



October 27, 2010

MEMORANDUM

To: Campus Planning Committee

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

Subject: **Record** of the October 22, 2010 Campus Planning Committee Meeting

Attending: Gregg Lobisser (Chair), Leslie Bennett, Scott Coltrane, Tom Driscoll, Don Harris, George Hecht, Doug Kennett, Rich Linton, Andrzej Proskurowski, Chris Ramey, Greg Rikhoff, Rob Thallon

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

Guests: Austin Bailey (Rowell Brokaw), Darin Dehle (Facilities Services), Judith Eisen (Neuroscience), Dave Hubin (President's Office), Peter King (Rowell Brokaw), Tim Mason (Neuroscience), John Rowell (Rowell Brokaw), Fred Tepfer (CPRE)

Agenda:

1. Zebrafish Expansion (Huestis Hall) – Schematic Design

Background: The committee chair clarified that prior committee action (July 15, 2010) allowed the project to move forward with the understanding that the project's schematic design would come back to the committee for review. Staff reviewed the related *Campus Plan* patterns and policies as described in the meeting mailing.

Austin Bailey and John Rowell, Rowell Brokaw Architects, reviewed the proposed schematic design as described in the meeting mailing. This grant-funded project provides the first opportunity for meaningful renovation of the Zebrafish Facility. The primary goals are to double the size of the Zebrafish Facility (extending to the 13th Avenue sidewalk edge), relocating the required exit for the adjacent Lokey Lab so that does not cut through the Zebrafish Facility.

John said that prior CPC concerns have been addressed through a number of design changes. The bike shelter has been relocated to open up access to the Huestis Hall entrance as well as to increase the amount of bike parking, enlarge the planter and seating wall, and improve access to the exit stair. The temporary accessible ramp has been replaced with an intentionally sloped plaza leading up to the Huestis Hall entrance. The new air-intake vent has been moved to a new location behind the proposed bike shelter. Since the meeting mailing was distributed, the vent location has been moved further back adjacent to an existing column to prevent individuals from climbing the structure and to further buffer it from view.

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Overall, the design and materials emulate the Lokey Lab design and open space. Simple, clean lines and materials are proposed. For example, the bike shelter would be light and open with a horizontal form with a simple shed roof. The planter walls would be concrete to match those in the Science Green. The design of the proposed stair exit shelter has been simplified and detailed with the intent of minimizing its visual impact. It would be a simple transparent glass box with a flat metal roof and a metal base plate.

John said it is likely that the existing Pin Oaks will not survive the construction. He emphasized the need to ensure a resulting healthy tree canopy. Further discussion is needed to clarify the best approach.

Discussion: John clarified that the stair exit shelter no longer would have an extended roofline since the intent is to minimize its visual impact. No other features would be incorporated (e.g., a map station or special lighting). The space would not be lit at night.

Staff conveyed written comments from absent members. One expressed concern about the overall impact of the stair exit shelter and asked that every effort be made to look at other options. John said the location was very constrained and siting options were thoroughly researched. Some potential existed to move the structure further north, but this would have resulted in a larger structure.

The other absent member accepted the stairwell treatment, bike parking, vent, and planter, but expressed concern about the longevity of the curbside Oaks. Since it is not yet clear what impact the construction will have on the trees, the project should carefully determine whether the continued vitality of the adjacent curbside Oaks would be jeopardized. If so, the trees should be removed and the tree canopy replaced in a manner that ensures a healthy replacement tree canopy (e.g., provide for suitable soil and planting area upon completion). Other members agreed with the stated concern adding that, if replacement were necessary, it would be most appropriate to replace with Pin Oaks to maintain the character of the street edge.

Members supported the new location of the bike structure and the simplified, transparent design of the stair exit shelter. However, a member suggested improving the cohesiveness of the overall design through the use of similar design forms (e.g., roof pitch) and materials for these two structures. Suggestions were made to further simplify the bike structure (e.g., use a single support column). John noted that a flat roof was chosen for the glass stair shelter to minimize visibility and prevent rain from dripping down the glazing.

Fred Tepfer, CPRE, said he would ensure that the proposed bike racks meet City code requirements.

A member noted that it would be helpful if the new stairwell design could clearly convey that it is not an entrance to avoid the need to install a sign in the future, thus detracting from the transparency. Fred said the glass entry would not have any exterior door hardware. It would be used only as an emergency exit.

A member expressed concern about the visual impact of the vent. John said the round air intake vent would be four feet in diameter, which is about the same size as the adjacent rectangular concrete column.

Action: The committee agreed unanimously that the schematic design for the Zebrafish Expansion (Huestis Hall) Project is consistent with the *Campus Plan* and recommended to the president that it be approved subject to the following conditions:

1. Carefully determine whether construction would jeopardize the continued vitality of the adjacent curbside Oaks. If so, remove and replace the trees in a manner that ensures a healthy replacement tree canopy (e.g., provide a suitable soil and planting area upon completion).
2. Ensure that the new stair exit shelter design clearly conveys that it is not an entrance to avoid the need to install a sign in the future, thus detracting from the transparency.
3. Consider ways to improve the cohesiveness of the overall design through the use of similar design forms (e.g., roof pitch) and materials for the bike structure and glass stair shelter.

Please contact this office if you have questions.

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