

November 10, 2003

MEMORANDUM

To: Carole Daly, Chair Campus Planning Committee
Development Office

From: Dave Frohnmayer

Subject: Arena Project —
Campus Planning Committee Responsibilities

The Campus Planning Committee is charged with advising me on long-range campus development, including building and landscape design and transportation policy issues. I am asking the committee to take the course of action contained within this memorandum with regard to the proposed new arena project.

Let me begin by saying that I am regularly reminded by those who are new to the campus—whether faculty, students, or staff—that one of their considerations in choosing this university over others was the beauty of the campus and, in particular, the open spaces, the trees, and the stately brick buildings. I want to commend you, the committee, and those who have gone before you, for the magnificent job you have done in shepherding the many new projects that have graced our campus in the recent past. Practically without exception they have added to the university's impressive ambiance.

I have every expectation that the new arena will take its place proudly among those projects.

As you know, the university and its donors have formed a non-profit corporation to ensure that the project will be completed in a timely and cost-effective manner. As you also know, I have determined that the preferred site for the arena is the current Howe Field site, including the surrounding area on the northeast corner of University and 18th Avenue, as necessary to provide adequate space for the arena and related buildings which will be determined to be part of the arena project. Once the precise

Carol Daly
November 10, 2003
Page 2

site of the building or buildings that will be part of the project are determined, I will inform the Committee of that decision.

A privately managed project on the university's campus requires the Campus Planning Committee to assume a slightly different role in advising me on the development of this project than when the project is managed in a standard manner. While there is a policy that was developed in the early 1980's related to projects built by the University Foundation, it did not envision a project like this one and has many requirements that do not reflect the way in which construction projects are currently carried out. Because time is crucial to the project, we have developed a process to be used in this instance. I also look to the Campus Planning Committee to review and update the 1983 policy, providing me with recommendations for a process that will work effectively in the current climate.

For this project the Committee's role, which I have enumerated below, will allow the donors and the university to secure the operational advantages of the non-profit entity while providing input from the Committee on behalf of the campus community.

Because of the special nature of the arena project, time is of the essence in completing this process. I am directing the committee to take these specific steps:

1. Immediately begin the process of amending the Long Range Campus Development Plan as needed to accommodate the new arena on the Howe Field site. While some amendments may become apparent only after the initial design is completed, you should begin work on those currently known.
2. Using the criteria from the Long Range Campus Development Plan referenced below, review the design and quality of the arena to ensure that the facility is consistent with other significant campus buildings and honors the intentions of the Long Range Campus Development Plan. Forward the committee's comments to me.
3. Host an on-campus public comment session during which the design is presented and all attendees are allowed to provide comments on the design. Report the outcome of this session to me.

4. Form a subcommittee of Campus Planning Committee members to work with facilities users displaced by the project. The subcommittee will report its findings to the Campus Planning Committee regarding replacement sites that meet the users' needs and are appropriate within the terms of the Long Range Campus Development Plan. Following its review, the Campus Planning Committee will forward its recommendations to me.
5. Review the proposed design of each relocated function in accordance with conditions set forth by the Long Range Campus Development Plan.

Please review the new arena in light of the following policies and standards contained in the Long Range Campus Development Plan (the Plan).

1. Land Development Policies

The University is organized around a system of open spaces. This is both for functional reasons and a representation of the university's heritage. Buildings should not encroach upon any existing designated open space—in this case University Street (refer to the May 2001 University Street Study)—and should enhance the qualities of those designated open spaces.

The continuity of the university's campus environment over time is materially affected by the character and architectural style of its buildings. The architectural style and scale of the building(s) must be compatible and harmonious with the design of surrounding buildings, though they need not (and in some cases should not) mimic them. This includes color compatibility of buildings and outdoor accessories.

Because of the position of this site is along a major gateway to the campus and also because the style of the existing buildings adjacent to the site is not similar to that of the main campus I ask that you pay special attention to the style of the new building. The dominant style of the campus' architecture is represented by the Ellis Lawrence buildings circa 1915 through 1940. In very general terms this style has

manifested itself as largely brick buildings with smaller scaled vertically oriented openings.

All facilities should be completely and conveniently accessible to individuals with disabilities.

The following patterns are to be considered in the design of the building:

Site Repair

Take advantage of opportunities offered by building projects to improve the overall quality of that part of the campus in which the project is situated. Build on the worst part of the site, preserve the best.

Four-Story Limit

Generally avoid buildings which exceed four stories in height above grade.

Quiet Backs

Connect buildings to a quiet space, removed and buffered from adjacent sources of noise.

Accessible Green

Maintain an open space in proximity to all buildings.

Small Public Squares

At activity nodes along important pathways, create small squares, between 45 and 60 feet in width, to accommodate small gatherings.

South Facing Outdoors

Buildings should be designed to create south-facing outdoor spaces whenever possible.

Main Gateways

Mark major entrances to the campus in a way that identifies the campus as a special precinct within the larger community.

Positive Outdoor Space

Place and form buildings to define and partially enclose outdoor space.

University Streets

Major campus activities should front on public streets which are essentially pedestrian in nature; new buildings should either connect to or extend these streets.

Main Entrance

Main entrances to buildings should be distinctive and easily identifiable from principal approaches.

Connected Buildings

Connect new buildings to existing structures wherever possible.

New buildings should be sited in a way that preserves field spaces of usable size and shape.

2. Maintenance and Service Policies

To minimize the need for frequent maintenance by specialized personnel, we prefer to use durable materials and finishes. Materials likely to require excessive maintenance should be avoided or judiciously avoided.

There should be a designated service area located on the least public façade of the building. Space for dumpsters should be screened from view by fencing or appropriate vegetation.

3. Landscape Policies

Trees are to be considered an integral part of the design. Existing trees are to be preserved if possible. Before removal of existing trees other options for development should be explored and determined to be not feasible.

Landscape improvements are to be designed with plants selected for this climatic zone, of species that may add to the on-campus collection to further the academic mission; they will be maintainable to standards established by the university's buildings and grounds crews (Tim King should be consulted directly).

Lighting should address the personal safety requirements of students, faculty, staff and campus visitors without significantly damaging nighttime aesthetic qualities, keeping in mind energy conservation. Vegetation and outdoor lighting should be coordinated. Building entrances, major pathways and adjacent space should be well lit. Generally, building-mounted light fixtures should be avoided except entrance lighting and lighting consistent with historic patterns.

Unusual applications need to be designed to protect adjacent areas and uses from spillover light to the maximum extent possible. See also the May 8, 2002 Campus Outdoor Lighting Plan which further refines this policy and specifically enumerates Outdoor Lighting Walkways for the campus several of which are adjacent to this location.

Building exterior signage is to be limited to signs identifying the building unless specific and unique characteristics of the building or program require differently. That is likely the case in this instance. The University's February 26, 2001 Campus Outdoor Sign Plan specifies that advertising is not to be a part of any sign and defines seasonal signs and the standards to be applied to their review. This Plan should be consulted when reviewing the proposals for signs for this building.

Benches and similar outdoor accessories should be used consistent with the Plan. This includes light fixtures, benches, trash cans, and pavement materials.

4. Transportation Policies

The University will provide adequate parking while preserving the quality of the campus and adjacent neighborhoods and encouraging the use of alternative modes of transportation. This includes provision of adequate bicycle parking.

As a general rule priority for movement is as follows: emergency vehicles, pedestrians and individuals with disabilities, bicyclists, public transportation, service vehicles and buses and personal vehicles. The central campus is primarily a pedestrian and bicycle zone. Auto traffic in that area is to be discouraged. If possible, auto and truck delivery service access to the site should be from Agate Street or E. 18th Avenue and not from University Street or E. 15th Avenue.

As this is a very large building with a specialized program, particular attention needs to be paid to the way the building meets surrounding pedestrian routes and is experienced by pedestrians.

A campus-designated, street-oriented bicycle route exists along University Street and E. 15th Avenue. A campus-oriented route

connects E. 15th and E. 18th Avenues at approximately Onyx Street. A city-designated route exists along Agate Street. Please consider how these pathways may be affected by the project and what the university might do to provide alternate routes if necessary.

The project must meet city of Eugene codes for required parking spaces for an arena unless the city grants a waiver or other exemption.

5. Utility Systems Policies

All utilities are to be located underground.

6. Campus Edge -- The places where the campus meets its surrounding community represent an important opportunity both to put a literal face on the institution and also to welcome visitors to the campus. Major entrances to the campus should be marked in a way that identifies the campus as a special precinct within the larger community.

Gateways of all scales and for all users should be built along entry points to mark entrances and to signal to visitors that they have arrived. These should include gateways for pedestrians, bicyclists, and drivers.

The scale of the building(s) should be carefully considered so as to create a graceful transition between the university and the surrounding residential areas.

7. Sustainability — The UO is a leader in sustainable practices, including sustainable development. Please consider those portions of the University's October 5, 2000 Sustainable Development Plan that are appropriately applied to a privately constructed building.

CC: Dan Williams
Melinda Grier
Chris Ramey