



December 7, 2015

MEMORANDUM

To: Campus Planning Committee

From: Christine Taylor Thompson
Campus Planning, Design & Construction (CPDC)

Subject: **Record** of the November 16, 2015 Campus Planning Committee Meeting

Attending: Rob Thallon (Chair), Jane Brubaker, George Hecht, Graham Kribs,
Dean Livelybrooks, Ron Lovinger, Jeff Madsen, Brian McBeth,
Andrzej Proskurowski, Chris Ramey

Staff: Christine Taylor Thompson (CPDC)

Guests: Michael Anderson (OBF), Gwen Bolden (Parking and Transportation), Mark Butler
(Lewis), Larry Gilbert (Cameron McCarthy), Amy Keene (Research Finance &
Business Administration), Richelle Krotts, (OBF User Group), Teri Jones (CPDC),
Corey Martin (Hacker Architects), David Mason (Music), Gene Mowery (CPDC),
Martina Oxoby (CPDC), Tanner Perrine (Lewis), Dick Romm (OBF User Group),
Alison Snyder (Architecture), Janet Yood (CPDC)

Agenda:

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

Background: Staff reviewed applicable *Campus Plan* policies and prior committee comments as described in the meeting mailing.

Michael Anderson from OBF introduced the project. Martina Oxoby from CPDC explained that the project is in the very early design stages. Preliminary massing studies have been developed for CPC feedback. In addition, the design team has conducted an initial assessment of the Oregon Model for Sustainable Development (OMSD) requirements. The project is just over the size limit required to meet OMSD requirements and the site is not served by the campus utility tunnels, which may make it challenging to fully meet all OMSD requirements. The design team will come back in December for final schematic design review as well as a possible request for an adjustment to some of the OMSD requirements.

Cory Martin from Hacker Architects and Larry Gilbert from Cameron McCarthy Landscape Architecture and Planning described initial siting and massing design ideas. Larry explained that the proposed design is intended to create a primary front door for OBF, strengthen north/south pedestrian access through the site, provide ADA accessible routes, integrate stormwater treatment, and provide outdoor gathering spaces.

The proposed rehearsal hall massing is tipped to accommodate site elevation changes, enhance way-finding to existing Music Building entrances, improve development of outdoor rooms, and avoid blocking views from existing Music Building windows.

The existing number of auto and bike parking spaces would be retained but relocated on site. Two city-metered parking spaces on 18th Avenue must be removed to accommodate aerial fire access. Therefore, this area can serve as a drop-off zone. The significant Eastern White Oak would be protected but all others tree would need to be removed (the tree canopy would be replaced as required).

Corey said the goal of the proposed addition massing is to call out the OBF addition in a way that differentiates it from the Music Building, yet still relates to it. This is achieved by extending the addition slightly closer to 18th Avenue than the existing Music Building (while still leaving enough space for an entrance) and slightly tipping the rehearsal room so that it is visible from Harris Street. The proposed courtyard ties the design to the existing Southwest Campus development, which has similar courtyards (eg., Music, HEDCO, etc).

Corey noted that the site is not adjacent to a designated open space. Therefore, they propose to apply the open-space enhancement requirement on site to reinforce and enhance the north/south pedestrian connection.

Discussion: The following is a compilation of committee members' comments and suggestions:

- 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.

Action: No formal action was requested. The committee's comments will be taken into consideration as the proposal is refined and moves forward for further review.

2. Trash Receptacles - New Campus Standard Design

Background: Staff reviewed applicable *Campus Plan* policies as described in the meeting mailing.

Phil Carroll from Campus Operations reviewed the proposed new Campus Standard Design for Trash Receptacles as described in the meeting mailing. He explained that the proposed receptacles would be paired with public drop-off recycling stations (PDOs) to the greatest degree possible but in some cases there is not room for both.

Discussion: In response to a member's question, Phil said the proposed receptacles would replace the existing receptacles incrementally over about a five-year period (30 per year).

A member noted that collocating trash receptacles with recycling units is preferred. Phil agreed. Staff clarified that the proposed new Campus Standard would not preclude a future proposal for a new Campus Standard PDO that combines recycling and refuse. Fewer individual trash receptacles would be needed, however.

Phil explained that the method of trash removal, which requires upward lifting, is the biggest concern about the design of the existing trash receptacles.

A member said the proposed receptacles are more attractive than the existing campus standard. Another member agreed, noting that the orchestration of landscape features is important. He suggested adding a Campus Standard cigarette receptacle as well, especially for areas around the edge of campus where cigarette butts are a problem. Phil said cigarette receptacles are no longer used on university property now that the campus is smoke and tobacco-free.

A member noted the importance of carefully siting trash receptacles in a way that minimizes clutter and is coordinated with other landscape features. Efforts should be closely coordinated with Campus Zero Waste. Phil said these suggestions align with the intended implementation plan.

A member said he supported the proposed design. However, it was somewhat unfortunate that the UO logo was not incorporated into the design.

Phil confirmed that the proposed receptacles could be bolted to a concrete surface.

Another member supported the proposed new receptacle design because it would improve access, use, maintenance, and design.

Action: The committee agreed unanimously to recommend to the president that the proposed new Campus Standard Design for Trash Receptacles be approved.

3. Gerlinger Hall Yamada Renovation Project – Oregon Model for Sustainable Development Adjustment

Background: Staff reviewed applicable *Campus Plan* policies as described in the meeting mailing.

Gene Mowrey from CPDC reviewed the requested OMSD adjustment as described in the meeting mailing. The request is being made primarily because it is a small interior remodel project that encompasses only 52% of the floor plate, which is below the USGBC recommended size of 60% for implementing LEED. Therefore, while the project intends to meet the OMSD Advanced Energy Threshold, it is requesting an exemption from the LEED Gold Certification requirement. The project would still aim to implement LEED principles throughout the project design.

Discussion: A member noted that the described hardship is different than the OBF Project hardship described earlier. In this case, the design team has already thoroughly assessed options to meet LEED Gold and the USGBC does not recommend use of the LEED Program. Therefore, it seems reasonable to approve the adjustment. He added that funds saved could be reinvested back into sustainable-related design improvements.

A member said it was unfortunate that portions of the building outside the project scope would not benefit from proposed HVAC improvements. Ideally, entire buildings would be renovated as a single project. Gene noted that, while the project scope is limited to a portion of one floor, provisions are being made to create a mechanical space that is big enough to accommodate future HVAC equipment to serve the entire floor.

A member noted that proposed alterations should respect the classic circulation flows that are common in Lawrence-design buildings. Another member clarified that the project would only affect the basement level of the structure, which has limited notable interior design features and was not designed to accommodate current office and classroom needs. Another member noted that some historic interior features exist, for example, the main entrances, stairway, and pool area.

A member expressed support for the proposed adjustment with the understanding that the design would still meet the spirit of LEED Gold to the degree applicable.

Action: The committee agreed unanimously to recommend to the president that the requested Oregon Model for Sustainable Development Adjustment that would exempt the Gerlinger Hall Yamada Renovation Project from meeting LEED Gold Certification be approved.

Please contact this office if you have questions.

cc. Michael Anderson, Oregon Bach Festival
Steven Asbury, Fairmount Neighbors
Bill Aspegren, South University Neighbors
Camilla Bayliss, Fairmount Neighbors

Erik Berg-Johansen, City of Eugene Planning
Gwen Bolden, Parking and Transportation
Mark Butler, Lewis Construction
Phillip Carroll, Campus Operations
Darin Dehle, CPDC
Will Dowdy, Eugene Planning
Larry Gilbert, Cameron McCarthy
Terri Harding, Eugene Planning
George Hecht, Campus Operations
Robin Hostick, Eugene Planning
Karen Hyatt, Community Relations
Amy Keene, Research Finance & Business Administration
Richelle Krotts, COE (OBF User Group)
Teri Jones, Campus Planning, Design & Construction
Gregg Lobisser, Student Life
Corey Martin, Hacker Architects
David Mason, Music (Building Manager)
Jeff Madsen, Campus Planning, Design & Construction
Carolyn McDermed, UOPD
Pamela Miller, South University Neighbors
Gene Mowery, Campus Planning, Design & Construction
Eric Owens, Education (Building Manager)
Martina Oxoby, Campus Planning, Design & Construction
Noah Parsons, Fairmount Neighbors
Tanner Perrine, Lewis Construction
Dick Romm, OBF User Group
Brett Rogers, Campus Operations
Helena Schlegel, ASUO
Alison Snyder, Architecture
Greg Stripp, President's Office
Fred Tepfer, Campus Planning, Design & Construction
University Senate Executive Coordinator
Janet Yood, Campus Planning, Design & Construction