



May 6, 2010

MEMORANDUM

To: Campus Planning Committee

From: Christine Taylor Thompson, Planning Associate  
Campus Planning and Real Estate

Subject: **Record** of the April 27, 2010 Campus Planning Committee Meeting

Attending: Gregg Lobisser (Chair), Leslie Bennett, Phillip Carroll, Tom Driscoll, Alexandra Hawes, George Hecht, Jackson Hite, Doug Kennett, Molly Promes, Chris Ramey, Gregg Rikhoff, George Rowe, Collin Schless, Eric Selker, Molly Sirois, Rob Thallon

Staff: Christine Taylor Thompson (Campus Planning and Real Estate)

Guests: Martina Bill (CRPE), Jane Gary (CAS representative for Scott Coltrane), Tim Gleason (SOJC), Herb Horner (DPS), John Lawless (TBG), Matt Matthews (TBG), Denise Stewart (Facilities Services), Fred Tepfer (CPRE), Miles Woofter (YGH)

Agenda: Allen Hall Expansion and Remodel Project – Check In

**1. Allen Hall Expansion and Remodel Project – Check In**

Background: Staff reviewed the related *Campus Plan* patterns and policies as described in the meeting mailing.

Tim Gleason, project user group chair, reviewed the purpose of the proposed project. Substantial growth in the program has led to the need for additional space. Careful consideration was given to determining whether the school should remain in its current location. Its direct link to other academic programs makes its central campus location essential. While the proposed addition will meet current space and pedagogical needs, future long-term growth would likely require additional space.

John Lawless, TBG Architects and Planners, reviewed the proposed addition siting and massing as described in the meeting mailing. He noted a series of existing conditions and challenges: substantial grade changes, multiple pathways and building access points, an unclear main entrance, a significant elm tree within a confined building site (hemmed in by buildings and designated open spaces), and two existing buildings with different floor plates. The resulting proposal addresses these conditions by creating a compact addition that:

- Links to and respects the architecture of the existing buildings (scale, placement, and exposed corners),
- better defines the University Street Axis and the east/west cross axis,

**CAMPUS PLANNING AND REAL ESTATE**

1276 University of Oregon, Eugene OR 97403-1276 T (541) 346-5562 F (541) 346-6197 [www.uoregon.edu/~uplan](http://www.uoregon.edu/~uplan)

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

- creates an inviting new main entrance on the University Street axis and a secondary south entrance on the cross axis,
- does not impose too much on Friendly Hall,
- relocates the First Amendment Plaza to the west side, thus enhancing the existing small entry plaza on the University Street Axis, and
- repairs the cross axis grades and enhances access through the area.

The proposed project site would require removal of the elm tree and likely encroach on the Friendly Hall parking lot, requiring the removal of about 2 or 3 parking spaces. The additional space is needed to adequately address cross-axis grading issues, pedestrian circulation needs, and bike parking requirements.

The proposed addition's massing would be compatible in scale to the existing buildings and linked by a new atrium space and two new entrances. This approach preserves the character of the Lawrence building yet creates an enhanced main entrance on the University Street Axis. A new at-grade accessible secondary entrance would be created near the 1954 south stair tower (which is not accessible).

Discussion: In summary, members made the following comments:

- Carefully consider how the proposed addition's massing would affect the ability to incorporate important sustainable measures, especially natural light.
- Consider the scale of the proposed massing from the human perspective – provide a drawing from the ground level.
- Ensure that the cross-axis width is generous and that universal access routes through the site and into the building are clear and understandable. Ensure that grading is carefully addressed. If possible eliminate the proposed steps.
- Seriously consider enlarging the cross-axis landscaped area by encroaching further into the Friendly Hall parking lot as a way to address grading issues and help mitigate the loss of the elm and the associated landscaped area. The CPC supports serious exploration of options with the understanding that there is a need to maintain the service area and access and ADA parking.
- Ensure that grading at the entrance off of the University Street Axis is carefully addressed. If possible eliminate the existing steps.
- Ensure that the facility, particularly the main entrance, is inviting and visible in a way that fits in with the campus (versus an isolated beacon).
- Address prior comments from Meeting One.

Design team members provided feedback for many of the member's comments and related questions. In response to concerns about how the proposed increase in building depth would affect the ability to incorporate sustainable measures, design team members confirmed that the atrium would have enough depth to provide good quality light throughout the building. Future presentations would demonstrate how they are carefully addressing the building's ability to function well from the inside out.

In response to a question, John said the south side of the cross axis would be a terraced, landscaped edge with a screened services area. It is most likely possible to enlarge the cross-axis landscaped area by encroaching further into the Friendly Hall parking lot as long as required service access and accessible parking is retained. Martina Bill, CRPE, added that the limited budget would affect the potential to expand the project scope.

Design team members said they are looking at a number of possible solutions to resolve grading issues along the cross axis. As proposed, the new south entrance would be fully accessible. One

would enter the building at an intermediate level between the first and second floors. An interior ramp and elevator would provide full access to the main floor. The proposed width of the cross-axis walkway is expected to be generous, about 15'-18' wide all the way through the cross axis. A member said the ultimate goal would be to create a cross axis that is as appealing as the east/west pedestrian path between Allen Hall and Lawrence Hall.

Members agreed that the proposed addition's siting and massing were generally on track. While the loss of the elm is significant, members recognized the need to remove it given the very limited siting options. The loss of the tree, however, adds importance to determining ways to improve the southern edge and enhance the landscaping to partially mitigate the loss of the tree and associated green space. This is particularly important because the project is in a very densely developed area.

Design team members said they are working to resolve grading at the entrance off of University Street. It should be possible to eliminate the existing steps.

Tim Gleason clarified that the proposed expansion will meet the program's need for campus space in the foreseeable future. Future program expansion is likely to occur elsewhere, for example in Portland.

Action: No formal action was requested. The member's comments will be considered as the project moves forward.

Please contact this office if you have questions.

- cc. Vince Babkirk, Facilities Services
- Dietrich Belitz, CAS (Friendly Hall Building Manager)
- Martina Bill, CPRE
- Jane Brubaker, Facilities Services
- Lisa Gardner, Eugene Planning
- Jane Gary, CAS
- Tim Gleason, School of Journalism and Communication
- Terri Harding, Eugene Planning
- Herb Horner, DPS
- Emma Kallaway, ASUO
- Roger Kerrigan, Facilities Services
- John Lawless, TBG
- Janet Lobue, Facilities Services
- Matt Matthews, TBG
- Michael Smith, AAA (Lawrence Hall Building Manager)
- Fred Tepfer, CPRE
- Miles Woofter, YGH