



August 23, 2010

MEMORANDUM

To: Campus Planning Committee

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

Subject: **Record** of the August 5, 2010 Campus Planning Committee Meeting

Attending: Gregg Lobisser (Chair), Leslie Bennett, Phillip Carroll, Tom Coltrane, Carole Daly, Tom Driscoll, Don Harris, George Hecht, Andrzej Proskurowski, Chris Ramey, Greg Rikhoff, Eric Selker, Rob Thallon

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

Guests: Martina Bill (CRPE), Coleen Ebert (SOJC), Pam Endzweig (MNCH), Tim Gleason (SOJC), Jane Gordon (Knight Law Center), Dave Hubin (President's Office), Justin Lanphear (CMGS), John Lawless (TBG), Susan Lesyk (TLC), Matt Matthews (TBG), Aaron Olsen (CMGS), Matt Roberts (Knight Law Center), Carol Snead (Olum Center), Cathy Soutar (CPRE), Miles Woofter (YGH)

Agenda: **East Campus Residence Hall Project Landscape Design – Schematic Design
Allen Hall Expansion and Remodel Project – 2nd Check-in**

1. East Campus Residence Hall Project Landscape Design – Schematic Design

Gregg Lobisser turned the meeting over to Rob Thallon to serve as chair to avoid any potential conflict of interest.

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

Gregg, acting in the capacity of the Project User Group chair, introduced the project. The proposed landscape design for the East Campus Residence Hall Project exceeds the *Campus Plan* designated open-space enhancement requirements. It carefully addresses policies related to accessibility, bike parking, sustainability, and proposed future expansions.

Larry Gilbert from CMGS reviewed the landscape design as described in the meeting mailing. Overall the proposed site design resolves substantial elevation changes across the site, replaces most existing trees, incorporates campus-standard landscape fixtures throughout, and incorporates sitting walls, rather than benches.

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Larry said the design along 15th Avenue is intended to define the south edge of the axis, highlight the residence hall's main entrance, and provide covered bike parking. The existing street trees (Pin Oaks) would be removed and replaced due to their fair-to-poor condition and inappropriate use as a street tree.

The proposed design of the East Campus Axis allows for a potential street crossing when the Bean Hall site is redeveloped in the future. Landscape design elements (e.g., reinforced lawn and removable bollards) emphasize the pedestrian while accommodating the fire lane and drive for the MNCH service/parking area. Native plantings are proposed along the MNCH edge.

The proposed design extends the open central green (East Campus Green) designed for passive and active use. A low retaining wall at the east edge accommodates the elevation change and serves as a sitting wall and gathering place. The dining terrace is defined by landscape planters that would serve as a demonstration water filtration system.

The Many Nations Longhouse Axis is minimally developed in anticipation of an Expression Place east of the Many Nations Longhouse and future development to the south. As suggested, bike parking was moved elsewhere. ADA parking spaces were added to the existing parking lot. Plantings along the building will serve as a buffer.

Proposed plantings along Moss Street help define the Moss Street Axis. An eight-foot brick wall with steel panels would define the residence hall courtyards and shield secure bike parking and service areas. The panels would be dark bronze to match the interior courtyard and building finishes. Some smaller-scale residential plantings would be used in areas adjacent to the two individual living quarters. In addition and if feasible, green roofs are proposed on the single-story portions of the building (a total of 9,000 square feet).

Discussion: Larry confirmed that the scale of the proposed water filtration planter system is for demonstration purposes only—a larger planter would be too costly. A member noted that, while likely not feasible, a larger scale filtration system would be ideal. Larry added that the demonstration planter, if successful, might lead to a more substantial system in future projects.

Staff relayed written comments from an absent member, which stated overall support for the proposal and agreement with Jon Erlandson's written request to emphasize native plantings that relate to the MNCH and Many Nations Longhouse landscape.

Members and guests noted the importance of providing enough covered and secure bike parking. A member said the Residence Hall project should not assume use of Knight Law Center bike parking. Larry and Cathy Soutar, project planner, agreed, noting that the location of the Residence Hall was carefully considered when determining how much bike parking was needed. The proposed amount of bike parking purposefully exceeds both the amount provided at other residence halls and the amount required by the Bike Management Plan.

A guest expressed concern that the proposed central green pedestrian access from the dining terrace will lead to wear paths through the lawn area because it does not connect with any paved pathways. Larry noted that this stairway is designed to encourage access to and use of the grassy area. It is designed as a place to be versus a through route. The primary paths on each side of the green are designed to accommodate east/west

pedestrian travel needs. Cathy added that the design team and user group could further consider the appropriateness of this access route.

A member noted that the design team should consider anticipated improvements / changes to the campus-standard fixtures. Larry said that the current campus-standard emergency phones would be installed in appropriate locations. If anything other than a campus standard were proposed, it would come back to the Campus Planning Committee.

A member suggested accommodating motorcycle and scooter parking on site or nearby.

Members expressed appreciation for the overall design. They commended the design team and others for responding to prior concerns and committee comments. The bike parking provided exceeds expectations. If needed, this can be reviewed in the future but it does not seem necessary to require additional work at this time.

Larry and Cathy noted that future expansion plans were thoughtfully considered when designing the landscape, in particular when determining the sidewalk layout. Potential expansion plans are not designed, so it seemed premature to try to relocate the sidewalk system at this time. Also, even if relocated, it is quite likely that future construction would require replacement of the sidewalks due to their close proximity to the construction site. The goal is to ensure that the pathway system will work prior to potential expansion and after future construction.

Action: The committee agreed unanimously that the landscape design for the East Campus Residence Hall Project is consistent with the *Campus Plan* and recommended to the president that it be approved.

Rob Thallon returned the role of committee chair to Gregg Lobisser.

2. Announcements

PLC Entry Plaza Donated Benches – Staff shared that a donor has expressed interest in funding the installation of a grouping of campus-standard benches with an associated plaque in the PLC Entry Plaza. The proposal would replace benches that once existed in the same location; therefore, formal review by the Design Review Subcommittee is not necessary.

A member noted that the proposed location is adjacent to the base of the recently stolen sculpture. He suggested determining how to address the sculpture base as part of this project (e.g., remove the projecting pipe or the entire basalt base), if possible.

3. Allen Hall Expansion and Remodel Project – 2nd Check-in

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

Coleen Ebert, SOJC Director of Operations and User Group member, introduced the project on behalf of Tim Gleason, project user group chair. She noted that the user group has been very engaged throughout the design process and feels quite comfortable with the current design direction. The design process has been challenged by a restricted site and limited funds.

John Lawless, TBG Architects and Planners, recapped prior design work and reviewed the

current status of the proposed project design as described in the meeting mailing. The design focuses on addressing the site's challenging topography and limited space as well as a series of patterns including Family of Entrances, Main Entrance, South-facing Outdoors, Quiet Back, and Positive Outdoor Space. The project scope extends 20' east into the University Street Axis and encompasses 2-4 parking spaces to the south. The existing ramp and stair between Friendly and Allen Halls would be retained, but the stair would be foreshortened and the remaining walkway to the west would be expanded. A portion of the upper parking lot would be converted into a covered bike parking area. Low-slope ramps and seating walls on either side of the main entrance facing the University Street Axis would address topographic changes without the need for rails.

The proposed addition is designed to respect both of the existing buildings. The atrium is stepped back from the 1920s façade with the main entrance defined by a simple canopy. The intent is to clearly define the entrance without competing with the overall building massing. The penthouse would project above the atrium on either side. The addition's east façade would have window openings similar to the 1920s building. The lower portion of the south façade would have window openings similar to the 1920s building, while the upper portion would have a horizontal band of recessed punched windows divided by precast concrete panels to complement the 1954 building. The recessed connector between the 1954 building and the addition has an exterior third-floor balcony. In addition the project includes a horizontal sunscreen on the west façade of the 1954 addition and a balcony on the east façade of the 1920s building in the same location as the original one.

Discussion: John confirmed that the original decorative panels on the south façade of the 1920s building would be retained and exposed within the atrium space.

John explained that the design team thoughtfully considered placement of the main entry. It was not centered in the atrium façade primarily in response to internal functions.

John said considerable thought went into the design of the southern pedestrian route. Design solutions for the pinch point between Allen and Friendly Halls are limited given the elevation changes and the need to accommodate both bikes and pedestrians.

In summary, members noted that the project is headed in the right direction and made the following suggestions:

- Further enhance and call attention to the main entrance (e.g., move entry to center, expand the canopy, etc.) so it does not look like a secondary entrance.
- Consider ways to clearly define the top of the addition—how the building meets the sky. Ensure that the addition's façade consists of a bottom, middle, and top.
- Focus attention on making exterior improvements in the area south of the proposed addition. Consider limiting proposed improvements at the northeast corner of the project site (which will have limited pedestrian activity) to ensure that all possible improvements along the southern edge are incorporated into the project. For example:
 - Expand the project area further south and convert additional parking spaces into a pedestrian- and bike-friendly area. Make use of this area to accommodate paths of travel through the pinch point between Friendly and Allen Halls.
 - Expand the project area to include the pinch point and replace the existing stair and ramp system.

- At a minimum, ensure that the proposed design accommodates future options to resolve the pinch point, even if the existing stair and ramp are not replaced.
- Recognize the importance of properly designing the proposed west-facing sunshade. Be prepared to provide greater detail for a full review.
- Thoughtfully consider pedestrian desire lines to limit cut-through paths over retaining walls and through landscaped areas.
- Consider ways to integrate additional plantings to minimize the loss of the American Elm and landscaped area and reduce the hardscape, urban feel.

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

Please contact this office if you have questions.

cc. Vince Babkirk, Facilities Services
Gordon Bettles, Many Nations Longhouse
George Bleekman, Facilities Services
Martina Bill, CPRE
Brad Black, Housing
Frances Bronet, AAA
Jane Brubaker, Facilities Services
Tom Connolly, MNCH
Marjorie DeBuse, Youth Enrichment/TAG Program
Darin Dehle, Facilities Services
Coleen Ebert, SOJC
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Larry Gilbert, CMGS
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Carol Snead, Olum Child Development Center
Cathy Soutar, CPRE
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