



November 11, 2015

MEMORANDUM

To: Campus Planning Committee

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

Subject: Campus Planning Committee Meeting, November 16, 2015

The next meeting of the Campus Planning Committee (CPC) will be held on Monday, November 16, 2015 from 3:00 p.m. - 5:00 p.m. in the Ford Alumni Center, Room 403.

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 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. Trash Receptacles - New Campus Standard Design

Background: The purpose of this agenda item is to review a proposal for a new campus standard design for trash receptacles. Please refer to the attached background materials. This item is subject to review because it would set a new campus standard fixture.

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

Also please review the *Campus Plan* for relevant policies in particular:

- Policy 2: Open-space Framework, specifically Landscape Features (benches and other site furniture, signs, etc.) (a) p. 34

Action: The committee will be asked to determine if the proposed new campus standard **Trash Receptacles** are consistent with the *Campus Plan* and make 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. Gerlinger Hall - Yamada Renovation - Oregon Model for Sustainable Development Adjustment

Background: The purpose of this agenda item is to review a proposal for an adjustment to the Oregon Model for Sustainable Development (OMSD) for the Yamada Language Center. Please refer to the attached background materials. This item is subject to review because proposed adjustments are subject to CPC review.

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

Specific wording related to OMSD adjustments in the *Campus Plan* is as follows:

If a highly unique circumstance arises, a project may request an adjustment to a requirement to resolve an unreasonable hardship. For example, specialized building types may be uniquely challenged with meeting the AET. Or, projects that are not suited for LEED New Construction (LEED NC) may have a more difficult time achieving the level of LEED Gold because fewer LEED points are available. In addition a project with a small environmental impact (e.g. low energy use) may find it challenging to justify the cost of the LEED certification process.

Adjustments will be reviewed by the Campus Planning Committee as part of the standard project review process. The requestor must clearly demonstrate the following:

1. Requested Adjustment: The requested adjustment (e.g. a lower AET or LEED level, or no LEED Certification process) must:

- *Be clearly defined*
- *Be justified as described in #2 below, and*
- *Demonstrate that the overall intent of the Model is still met.*

2. Reason for the Adjustment: The circumstance must be highly unique and create an unreasonable hardship. Evidence of undue hardship must be thoroughly justified, which, at a minimum, includes a full assessment of building components, energy use, and associated costs that would have been necessary to fully meet the affected requirement.

Also please review the *Campus Plan* for relevant policies in particular:

- Policy 10: Sustainable Development, specifically LEED GOAL: Gold Certification p. 60

Action: The committee will be asked to determine if the proposed **Gerlinger Hall - Yamada Renovation - Oregon Model for Sustainable Development Adjustment** is a reasonable request and make 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. 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
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
Teri Jones, CPDC
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
Eric Owens, Education (Building Manager)
Martina Oxoby, Campus Planning, Design & Construction
Noah Parsons, Fairmount Neighbors
Brett Rogers, Campus Operations
Helena Schlegel, ASUO
Greg Stripp, President's Office
Fred Tepfer, Campus Planning, Design & Construction
University Senate Executive Coordinator



Oregon Bach Festival Building Addition to the School of Music and Dance
Campus Planning Committee - Check-in November 16, 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.

Campus Plan Policies and Patterns

The following pages contain a list of *Campus Plan* policies and patterns. 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 OBF Addition project user group has created additional project-specific patterns.

Policies:

POLICY 2: OPEN-SPACE FRAMEWORK – Campus edges, Designated open spaces, pedestrian pathways, trees

POLICY 3: DENSITIES

POLICY 4: SPACE USE AND ORGANIZATION – Flexible and Compatible Use

POLICY 5: REPLACEMENT OF DISPLACED USES - Onsite Vehicle and Bike Parking and Delivery Access

POLICY 6: MAINTENANCE AND BUILDING SERVICE – Service area and access and fire lane access

POLICY 7: ARCHITECTURAL STYLE AND HISTORIC PRESERVATION – Building next to an existing historic structure

POLICY 8: UNIVERSAL ACCESS – 4' elevation change between existing SOMD and 18th Ave.

POLICY 9: TRANSPORTATION – Parking replacement, improved pedestrian and bike pathways, improved existing crossing conditions at 18th and Harris Ave

POLICY 10: SUSTAINABLE DESIGN – Concerns for project's ability to meet Oregon Model for Sustainable Development's AET and LEED Gold policy; proposed building is not connected to the campus tunnel system and programmatic challenges.

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POLICY 11: PATTERNS (see applicable patterns below)

POLICY 12: DESIGN AREA SPECIAL CONDITIONS – Southwest Campus

Patterns:

LARGE SCALE CAMPUS:

Universal Access
Sustainable Development
Open-space Framework
Welcoming to All
Outdoor Classroom
Campus Trees
Good Neighbor
Main Gateways
Open University
Gateway to Campus*

TRANSPORTATION:

Local Transport Area
Bike Paths, Racks, and Lockers
Looped Local Roads
Paths and Goals
Road Crossings
Pedestrian Pathways
Spillover Parking
Shielded Parking and Service Areas
Peripheral Parking

SITE ARRANGMENT:

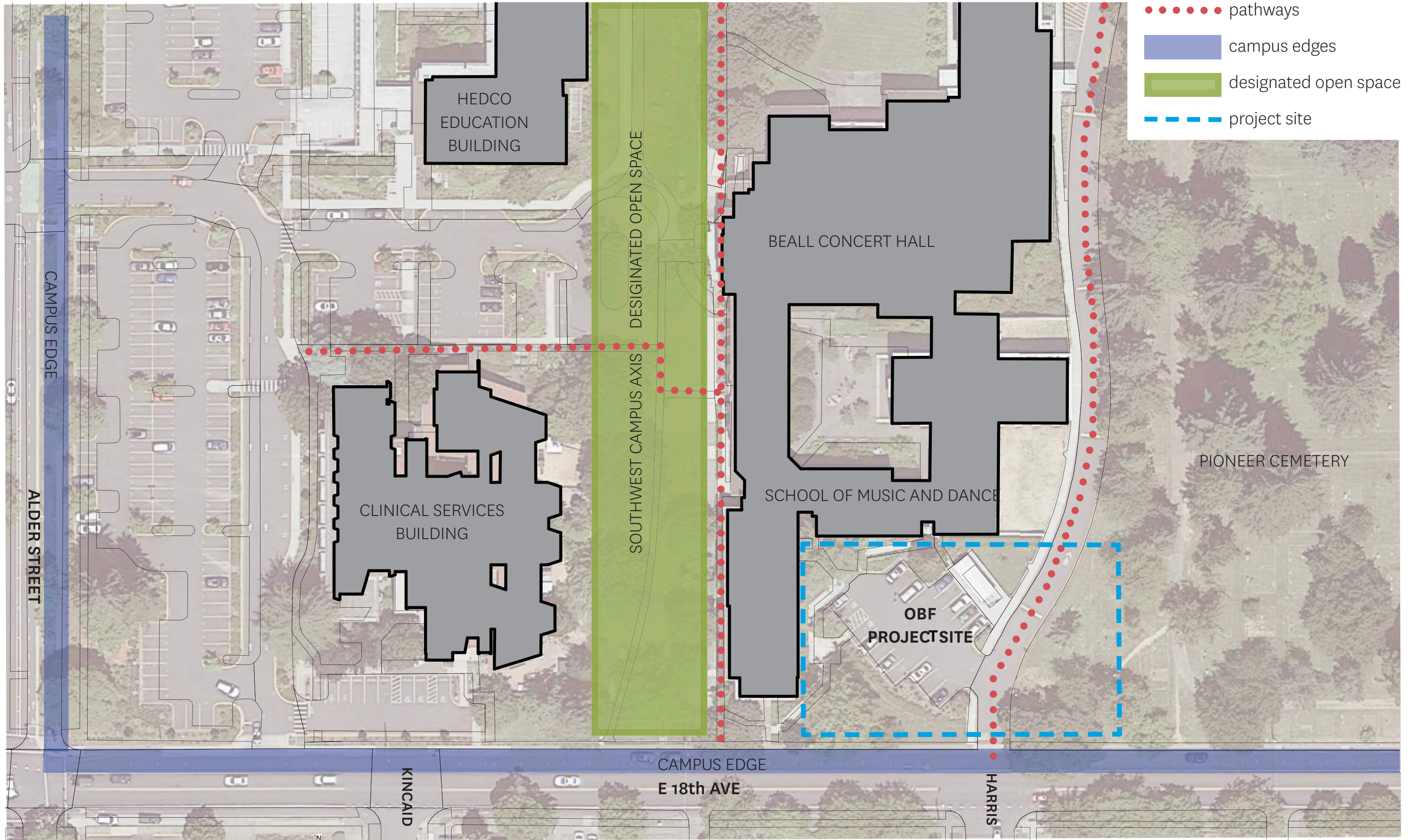
Existing Uses/Replacement
Positive Outdoor Space
Connected Buildings
Sitting Walls
Building Complex
Seat Spots
Family of Entrances
Tree Places
Public Outdoor Room
Activity Nodes
Sitting Walls
Use Wisely What We Have
Site Repair
South Facing Outdoors
Quiet Backs
Main Building Entrance

BUILDING DESIGN:

Four-story Limit
Architectural style
Operable Windows
Flexibility and Longevity
Future Expansion
Wholeness of Project
Wings of Light
Quality of Light
Organizational Clarity
Building Hearth
Office Connections
Public Gradient
Fabric of Departments
No Signs Needed
Faculty-Student Mix
Places to Wait
Enough Storage
Building Character and Campus
Context
Arcades
Pools of Light
Materials and Operations

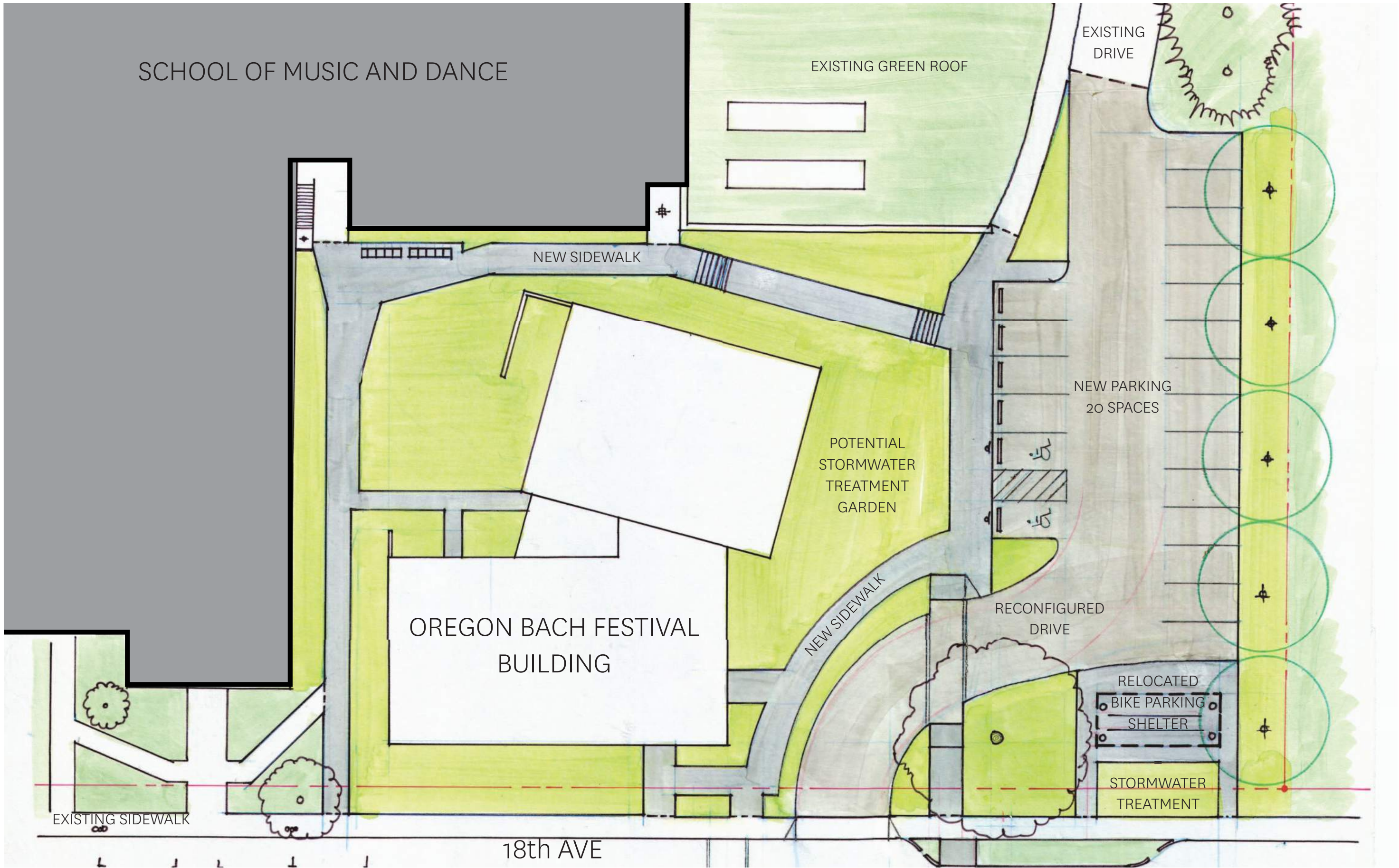
PROJECT SPECIFIC PATTERNS:

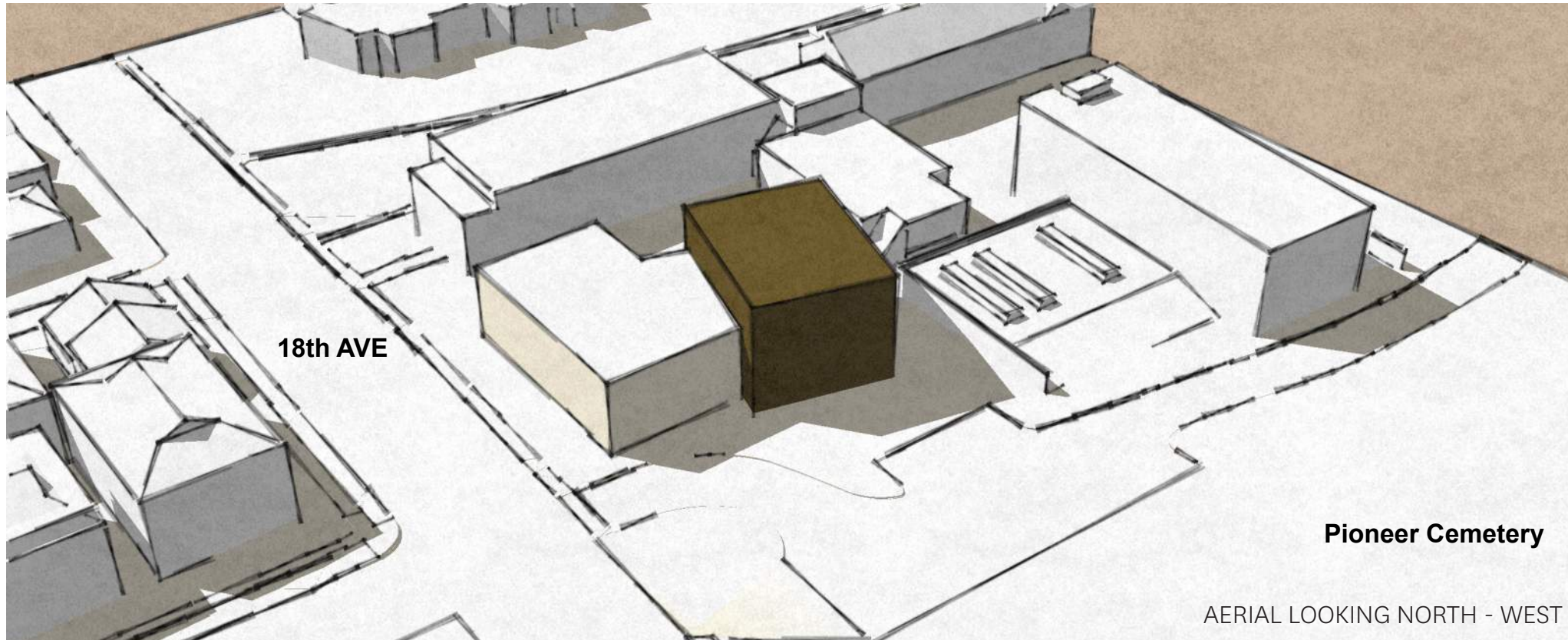
History and Identity
Gateway to Campus
A Front Door
Series of Outdoor Courtyards A
Building Within a Building Within a
Complex



- pathways
- campus edges
- designated open space
- - - project site



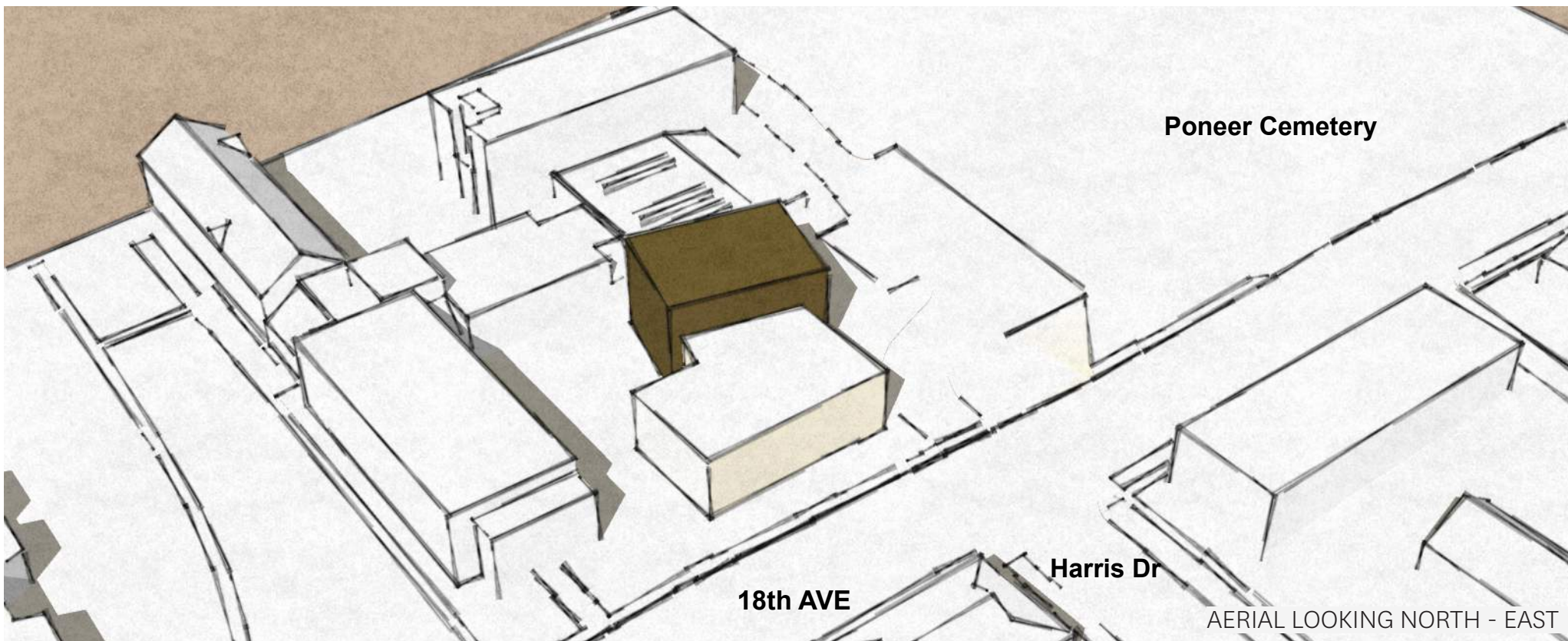




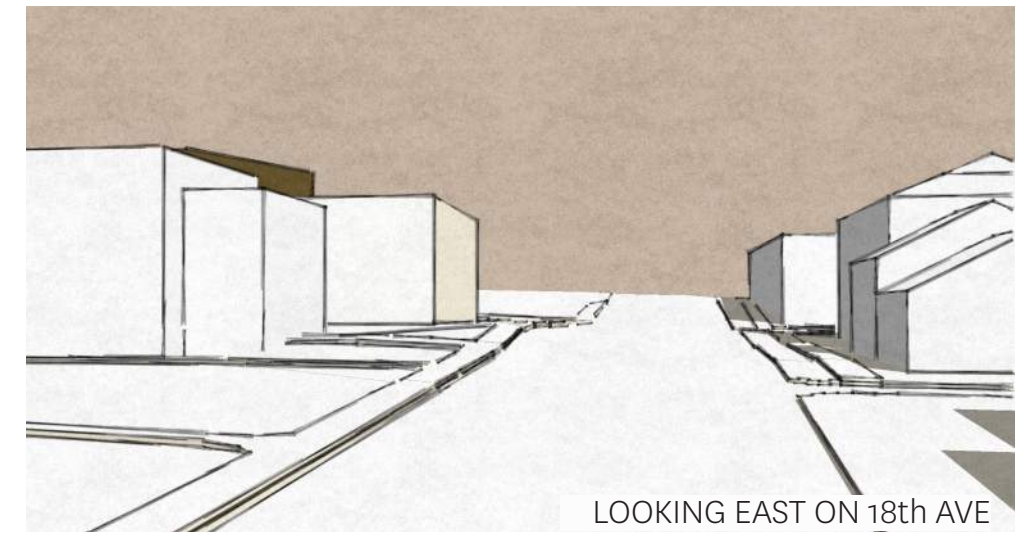
AERIAL LOOKING NORTH - WEST



LOOKING WEST ON 18th AVE



AERIAL LOOKING NORTH - EAST



LOOKING EAST ON 18th AVE



LOOKING NORTH ON HARRIS