TO: Advisory Group for the Campus Physical Framework Vision  
University of Oregon

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RE: College and Careers Building Siting Study – Expert Opinion

This memorandum and attachments addresses Site B in the University of Oregon College and Careers Building Siting, April 2015.

PURPOSE

Our evaluation of the siting study for the College and Careers Building (CCB) identifies issues and opportunities for present development and future planning for the campus. As advocates for the campus’s functional and aesthetic development, we posed the following question:

How can this project beneficially contribute to the campus physical environment today and how might it afford planning and design opportunities in the future?

We considered both near-term development requirements and long-term development flexibility.

In addition to the siting studies, our evaluation used the following background sources:

- Academic Center & Historic Core Diagnosis, University of Oregon, Campus Planning and Real Estate, November 2013
- 2.0 Site Specific Preservation Plans and Guidelines, Campus Heritage Landscape Plan, July 2008

Program Summary

- 50,000 GSF (above grade) to house department space, teaching space, and below-grade parking

Site B Evaluation Summary

The site is acceptable with the following considerations:

- The CCB must be seen as part of an ensemble of existing and future buildings that contribute to campus’s character and function with the shared responsibility to respect and enhance the adjacent Designated Open Spaces and pedestrian circulation patterns
- Due Site B’s location in the campus’s Academic Center and Historic Core and the diminishing number of available sites for new buildings, the university should preserve flexibility for an additional future building on Site B
- A four-story building height of approximately 65 feet could be compatible with adjacent buildings in some areas of the site; careful attention should be give to upper-story setbacks

For context, the above-grade heights of the adjacent buildings are approximately:

- Chapman Hall – 48 feet
- Johnson Hall – 42 feet
- Schnitzer Museum of Art – 53 feet

Attachments

Planning Considerations with accompanying graphic.

End of Memorandum
PLANNING CONSIDERATIONS

The following items identify planning considerations for Site B. These considerations focus on how the CCB and future buildings should contribute to the campus to maintain and enhance its unique character. Therefore, for proper evaluation of the CCB, specific siting studies for the CCB on Site B must study alternatives that allow for the expansion of Chapman Hall, expansion of the CCB, and/or the addition of a second building and their combined contributions to the campus.

Items of greatest concern

- Site B is part of the campus’s Academic Center and Historic Core--the majority of buildings in this area (with the exception of the library and museum) have small footprints, are two to three stories in height, are set within a generous landscape, and are used to define the Designated Open Space (DOS)

- The Academic Center and Historic Core has limited additional building capacity--given the diminishing number of sites for new buildings in this area, the university should make sure that it uses Site B’s capacity wisely allowing for a future building or future expansion of Chapman or the CCB

- All building development on Site B should contribute to defining and contributing to the adjacent DOS--the Memorial Quad, the Old Campus Quad, Johnson Lane, and 13th Avenue; this can be accomplished by build-to-lines, locating major building entries, and programming ground floor active uses

- In addition to the minor north-south path adjacent to Johnson Hall, the site is bounded by three major open spaces and pedestrian circulation flows: 13th Avenue, Memorial Quad, and Johnson Lane; it will be important that the ground floor uses facing these open spaces are active and welcoming

- Parking under the building needs to be studied carefully to assess its impact on the campus aesthetics and pedestrian flows; i.e. exterior ramps in conflict with pedestrian flows should be minimized. We assume that access to this parking will be managed to minimize vehicular circulation in this area of the campus

- Per the Siting Study, service access and potential expansion to the Museum must be maintained

Campus planning considerations items to be considered (See graphic attached)

Primary

1. Align building with the east face of Felton Hall – one edge of the Old Campus Quad Designated Open Space (DOS)

2. Align buildings to a build-to-line along 13th Avenue to define this DOS

3. Align buildings to a build-to-line along Johnson Lane to define this DOS

4. Respect the setback line from Memorial Quad DOS per the 2.0 Site Specific Preservation Plans and Guidelines with the caveat that is less than shown in the Siting Study—approximate 10 feet off the west face of Chapman Hall

5. Setback CCB/future building at least 60 from the south face of Chapman Hall (expansions of Chapman Hall excluded) to maintain open space and to provide light into the existing facility

6. Setback CCB/future building at least 40 feet from east face of Chapman Hall

Secondary

A. Establish a building height sympathetic to adjacent buildings; e.g. setback upper stories of future building complementary to Champan and Johnson halls’ heights

B. Include a north-south connection between 13th Avenue and Johnson Lane to maintain porosity in the pedestrian circulation and to ensure the articulation of the buildings to avoid the creation of a “superblock” on Site B

C. Maintain flow from south of Chapman Hall to Johnson Lane to reflect current and future pedestrian flow desire lines