose of this agenda item is to review and take action on the proposed banner on Allen Hall above the main entrance. Please refer to the background materials provided in the attachment. The proposed banner is subject to review because it does not conform to one of the UO's standard sign designs per the Campus Outdoor Sign Plan.

Please review the excerpts from the *Campus Outdoor Sign Plan* on page 7 of this mailing. Also, please review applicable *Campus Plan* policies, in particular:

- Policy 2: Open-space Framework, specifically Designated Open Spaces policy refinements (University Street Axis) and Landscape Features signage sub-policy (b), pp. 27-34;
- Policy 6: Maintenance and Building Service, pp.45-47;

- Policy 7: Architectural Style and Historic Preservation, p. 49;
- Design Area Special Conditions for Design Area A: Historic and Academic Core, in particular University Street Axis, pp.89-90.

Action: The committee is being asked to determine if proposed Allen Hall Banner is consistent with the *Campus Plan* and to formulate a recommendation to the president. Typically, the committee takes one of the following four actions:

1. Recommends approval
2. Recommends approval subject to a series of conditions
3. Does not recommend approval
4. Delays action until a future meeting

Please contact this office if you have questions.

- cc. Yousef Alrahmani, Museum of Natural and Cultural History  
RaDonna Aymong, Columbia Hall Building Manager  
Steven Asbury, Fairmount Neighbors  
Bill Aspegren, South University Neighbors  
Camilla Bayliss, Fairmount Neighbors  
Erik Berg-Johansen, City of Eugene Planning  
Gordon Bettles, Many Nations Longhouse  
George Bleekman, CPDC  
Gwen Bolden, Parking and Transportation  
Erica Daley, Knight Law Center  
Darin Dehle, CPDC  
Will Dowdy, Eugene Planning  
Don Dumond, Fairmount Neighbors  
Jon Erlandson, Museum of Natural and Cultural History  
Larry Gilbert, Cameron McCarthy  
Tim Gleason, SOJC  
Michael Griffel, Housing  
Terri Harding, Eugene Planning  
George Hecht, Campus Operations  
Robin Hostick, Eugene Planning  
Jim Hostrup, Knight Law Center Building Manager  
Karen Hyatt, Community Relations  
Becky Lamoureux, Moss Street Child Care Center  
Gregg Lobisser, Student Life  
Jeff Madsen, Campus Planning, Design & Construction  
Corey Martin, Hacker Architects  
David Mason, Music Building Manager  
Carolyn McDermed, UOPD  
Pamela Miller, South University Neighbors  
David Opp-Beckman, Housing  
Martina Oxoby, Campus Planning, Design & Construction

Noah Parsons, Fairmount Neighbors  
Amy Pinkston, SOJC  
Rachele Raia, College of Arts and Sciences  
Amy Ripley, Vivian Olum Child Development Center  
Brett Rogers, Campus Operations  
Helena Schlegel, ASUO  
Michael Smith, Lawrence Hall Building Manager  
Fred Tepfer, Campus Planning, Design & Construction  
Jane Underriner, NILI  
University Senate Executive Coordinator  
Sue Varani, Allen Hall Building Manager



Oregon Bach Festival Building Addition to the School of Music and Dance  
Campus Planning Committee - Meeting 3 December 10, 2015

### Project Description

The Oregon Bach Festival (OBF) has received donor funds to build a new building at the south side of the School of Music and Dance (SOMD) building. The project will take advantage of the natural synergies between OBF and SOMD. The new 11,000-sf building will house the OBF staff offices, meeting space and a 2,300-sf rehearsal space and serve as the public face of this organization to the campus and community.

The total project budget is approximately \$8.725M. The project is anticipated to be completed by March 2017 in time for the 2017 Festival season.

### Update

The project team has revised the site plan and building layout, in response to the feedback received at the first check-in meeting. The project is coming to the committee on December 10 as a second check-in meeting. The project team has revised the site plan and building massing configuration in response to the feedback received at the first check-in meeting on November 16, 2015, described below.

- Research options to move covered bike parking closer to building entrances in a more convenient location for regular cyclists. Keep in mind the UO Transportation Policy, which prioritizes bike parking over vehicular parking. One possible location to consider is north of the proposed addition near (or on) the existing green roof. Proximity to entrances is more important than being in direct public view.
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- Reassess ways to enlarge the new courtyard by reorienting and shifting the proposed addition further east. Ensure that the courtyard is a welcoming and functional positive outdoor space.

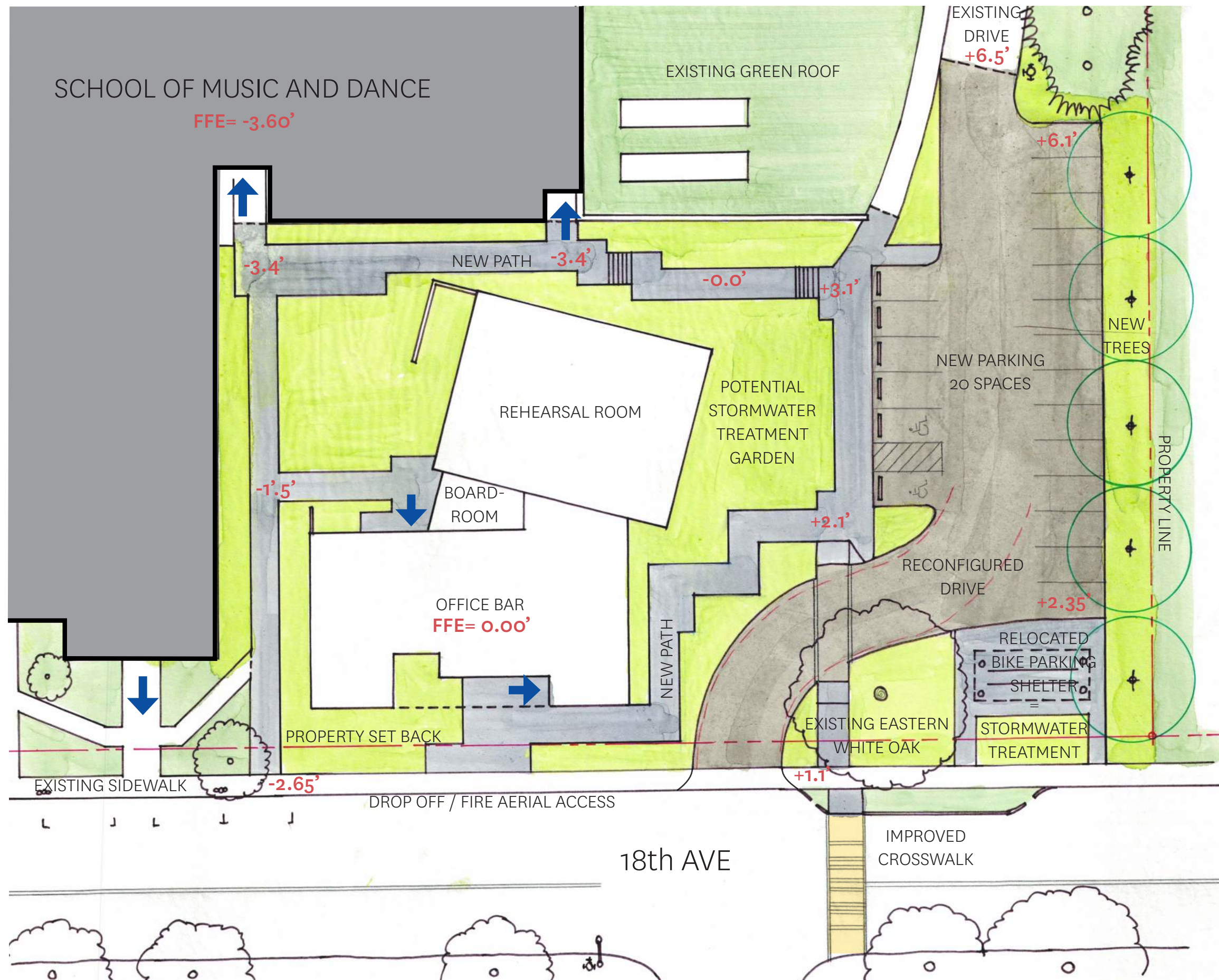
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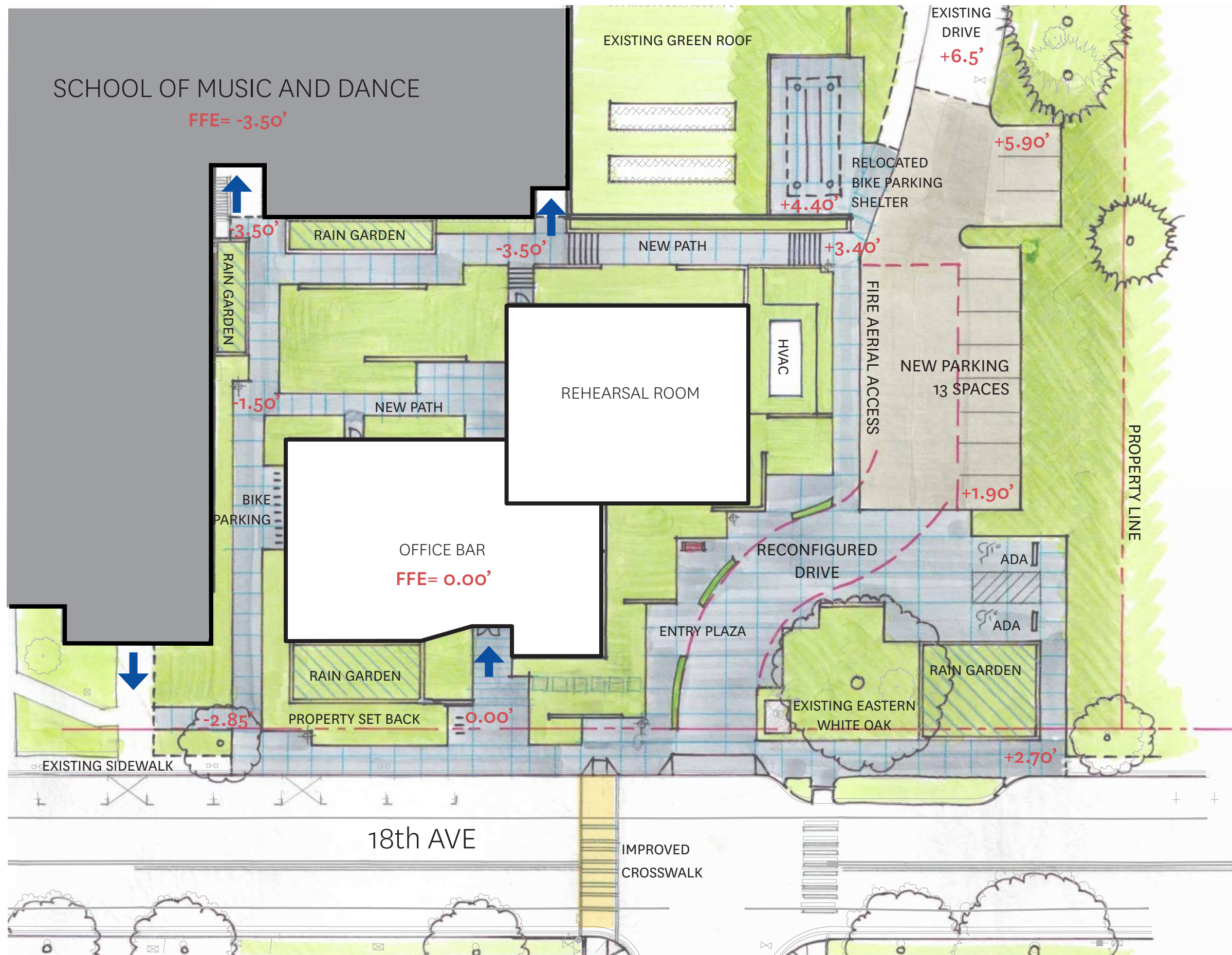
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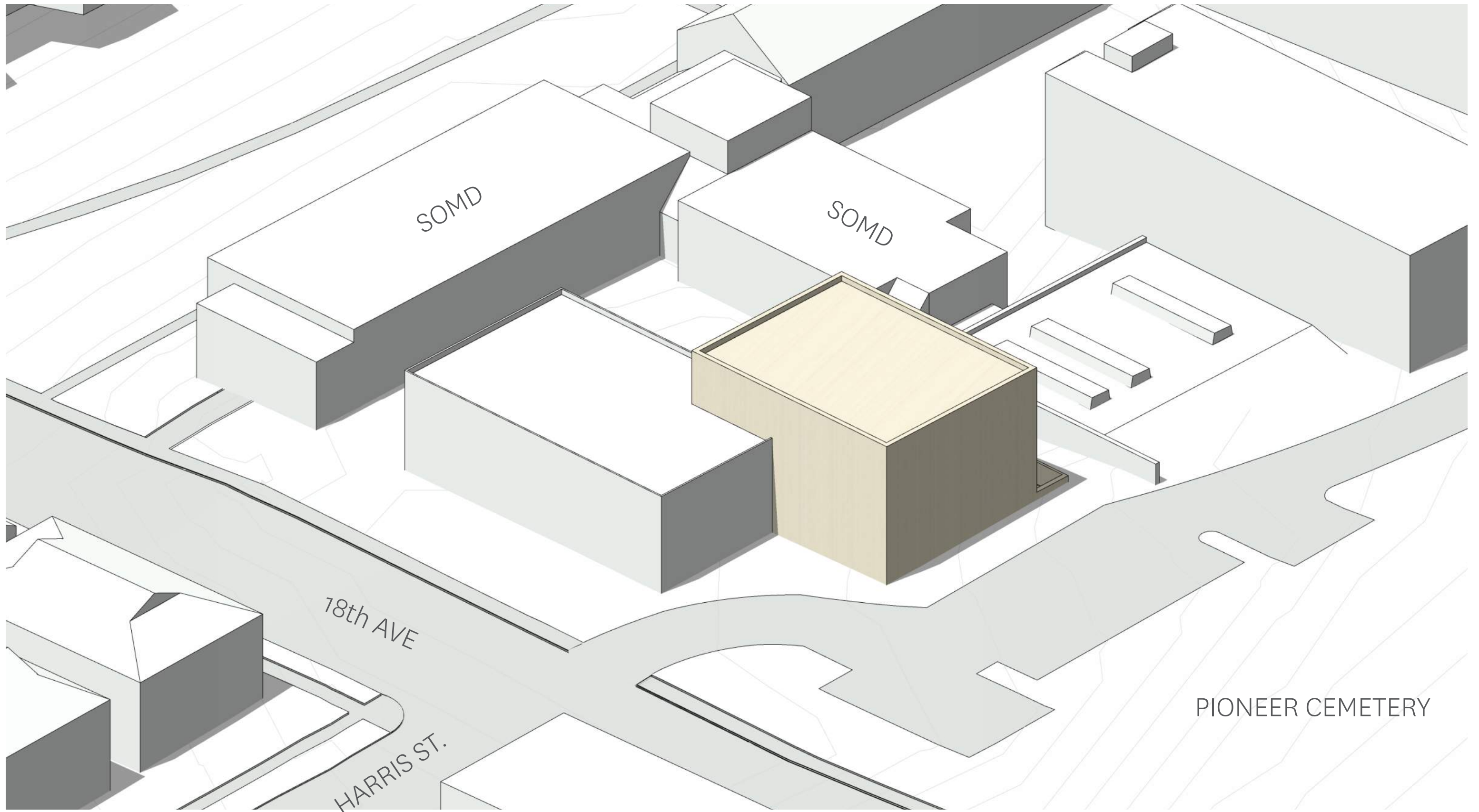
*An equal-opportunity, affirmative-action institution committed to cultural diversity and compliance with the Americans with Disabilities Act*

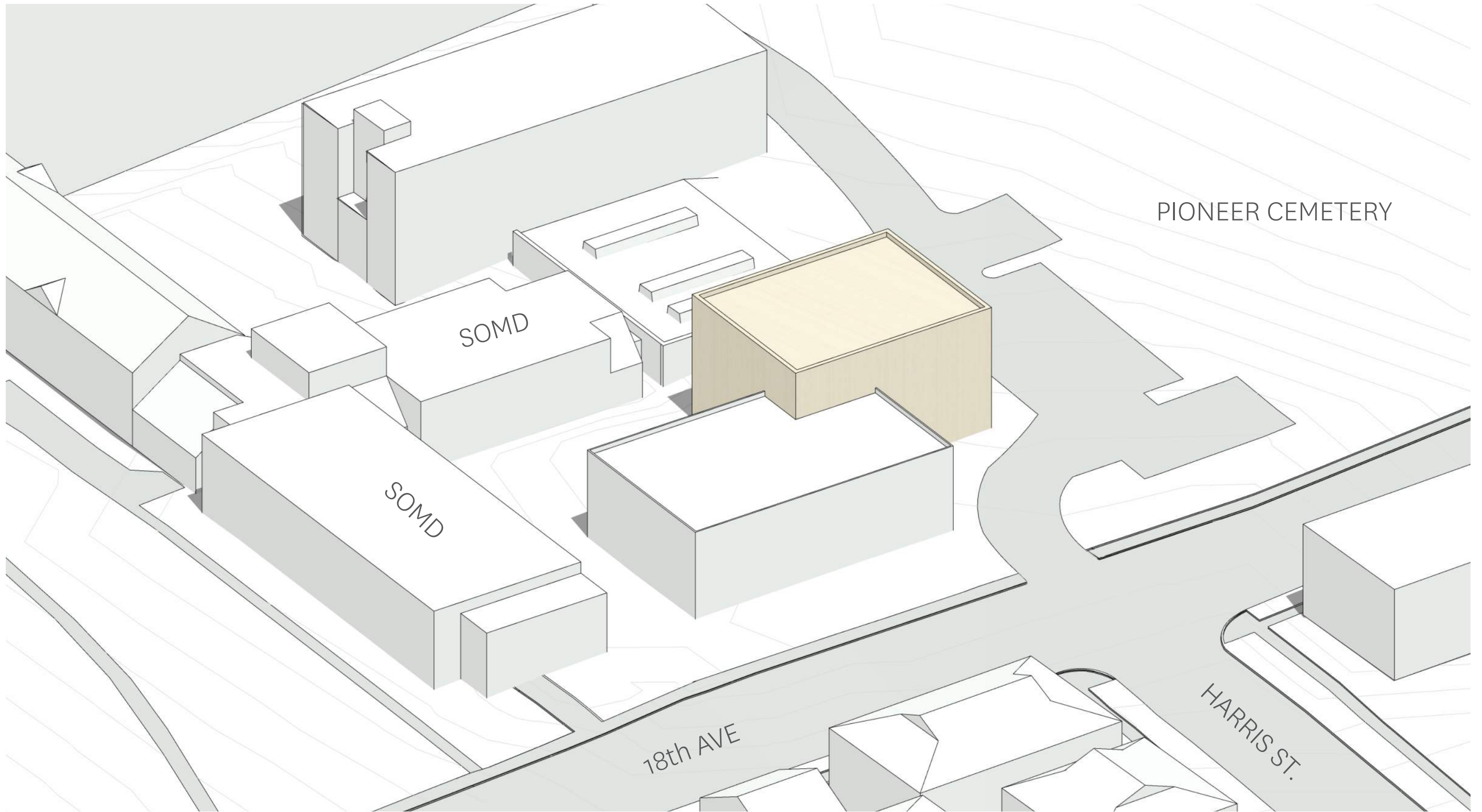
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PIONEER CEMETERY

SOMD

SOMD

18th AVE

HARRIS ST.

AERIAL LOOKING NORTH - EAST

### **Campus Outdoor Sign Plan – Excerpts**

(full copy available on line at [http://uplan.uoregon.edu/plandoc/SignPlanUPDATEo1\\_25\\_13FINAL.pdf](http://uplan.uoregon.edu/plandoc/SignPlanUPDATEo1_25_13FINAL.pdf))

The university recognizes the need for a comprehensive, coordinated system of campus signage. This subject plan explains policies and review procedures for outdoor signage. This plan does not intend to supersede any existing university or city policies.

The purpose of signage on campus is to ensure safety, provide direction, and provide information about campus departments and events. Every effort will be made to limit signage on campus with the understanding that some signage is essential to support the university's mission.

### **All Other Outdoor Signs**

All proposals for exterior signage not covered by the campus standard designs shall be reviewed according to the criteria stated below and approved on a case-by-case basis in a manner authorized by the Campus Planning Committee

- **Review Criteria:**

1. Content – The Campus Planning Committee does not regulate the specific text or graphic of signage on campus except that the content must be related to a university event, organization, or department. No commercial advertising is allowed.
2. Purpose – The need for signs differing from a campus standard design must be justified. The purpose of signage on campus is to ensure safety, provide direction, and provide information about campus departments and events. Every effort will be made to limit signage on campus with the understanding that some signage is essential to support the university's mission.
3. Overall Design and Location – All signage on campus shall be compatible with the character of the campus, in particular with the immediate surroundings. All applicable Campus Plan policies and patterns and, when applicable, already approved standards for signs shall be followed.