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

CC: Phil Farrington
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FROM: Robert Sabbatini, Charles Brucker, and Brodie Bain

DATE: 03 November 2014

RE: Site Review of Residence Hall Siting Study – Expert Opinion

This memorandum addresses the Residence Hall Siting Study, one three studies prepared for the University of Oregon concerning three development projects:

- University of Oregon Softball Field Siting Study, September 2014
- University of Oregon Science Building Siting Study, September 2014
- University of Oregon Residence Hall Siting Study, September 2014

PURPOSE

Our evaluation of the siting studies 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 each 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:

- University of Oregon 2003 Development Policy for the East Campus Area, Campus Planning and Real Estate, April 08, 2003
- University of Oregon Space Needs Plan, Space Advisory Group, September 2014
- 2013-2015 Biennial Capacity Plan, University of Oregon, Campus Planning and Real Estate, December 11, 2012
- Extending the Academic Campus, University Street Feasibility Study, Rowell Brokaw Architects, March 2012
- Conceptual Plan, Many Nations Longhouse Expansion, Expression Place & Many Nations Longhouse Axis, University of Oregon, Jones and Jones, December 2010

We reviewed each of the reports and focused on the three sites selected by the Advisory Group. We summarize our conclusions below. Detailed reviews follow.

Residence Hall – Site D1

This site should be considered. Although it does have significant constraints, it appears that it can accommodate the residential program. It does require more in-depth study and review.

Our evaluation proposes to rotate the building 90 degrees and to set back upper building floors to allow for the illumination of the Exression Place during the winter solstice. This solution also creates a new open space element in scale with the planned residence hall and the Global Scholars Hall.
Residence Hall – Site D2
Residence Hall Site D2 should not be considered. It does little to form an integrated campus open space and does not meet the program need for one point of controlled access.

Residence Hall – Site E
Residence Hall Site E should not be considered. It does little to form campus space and has little opportunity to do so because the buildings border 17th Avenue, a public street that will likely remain open in the near-term.

Attachments
Site evaluations for the two sites with accompanying graphics.

We prioritized our comments of each site as follows:
- Items of greatest concern
- Items to be considered

End of Memorandum
Summary
This site should be considered. Although it does have significant constraints, it appears that it can accommodate the residential program. It does require more in-depth study and review.

Our evaluation proposes to rotate the building 90 degrees and to set back upper building floors to allow for the illumination of the Exression Place during the winter solstice. This solution also creates a new open space element in scale with the planned residence hall and the Global Scholars Hall.

Items of greatest concern
1. Enhance and maintain the adjacent streets and open space corridors with walks and trees of a scale appropriate to the campus structure. Mitigate service and back-of-house impacts through strong architectural and landscape architecture design.
2. Retain Many Nations Longhouse east-west view corridor.
3. Prepare a plan to replace parking, and provide drop-off and parking to support the Many Nations Longhouse and Vivian Olum Child Development Center.
4. Respect the planned Many Nations Expression Place. Identify criteria to assure that no new building shadows the 28-foot diameter center on 21 December (winter solstice)
5. Provide a clear unobstructed view south from the vicinity of the Many Nations Longhouse.
6. Consider how to treat the back of the residence hall as it engages the street edge and the views from the Moss Street Child Development Center.
7. Consider transitional open space between building’s main entry and the designated campus open space.

Items to be considered
A. Consider extending the East Campus Green south and expanding the Columbia Street Axis open space corridor east to create a larger open space element. The expanded open space would serve the current planned and future residential halls; program the space for passive and specific functions such as volleyball and special events. Expanded open space would wrap the Many Nations Longhouse, giving it a stronger visual base. The expanded open space might allow higher densities in the East Campus.
B. Study building design to allow for a mid-block north-south crossing using current alignment of Moss Alley. The reason for this is to break up the scale of the building and to avoid superblock development, offering a variety of pedestrian routes on campus. Controlled access can be accomplished by sky bridges or portions of building crossing the alley.
C. Consider stepping building down along Moss Street as it faces Moss Street Children’s Center (Limited High Density Residential/Limited High Density Institutional) stepping building down to protect solar access to the Many Nations Longhouse and designated open space areas to the north.
D. Consider a build-to line that creates a uniform edge to Moss Street.
Summary:
Residence Hall Site D2 should not be considered. It does little to form an integrated campus open space and does not meet the program need for one point of controlled access.

Items of greatest concern

1. Enhance and maintain the adjacent open space corridors with walks and trees of a scale appropriate to the campus structure. Mitigate service and back-of-house impacts through strong architectural and landscape architecture design.

2. Consider extending and expanding the East Campus Green south and the Columbia Axis east to create a larger open space element to serve the current planned and future residential halls; program the space for passive and specific functions such as volleyball and special events. Expanded open space would wrap the Many Nations Longhouse, giving it a stronger visual base.

3. Retain Many Nations Longhouse east-west view corridor.

4. Respect the planned Many Nations Expression Place. Identify criteria to assure that no new building shadows the 28-foot diameter center on 21 December (winter solstice)

5. Provide a clear unobstructed view south from the vicinity of the Many Nations Longhouse.

6. Prepare a plan to replace parking.

7. Identify relocation needs of the Vivian Olum Child Development Center

Items to be considered

A. Design and program Columbia Street as a communal space for the split residence hall; locate front doors to each building to promote this connection.

B. Consider transitional open space between building’s main entry and Columbia Axis

C. Plan for future residence hall at corner of 17th Street and Moss Street and its relationship to the currently planned residence hall to the west.

D. Instead of building west of Columbia Street, investigate if current program can be accommodated east of Columbia Street by including the land bordered by 17th Avenue and Moss Street as shown in Site D1. This will eliminate having two separate buildings.
Summary:
Residence Hall Site E should not be considered. It does little to form campus space and has little opportunity to do so because the buildings border 17th Avenue, a public street that will likely remain open in the near-term.

Items of greatest concern
1. Enhance and maintain the adjacent open space corridors with walks and trees of a scale appropriate to the campus structure. Mitigate service and back-of-house impacts through strong architectural and landscape architecture design.
2. Maintain alley access for service.
3. Prepare a plan to replace parking.

Items to be considered
A. In terms of campus form, the asymmetrical siting of the two buildings and the suggested location of their front doors do little to reinforce campus patterns in comparison to sites DI and D2.
B. What is the impact of six stories at street edge and adjacent properties? Model and study this in 3D and sections.
C. Consider future open space element on 17th Street as a communal space.
RESIDENCE HALL - SITE E