



December 23, 2015

MEMORANDUM

To: Campus Planning Committee

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

Subject: **Record** of the December 10, 2015 Campus Planning Committee Meeting

Attending: Rob Thallon (chair), Jane Brubaker, Hilary Gerdes, Alicia Going, George Hecht, Ken Kato, Dean Livelybrooks, Ron Lovinger, Brian McBeth, Peter Obermeyer, Nancy Pierce, Chris Ramey, Bitty Roy

Staff: Christine Taylor Thompson (CPDC), Eleni Tsivitz (CPDC)

Guests: Mike Anderson (OBF), Becca Cavell (Hacker Architects), Larry Gilbert (Cameron McCarthy), Tim Gleason (SOJC), Corey Martin (OBF), Martina Oxoby (CPDC), Amy Pinkston (SOJC), Dick Romm (OBF), Janet Yood (CPDC)

Agenda:

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

Background: Staff introduced the purpose of this agenda item and summarized requested Campus Planning Committee actions as described in the meeting mailing.

Becca Cavell (Hacker Architects) and Larry Gilbert (Cameron McCarthy) reviewed prior committee comments as presented in the meeting mailing and presented the schematic design revisions that were made in response:

- The rehearsal room has moved farther east and has been reoriented to allow a larger courtyard area with positive outdoor space.
- Code requirements for quality and stormwater detention were assessed, and the project will distribute rain gardens across the site as presented.
- The budget for this project cannot accommodate solar panels, but the roof will be made solar-ready.
- The number of parking spaces were reduced, and the ADA spaces were relocated closer to the building entrances. This has allowed more landscape plantings along

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- the cemetery edge and a stronger buffer between the building and the cemetery.
- Service parking has been provided for instrument loading.
 - The access needs of patrons and musicians have been addressed with better building entrances.
 - The City of Eugene will not allow the access drive to move without a special land-use permit, but it is feasible to build ADA curb cuts and ramps leading to the existing crosswalk on 18th Avenue.
 - Aerial access must be provided from the drive because of the height of the proposed building, but the design of the drive has been altered to include concrete paving. This makes the drive more plaza-like and pedestrian oriented.
 - Landscape plantings separate the vehicles from pedestrians.
 - The existing structure for long-term covered bike parking will be salvaged and moved closer to the entrance of the music building.

Corey Martin from Hacker Architects presented renderings of options for siting the mechanical equipment on the roof versus on the site. The current design intent is to place as much of the mechanical equipment as possible on the roof of the office building, but there are structural and acoustic implications (vibrations that could negatively affect the rehearsal space). One potential solution is to put some of the mechanical equipment on the roof of the office building and place the rest on the site adjacent to the rehearsal space and drive. If the mechanical equipment were to be placed on the site, adequate screening would need to be provided from the drive and pedestrian/bike route. The equipment also would be visible from the music school. Larry added that the visual impact of placing the mechanical equipment on the site would not be as prominent as shown in the renderings because it would be sunk three feet below grade and would be screened and buffered by plantings.

Corey also showed renderings of two different setback options for the proposed building. One option would align the face of the proposed building under the covered porch with the music school. The upper floor and a small portion of the first floor would protrude beyond the existing building. The second option would align the upper floor and porch overhang with the music school, and the face of the building under the porch would be set back. This would give a more generous edge to 18th Avenue but would reduce the size of the courtyard on the north.

Discussion: A number of members supported the revised schematic design and expressed the opinion that the design team had responded well to the previous comments.

In an effort to provide continuity with the quad at the music building, a member suggested further de-emphasizing the drive and enhancing the plantings of the open space along 18th Avenue. In this way the building and the landscape together would create positive outdoor space. Larry agreed with the concept of reinforcing the interconnected series of open spaces that create the campus framework, but he cautioned that there is a need to balance

that desire with making the driveway accessible and easily seen from the street.

Becca responded to a member's question by explaining that a number of technical constraints (including acoustical control), dictate that the entry to the rehearsal space can only be provided through the office space.

A member stated his preference for aligning the new building with the music building to maximize the size of the courtyard. He said this would support the *Campus Plan* pattern - Quiet Backs. Another member felt the setback option ensured better continuity along the street edge. Becca added that the north side of the rehearsal room is used only for access to the music school, and given that it is the north side of a tall building, it is not the ideal orientation for an open space. A member pointed out that the porch, being a covered outdoor space facing south, would be a very popular gathering place. He suggested maximizing the size of the porch to enhance and activate the pedestrian environment along the street edge.

In response to a member's question, Corey said the plaza could be drawn nearer to 18th Avenue. This would bring people into the plaza from the street more effectively. However, he pointed out that this might adversely affect the desired continuity along the street.

A member noted that the mechanical equipment on the roof is shown as being screened. He asked the design team to consider how a potential rooftop solar array might look from the street and whether it would also need to be screened.

A member suggested that the plantings be articulated to reinforce the positive space in the courtyard between the proposed building and the music building.

In response to a concern about proximity of bike parking to main building entrances, Larry highlighted a number of short-term uncovered bike racks closer to the entrances than the long-term covered bike parking.

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. Hayward Cell Tower Relocation - Siting

Background: Staff introduced the purpose of this agenda item, summarized past committee actions, and requested Campus Planning Committee actions as described in the meeting mailing.

Christine Thompson described the challenges related to siting the cell tower. Upon further investigation of previously approved Site #4, the required large service vehicle access

cannot be accommodated. The proposed site was originally eliminated because it was believed that future development would require the use of this space. Further study has shown that this is not the case. Christine reviewed the Telecommunications Facilities Guidelines, broader campus planning issues related to this project, and comments from the previous CPC meeting that would be applicable to the proposed site. She also showed some renderings of what the cell tower might look like in the proposed location.

Discussion: In response to a member's question, Eric Fuller from Information Services confirmed that representatives from the service providers think this location works for all of their technical requirements.

A member asked if this project would displace maintenance services currently occupying that site. Christine replied that these services will be integrated with this project and that replacement of displaced uses could be stated as a condition of approval for this site.

Action: The committee agreed unanimously that the site for the **Hayward Cell Tower Relocation** is consistent with the *Campus Plan* and recommended to the president that it be approved subject to the following conditions:

1. Thoughtfully integrate the ancillary building into the site.
2. Minimize the size of the ancillary building.
3. Ensure HVAC noise does not distract the athletes.
4. Ensure construction minimizes interference with adjacent activities. Pay particular attention to special events/tournaments.
5. Ensure replacement of any displaced uses.

3. School of Journalism - Banner

Background: Staff reviewed the background of this agenda items and the *Campus Plan* patterns and policies presented in the meeting mailing. Staff stated that the proposed banner is not a standard campus sign and drew the committee's attention to an excerpt from Campus Outdoor Sign Plan included in the mailing. This states that the CPC is responsible for reviewing the content, purpose, and overall design and location of the proposed banner.

Tim Gleason from the School of Journalism and Communication (SOJC) said this is a sign celebrating the centennial of the SOJC. This banner is consistent with the graphic identity for all other SOJC centennial materials. He restated the dimensions of the sign as presented in the mailing materials and mentioned that the vendor is Graphic Print, a company with experience working on campus. The installation would be temporary, slated to be removed in November or December 2016.

Discussion: Members commended the incorporation of the University of Oregon's school

colors and the placement of the banner. A member pointed out that adhering the banner to the inside face of a window as presented would avoid the maintenance requirements of a banner exposed to the elements.

Action: The committee agreed unanimously that the **School of Journalism - Banner** is consistent with the *Campus Plan* and recommended to the president that it be approved.

4. Hayward Project - Recommendations

Background: Staff introduced the purpose of this agenda item. She explained that the chair has expressed the desire to make some recommendations to the president on behalf of the CPC about opportunities to improve campus-wide linkages through the course of the Hayward Project improvements.

Staff reminded the CPC that this is a Track C project and as such is independently coordinated. It is going through a review process, but the president has determined that this project will be managed through an outside entity.

Rob Thallon, CPC chair, presented a number of opportunities he had identified that could be addressed on the Hayward Project peripheries and encouraged feedback from the CPC members. The opportunities presented included the continuation of the important east-west connection across the super-block between University Street and Agate Street and an improvement of the pedestrian environment on Agate Street and 15th Avenue.

Discussion: Many CPC members expressed their appreciation that the chair initiated this action on their behalf.

A member suggested including a reference to providing continuity, safety, and access across Agate Street to 17th Avenue. He added that this connection should be wide enough to support the volume of bikes, pedestrians, and plantings to make it a true campus connection. Other members thought it would be beneficial to mention that the western portion of this pedestrian connection is already being installed by the Jane Sanders Stadium project.

A member mentioned that the letter should state that the CPC endorsed these comments during its December 10th meeting and encouraged the chair to take this action on their behalf. He also suggested that the letter open with an introduction stating the CPC's charge and purpose.

A member suggested modifying the language that expressed the CPC's excitement about the Hayward Project as a whole. He advised expressing excitement about the potential of improvement at Hayward Field instead.

Action: No formal action was requested. Rob Thallon will take the CPC's comments into consideration as he drafts the letter to the president.

Please contact this office if you have questions.

cc. Michael Anderson, Oregon Bach Festival
RaDonna Aymong, Columbia Hall Building Manager
Steven Asbury, Fairmount Neighbors
Bill Aspegren, South University Neighbors
Trisha Bates-Wickman, AEI (Agate Hall)
Camilla Bayliss, Fairmount Neighbors
Erik Berg-Johansen, Eugene Planning
Gwen Bolden, Parking and Transportation
Mark Butler, LCL
Phillip Carroll, Campus Operations
Becca Cavell, Hacker Architects
Erica Daley, Knight Law Center
Darin Dehle, CPDC
Will Dowdy, Eugene Planning
Arthur Farkas, Allen Hall Building Manager
Kassy Fisher, Finance and Administration
Eric Fullar, Information Services
Jana Gerow, CPDC
Larry Gilbert, Cameron McCarthy
Nicholas Gioello, Eugene Planning
Tim Gleason, SOJC
Michael Griffel, Housing
Terri Harding, Eugene Planning
Bryan Haurert, Physical Education and Recreation
George Hecht, Campus Operations
Robin Hostick, Eugene Planning
Jim Horstrup, Knight Law Center Building Manager
Karen Hyatt, Community Relations
Gregg Lobisser, Student Life
Richelle Krotts, College of Education
Jeff Madsen, CPDC
Kevin Marbury, Physical Education and Recreation
Corey Martin, Hacker Architects
David Mason, Music Building Manager
Carolyn McDermed, UOPD
Pamela Miller, South University Neighbors
Eric Owens, Education
Martina Oxoby, CPDC
Noah Parsons, Fairmount Neighbors
Tanner Perrine, LCL
Amy Pinkston, SOJC
Rachele Raia, College of Arts and Sciences
Amy Ripley, Vivian Olum Child Development Center

Eric Roedl, Athletics
Brett Rogers, Campus Operations
Helena Schlegel, ASUO
Michael Smith, Lawrence Hall Building Manager
Alison Snyder, Architecture and the Allied Arts
Fred Tepfer, Campus Planning, Design & Construction
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Janet Yood, Campus Planning, Design & Construction