The University intends to construct a new College and Careers building, approximately 50,000 gsf in size, to house College of Arts and Sciences (CAS) college-wide departmental space, the Career Center, University classrooms, informal learning space, and CAS support space.

This Siting Study analyzes potential building sites within three study areas and provides a comprehensive list of factors that influence whether the proposed use is considered a good fit for a particular site. A number of potential locations were considered before narrowing options to the following three sites: Site A, abutting Fenton Hall; Site B, adjacent to Chapman and Johnson Halls; and Site C, on the PLC Parking Lot.

The process used to complete the Study involved participants from the Project Sponsor Group and Campus Planning, Design, and Construction (CPDC). Various analysis tools were utilized including a:

1. Preliminary, conceptual building footprint to help analyze the spatial feasibility of supporting the desired program within each study area;

2. List of criteria to help identify any challenges for development at each site, to determine how well the potential site aligned with the existing Campus Plan and envisioned campus framework, and to assess how well the potential site aligned with user needs and their optimum programmatic functions; and,

3. Generalized cost estimate of identified factors that could affect the relative cost of developing on the various potential sites.

Following is a summary of key constraints identified for each site:

Site A, abutting Fenton Hall:

- No on-site space for parking, including service vehicle parking. The Project Sponsor is not requesting additional parking on Site A for the CCB. Parking is available near the site at Deady Hall and across the 13th Avenue Axis at Johnson Hall; service vehicle access from off-site appears feasible;
- No on-site space available for delivery access/drop-off;
- Required square footage and project costs increase due to the required replacement of existing Fenton Math Library stacks uses;
- Adjacency to the historic Deady Hall and heritage landscape limits footprint and height options to ensure compatibility;
- Adjacency to existing uses in Fenton Hall limits footprint and height options to accommodate natural light and views;
- Additional programmatic square footage, building size/height, and cost impacts associated with potential future expansion of existing Fenton Hall uses (Math department) must be considered;
- Numerous mature trees on-site impacted (some are used for instructional purposes); and
- Key pedestrian connections impacted.
Site B, adjacent to Chapman and Johnson Halls:

- Limited parking/access, though allocating space for approximately three service vehicles appears feasible (precise location to be determined);
- Adjacency to historic open spaces and buildings limits footprint and height options to ensure compatibility;
- Adjacency to existing uses in Chapman Hall potentially limits footprint and height options to accommodate natural light and views (further evaluation of specific site and building design options will be required if Site B is selected);
- Potential future expansion of adjacent facilities (e.g., Jordan Schnitzer Museum of Art and Honors College) must be considered; and
- Existing and future semi-truck delivery access for the Jordan Schnitzer Museum of Art must be accommodated.

Site C, on the PLC Parking Lot:

- Site C displaces the most parking of any option by a significant margin;
- Extension of the utility tunnel across Kincaid Street (a public street) increases project costs;
- Project size is relatively small compared to potential development site;
- Site location is not well-connected to the academic core; and
- Replacement of the existing LTD transit station requires a one-year notice and identification of a suitable new site.

*Note: The Advisory Group will use findings from this Siting Study to consider and ultimately recommend a preferred site for further analysis. Upon this determination, this Executive Summary will be modified to account for the Advisory Group’s recommendation and any considerations associated with the Advisory Group’s recommended site.