

The background of the image is a dark green, semi-transparent map of the University of Oregon campus. The map shows various buildings, courtyards, and walkways in a lighter shade of green, creating a detailed grid-like pattern. The text is centered over this map.

UNIVERSITY OF OREGON
A R E A S T U D I E S

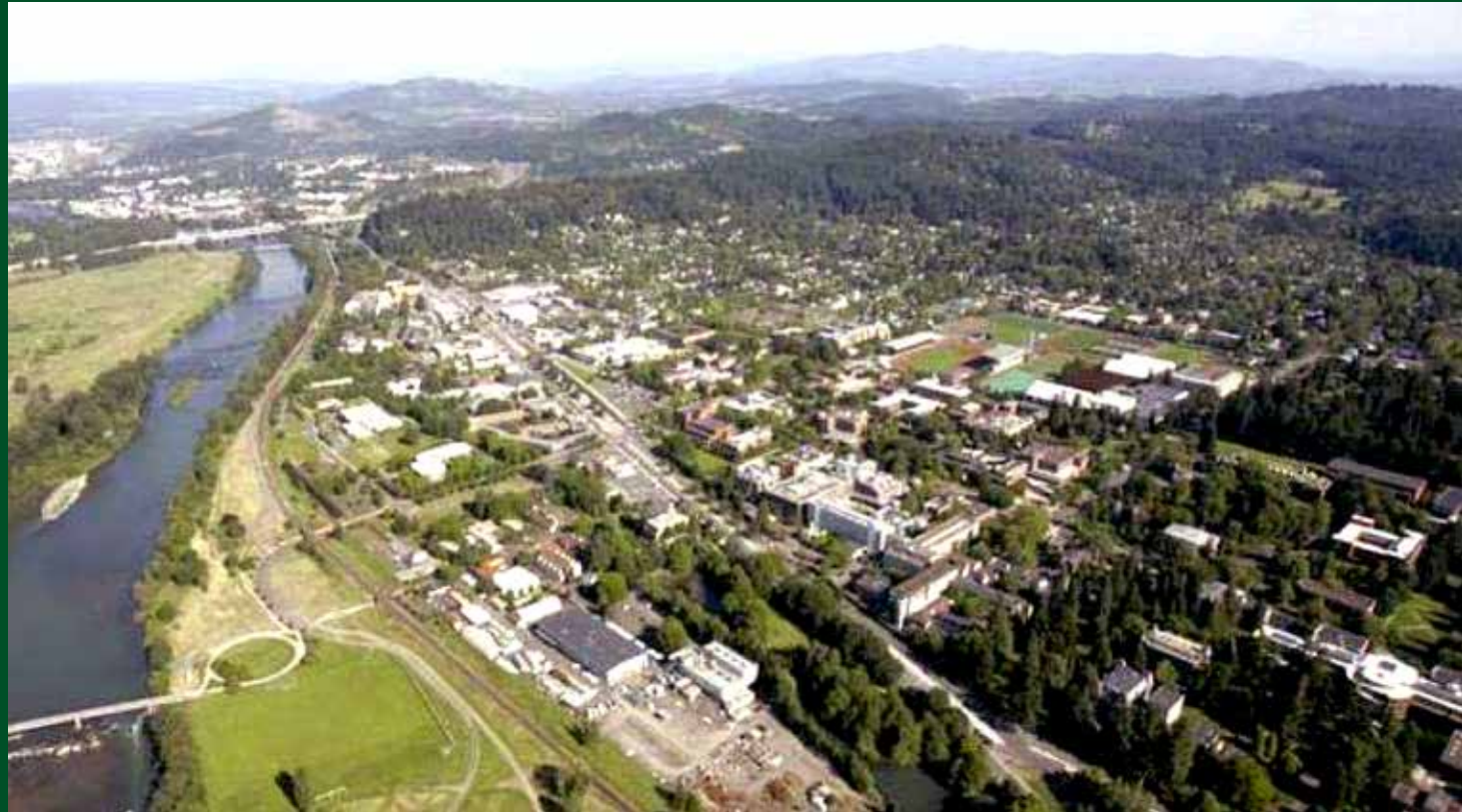


TABLE OF CONTENTS

Study Objectives

Purpose
Relationship to the Campus Plan
Process
Outreach

University of Oregon Mission Statement

Mission
Purpose
Vision
Values

Campus Physical Framework Vision Values and Principles

Key Words from the University's Mission Statement
Preliminary Values and Principles
Preliminary Campus Themes
Planning Perspectives

Site Selection

Siting Studies
Expert Opinions

Area Studies

Softball Field, Science Building, and Residence Hall

Program
Criteria
Outreach
Planning Concept
Framework
Systems
Development Densities
Residence Hall Many Nations Longhouse Solar Access Studies

STUDY OBJECTIVES

Purpose

The University of Oregon Area Studies address three prospective sites on the University of Oregon Eugene campus, each for a specific use and program:

- Softball Field
- Science Building
- Residence Hall

The area studies serve to:

- Further explore each site to accommodate the proposed program and its context, and
- Identify how each site's development can best reflect current and future campus goals and, as such, contribute to the betterment of the campus's beauty and function.

Relationship to the Campus Plan

The *University of Oregon Campus Plan* (completed in 2005, updated in 2011 and amended in 2014) outlines the process and policies, and sets the framework for campus development projects. The process to develop a supplementary and comprehensive Campus Physical Framework Vision has begun parallel with the site selection process for the three building projects. It will further define and expand open spaces identified in the campus plan, define activity locations, examine density and capacity, and identify new development sites.

The Campus Physical Framework Vision consultant (CPFVC) provided expert opinion on the site selection of the three building projects and conducted context studies of each site prior to the start of the broader Vision process because of the need to move the planning and design process forward on the three sites. The intent is that the three projects will enhance their broader campus areas, even if density must increase to accommodate program, and not to preclude bigger concepts and themes resulting from the upcoming vision work.

Process

The seven-week process began and ended with work sessions with the Advisory Group for the Campus Physical Framework Vision (AGCPFV). These sessions served to identify principles, unique characteristics of the campus, and overarching big-ideas to consider through the Campus Physical Framework Vision starts in 2015. By doing this, the sessions highlighted the role of each site in the larger context of a campus physical framework.

Based on the data in the just-completed site selection evaluations, the expert opinions and area studies completed by the CPFVC, and input received during the outreach program, the AGCPFV recommended a preferred site for each project to the university president. The president then asked the Space Advisory Group (SAG) and the Campus Planning Committee (CPC) for their reviews of the preferred sites for each project. Included in this document are their recommendations given to the president, who made the final decision for each site.

Outreach

As part of site selection for three building projects (i.e., a new women's softball stadium, a 100,000-gsf science research lab building, and a 500-bed residence hall), Campus Planning, Design, and Construction (CPDC) staff conducted a campus-wide outreach process. The primary objectives of the process were to:

1. Provide information on the University of Oregon Campus Physical Framework Vision Project and site selection for the three building projects;
2. Solicit feedback from on- and off-campus neighbors on the site selection process and short-listed sites for each of the three building projects; and
3. Provide an opportunity for discovery if there was information missing from the research and data collection effort conducted earlier in the site selection process.

The outreach process featured project presentations and dialogue at:

- Two open houses (one at the Lewis Integrative Science Building, and one at the Ford Alumni Center);
- Eight focus group meetings;
- Two neighborhood association board meetings;
- Two tabling sessions in the EMU lobby aimed at all students; and
- Numerous communications with individuals and representatives of key stakeholder groups via face-to-face dialogue, phone conversation, and e-mail.

Methods of Outreach

Methods of outreach included, but were not limited to:

- Project website (http://uplan.uoregon.edu/UOFrameworkVisionProj/UO_FVP.htm)
- Paid advertisements noticing the open houses in at least two issues of the Daily Emerald
- Article in "AroundtheO", and follow-up e-mail "blast" by University of Oregon communications staff
- E-mail blast to the Deans & Directors distribution list
- Notification e-mails to neighborhood association leadership
- Notification of open houses and project at Campus Partners meeting.

Interested Parties

Interested parties notified/contacted included, but were not limited to:

Internal

- Students
- Faculty
- Staff
- Campus Planning Committee
- Space Advisory Group
- Native American campus community leaders
- Child development center directors and Olum parent council
- EMU and Outdoor Program leadership
- School of A&AA faculty
- Campus Planning, Design & Construction staff
- Campus Operations staff
- UOPD chief
- Parking & Transportation director
- Project sponsors
- Law school dean/faculty and student advisory council

External

- Neighborhood leadership (Fairmount and South University associations)
- Business/property owners
- City staff

The Advisory Group to the Framework Vision Project received comments compiled through the outreach process.



UNIVERSITY OF OREGON MISSION STATEMENT

Mission

The University of Oregon is a comprehensive public research university committed to innovative teaching, discovery, and service. We are a community of scholars dedicated to helping individuals question critically, think logically, communicate clearly, act creatively, and live ethically.

Purpose

We pursue excellence in research, artistic expression, and the generation, dissemination, preservation, and application of knowledge. We are devoted to educating the whole person, and to creating the next generation of transformational leaders and informed participants in the global community. Through these pursuits, we enhance the social, cultural, physical, and economic well-being of Oregon, the nation, and the world.

Vision

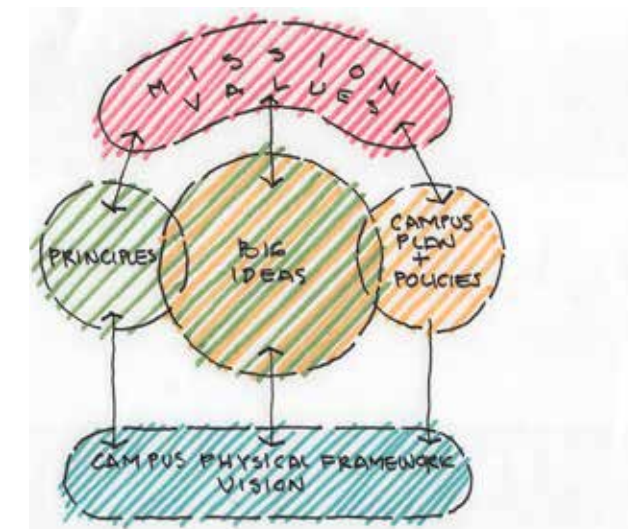
We aspire to lead as a preeminent public residential research university encompassing the humanities and arts, the natural and social sciences, and the professions. We seek to enrich the human condition through collaboration, teaching, mentoring, scholarship, creative inquiry, scientific discovery, and public service.

Values

- We value the aspirations, passions, and success of all who work and learn here.
- We value the pursuit of academic freedom, creative expression, and intellectual discourse.
- We value innovation, collaboration, and experiential learning in our schools and colleges.
- We value diversity and seek to foster equity and inclusion in a welcoming, safe, and respectful community.
- We value the quality of life provided by the unique geography, history, and culture of our place in Oregon.
- We value our shared responsibility to sustainably steward our resources.

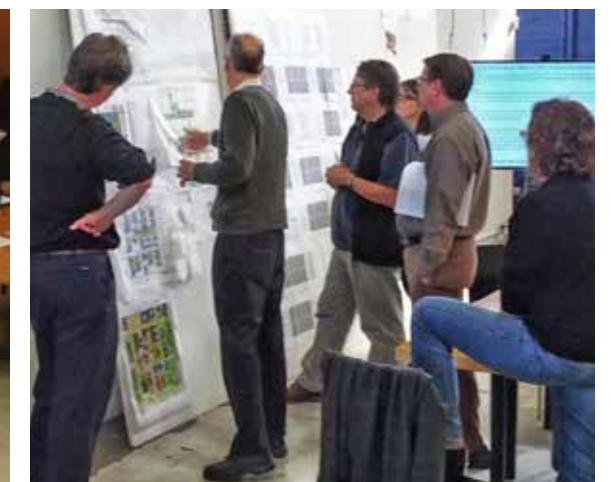
CAMPUS PHYSICAL FRAMEWORK VISION PRELIMINARY VALUES AND PRINCIPLES

The CPFV in 2015 will use the University’s Mission Statement to identify values and principles to guide campus development. In concert with the *Campus Plan*, the CPFV will identify the “big ideas”—the physical elements that will frame the vision.



The following summarizes first thoughts of:

- **Key words** from the University’s Mission Statement
- **Preliminary values/principles** for the CPFV
- **Preliminary campus themes** that might lend themselves to forming the “bigger ideas” of the CPFV, and lastly
- **Planning perspectives** of the campus’s makeup and key elements.



Key Words from the University's Mission Statement

Teaching • Research • Service • Discovery • community

of scholars • innovative teaching • excellence • artistic • transformational • global community • well-being of Oregon • preeminent • collaborative • public • residential • experiential learning • sustainably steward our resources • collaboration • welcoming • safe • **unique geography, history, and culture of our place in Oregon.**

Preliminary Values /Principles

The University of Oregon's campus in Eugene supports the University's Mission Statement by:

- Being accessible, safe, welcoming, and fostering social collaboration—a shared responsibility between open space and buildings
- Enhancing identity via a high quality open space system and a distinctive heritage
- Using the opens system to encourage collaboration through social and academic interaction
- Providing a connected, human scale in support of the entire community—a second home for its students
- Integrating ecological care into all aspects of campus life, practices and operations
- Maintaining vibrant, memorable places that influence people and create good stewards

- Being a residential campus that is a collection of places providing a sense of being at home
- Being distinctive, connected, and open to its community and neighbors
- Providing an extension of the learning environment—in mind, body, and spirit

Preliminary Campus Themes

Open space framework *comprised of:*

- Connected series of open spaces
- Quads, courts, axes, and greens

Campus as ecosystem *comprised of:*

- The physical campus, practices-policies, and operations

Unique identity *built upon:*

- Cultural heritage
- Open space framework
- Architecture
- Unifying elements

Campus as outdoor learning environment *for:*

- People – social and intellectual
- Physical resources– research, models, and specimens

Campus access *giving priority to:*

- Pedestrians first
- Entire community

Campus linkages *to:*

- Research Park
- River
- Autzen
- EWEB, Downtown, Walnut Station, Glenwood

Edges *that serve as:*

- Transitional space between uses
- Blend the margins
- Good neighbors to adjacent uses

Loose fit—long life (Growth and Flexibility) *to:*

- Meet space needs
- Develop open space framework
- Allow for flexible use

Engage and celebrate the Willamette River *to:*

- Utilize river as educational resource
- Restore river edge
- Accommodate development opportunities—light touch

Revitalize the Millrace *as a:*

- Natural corridor
- Storm water system
- Living laboratory

Intersections *emphasized:*

- At the heart of campus
- To recognize and mark key points in the campus's fabric



Landmarks and monuments to:

- Orient movement
- Announce important elements/areas

Finer human scale of the region and the city

- Retain
- Enhance

Connections to outdoors via:

- Exposure to sun
- Outdoor gathering areas in sun or rain

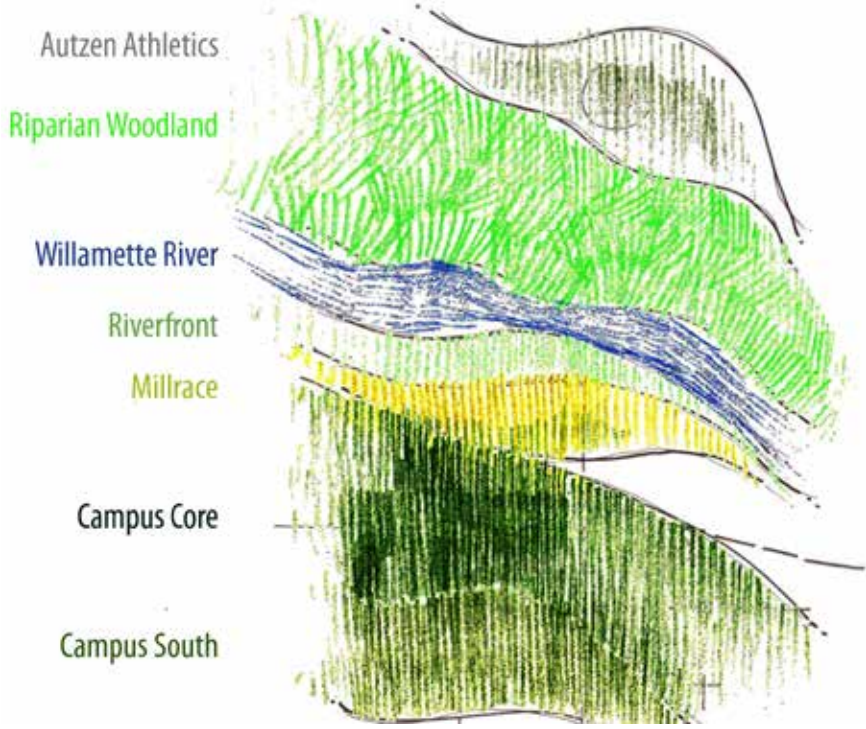
Preliminary Planning Perspectives

The following diagrams illustrate how one might view the campus as a system of:

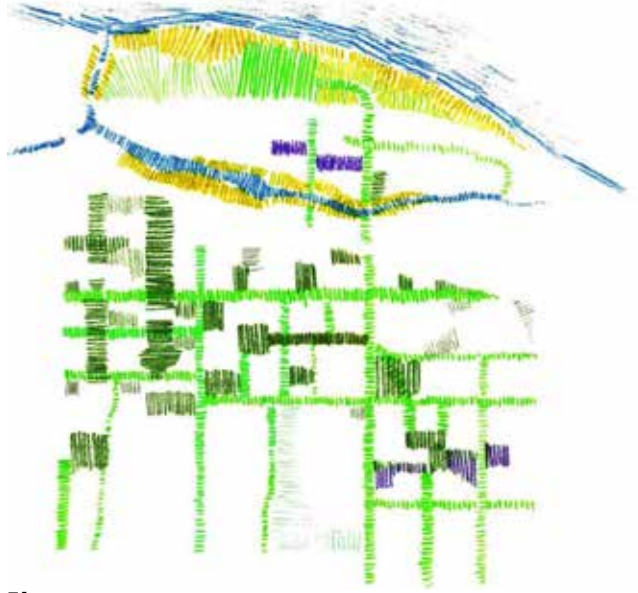
- Layers
- Patterns
- Flows

This will be further developed over the course of the CPFV development process.

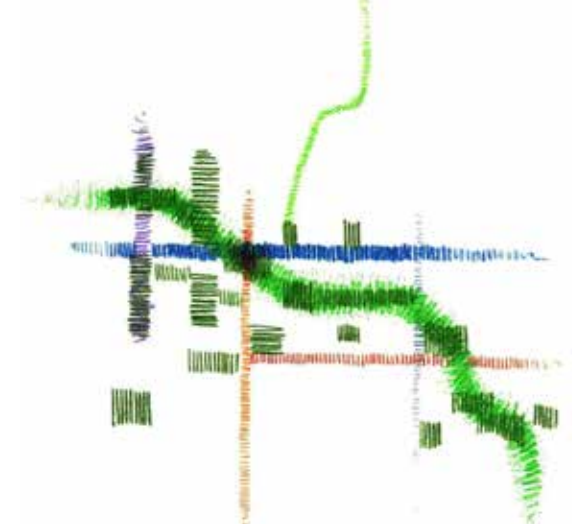
Layers



Patterns



Flows



SITE SELECTION

Siting Studies

Prior to the expert opinions and area studies, the University hired professional consultant teams led by the consultant Cameron McCarthy to prepare site selection reports for the three projects. Each report included a concept design sufficient to determine the space needs of the project and any location related criteria. The report documented the sites under consideration and listed the following criteria from the *Campus Plan*, the *Space Needs Plan*, other studies, and project sponsors.

- Feasibility of Development
- Campus Planning Framework
- Space Needs Plan
- User Needs: Program & Facility

Each report included a matrix applying the criteria to the possible sites as determined by the Advisory Group for the Framework Vision Project (AGCPFV). The AGCPFV then selected one site for softball, one for the science building, and three for the residential hall for further study through the expert opinions, area studies, and outreach.

Expert Opinions

The Framework Vision Project consultant (CPFVC) reviewed each site and advised the AGCPFV on the near- and long-term implications of the preferred sites. The expert opinions identified issues and opportunities for near- and long-term development by focusing on the following questions:

- Are the programs and sites able to accommodate the program?
- How can each project beneficially contribute to the campus physical environment today and how might it afford planning and design opportunities in the future?

The CPFVC's expert opinion of each project recommended to the AGCPFV one site for each project, narrowing the three short-listed sites to one for the residence hall.

AREA STUDIES

Due to the complexities of each project and the various site possibilities, the CPDC staff instructed the CPFVC to prepare studies to demonstrate how each project fits into its proposed area and to define greater campus planning and design implications and opportunities in the near- and long-term. The CPFVC worked with the projects' sponsors, campus planning staff, and the AGCPFV to develop these area studies. The area studies were reviewed by the AGCPFV, the SAG, and the CPC. Their recommendations are contained in this document.

The studies evaluate each site within a larger context—a subarea of the campus. By applying a conceptual direction to each subarea, the Area Studies illustrate a physical framework of open space, development sites, and major circulation elements. The process tested each subarea with a series of diagrams to understand implications for open space, pedestrian circulation, vehicular circulation, service, and emergency access.

In addition, each area study analyzes the coverage (building, open space, and other) as well as floor area ratio (FAR) of the existing condition with three increments of growth that culminate in a theoretical build-out condition. The metrics can then be compared to similar metrics addressed in the University's *Campus Plan* and supporting documents. The area study boundary for each site do not correspond to the Design Areas and subareas contained in the *Campus Plan*.

Area Study Organization

Each area study follows this organization of diagrams:

Program

Program contained in the siting studies

Criteria

Criteria contained in the siting studies

Outreach

Synopsis of public outreach findings

Planning Concept

Conceptual planning direction

Framework Plan

Planning recommendations to guide development of open spaces, building placements, and pedestrian circulation

Build-Out Illustrative

Potential full development using the overall concepts and framework as drivers to create characteristics and goals particular to the area

Systems Diagrams

Affirming each site's ability to accommodate open space, circulation routes, emergency access, and service

Development Densities

Development densities of-the existing condition, with the project, with additional development approximately equivalent to that contained in Scenario 2 of the *Space Needs Plan*, and build-out in comparison to the maximum allowed development densities in the *Campus Plan*

Framework Vision Project Advisory Group Provisions, Space Advisory Group Recommendations , and Campus Planning Committee Considerations

Provisions, recommendations, and considerations for project design and development

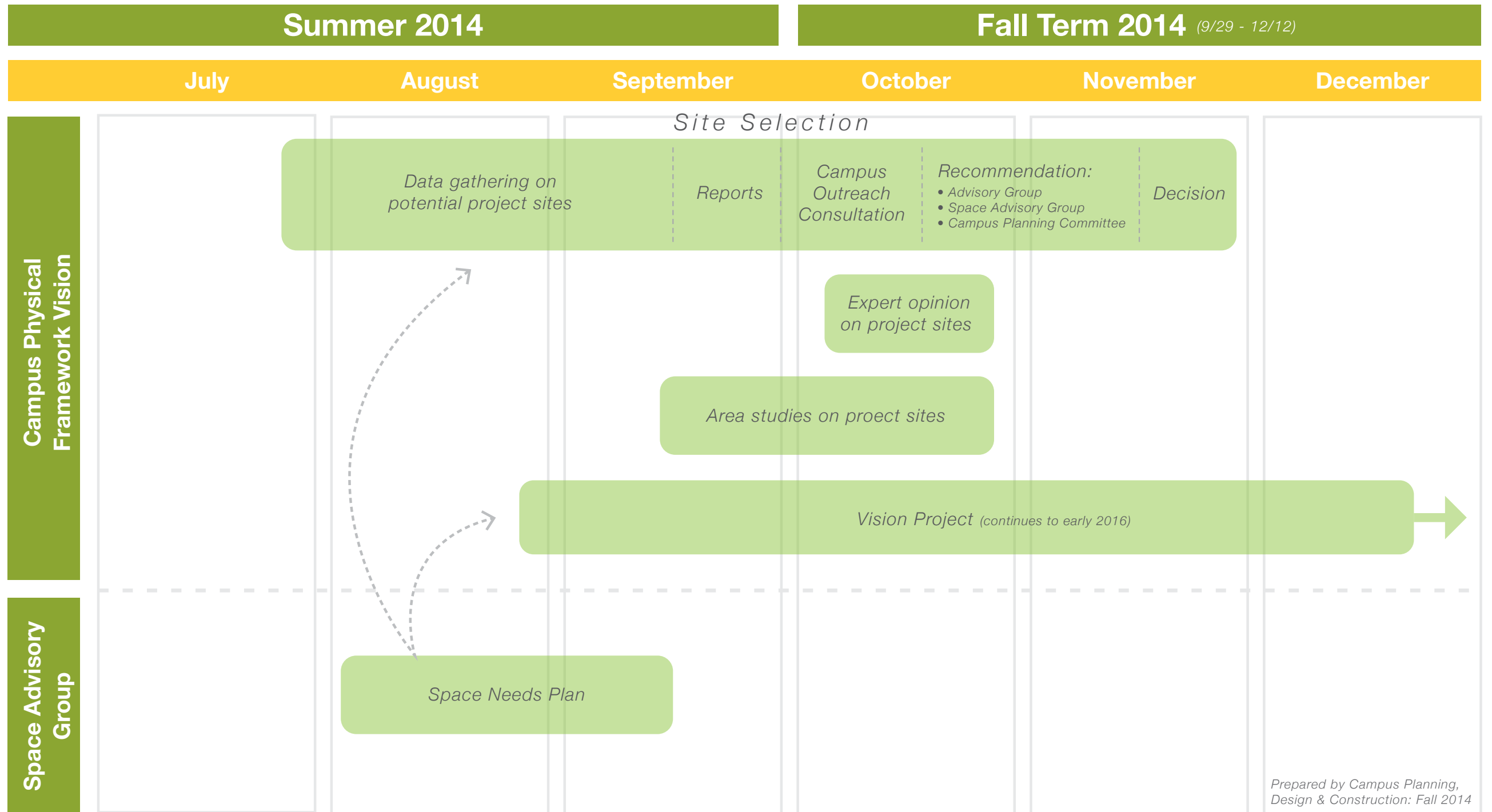
Metrics

Metrics applied to clarify the Advisory Group, the Space Advisory Group, and the Campus Planning Committee provisions and considerations

CPFVC Additional Recommendations

Additional consultant recommendations based on discussions with the FVPAG, SAG , and the CPC, the site expert opinions completed by the CPFVC, and analysis and planning conducted for the area studies

Schedule: Campus Physical Framework Vision Site Selection for Three Projects



Prepared by Campus Planning, Design & Construction: Fall 2014

Process: Campus Physical Framework Vision Site Selection for Three Projects

1. Research

Advisory Group reviews potential sites, data, and reports for three projects.

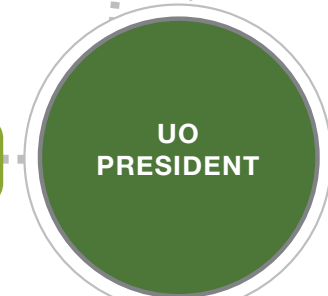
Projects

- SOFTBALL
- SCIENCE
- HOUSING



2. Advising

Advisory Group selects short list of sites, considers expert opinion, reviews area plans, and forwards recommendations for all three projects.



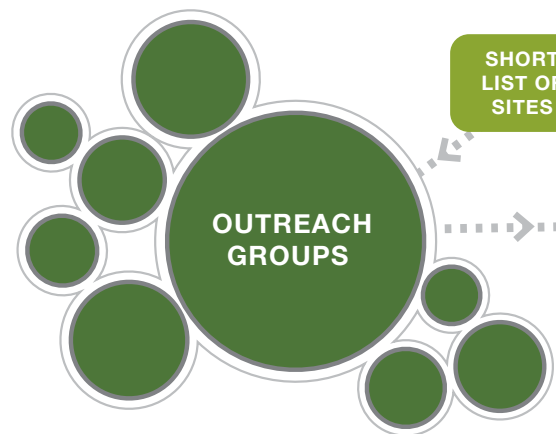
Key

- Projects
- Groups
- Products
- Process Flow



3. Feedback

Advisory Group solicits input from invested and interested groups via open houses, meetings, emails, and postings.



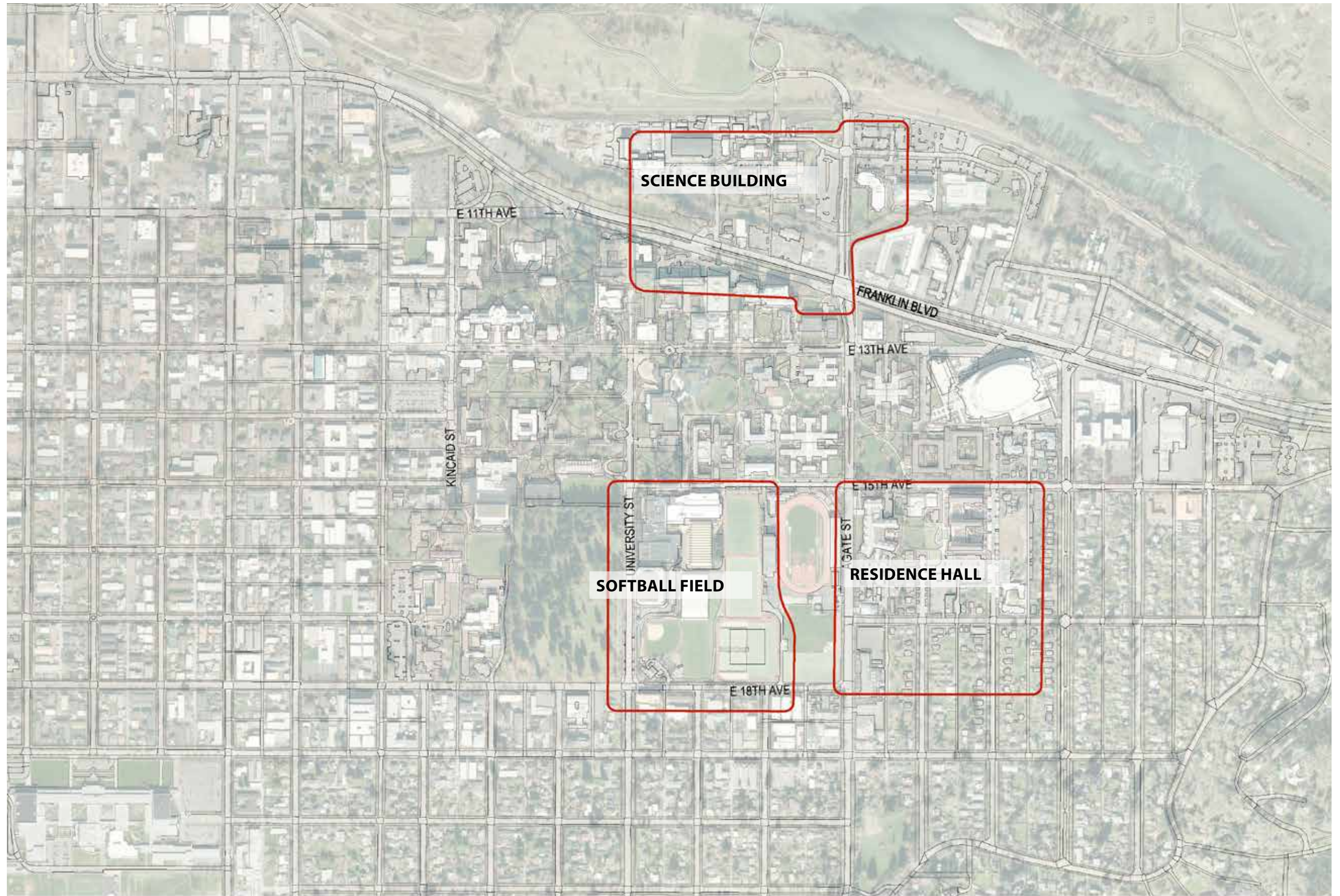
4. Decision

Final sites recommended to president, who confers with CPC and SAG. President makes final site selection.

Campus Physical Framework Vision (continues to early 2016)

Prepared by Campus Planning, Design & Construction: Fall 2014

Study Areas



Campus Plan Development Densities

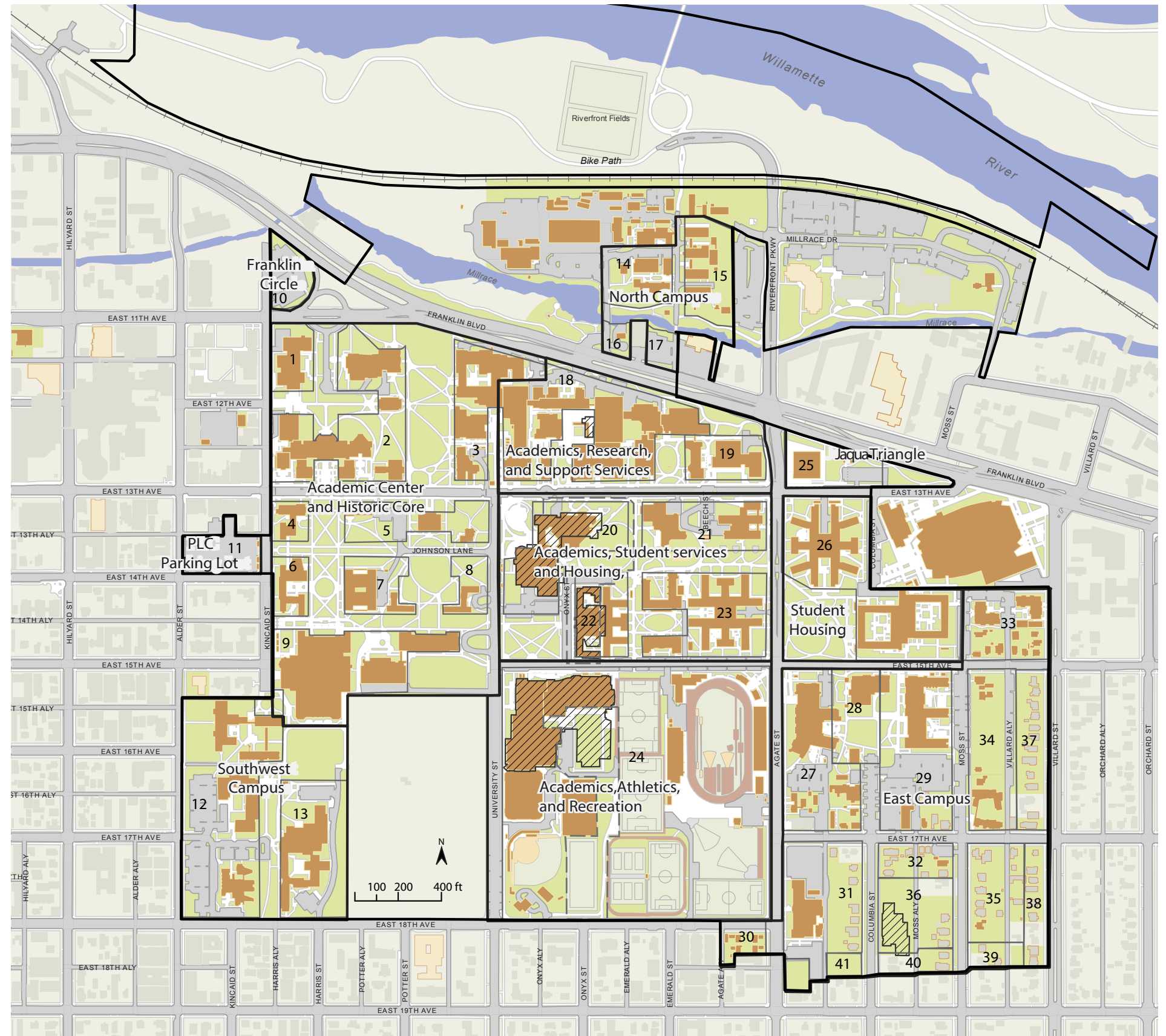
The *Campus Plan* identifies density criteria for specific areas of the campus. This criteria includes maximum building coverage, floor area ratios (FAR) and minimum required designated open space.

As a means of comparison, the table below also appears in each area study development density calculations. Note that the area study boundaries do NOT correspond to established Design Areas or subareas of the *Campus Plan*.

Campus Plan Design Areas Development Densities

Design Area	Subareas	University Policies: Maximum Allowed	
		Building Coverage (rounded)	Floor Area Ratio (rounded)
Academic Center and Historic Core	1-9	0.28	0.98
Franklin Circle (Parking)	10	0.75	4.00
PLC Parking Lot (Parking)	11	0.75	4.00
Southwest Campus	12-13	0.30	0.80
North Campus	14-17	0.30	0.60
Northeast Campus (Academics, Research, and Support Services)	18-19	0.42	1.70
Northeast Central Campus (Academics, Student Services, and Housing)	20-23	0.30	0.87
Southeast Campus (Academics, Athletics, and Recreation)	24	0.25	0.40
Jaqua Triangle	25	0.30	1.25
Student Housing	26	0.30	0.88
East Campus	27-29; 31-32	0.82	0.82
Limited High Density Residential/ Limited Institutional	33-36	0.53	0.53
High Density Residential	30		
Low Density Residential	37-41		

SOURCES: University of Oregon Campus Plan, Third Edition, 2014
 University of Oregon 2003 Development Policy for the East Campus Area, 08 April, 2003
 NOTES: 1 Coverage and FAR varies. See University's documents referenced above



SOFTBALL FIELD

Program

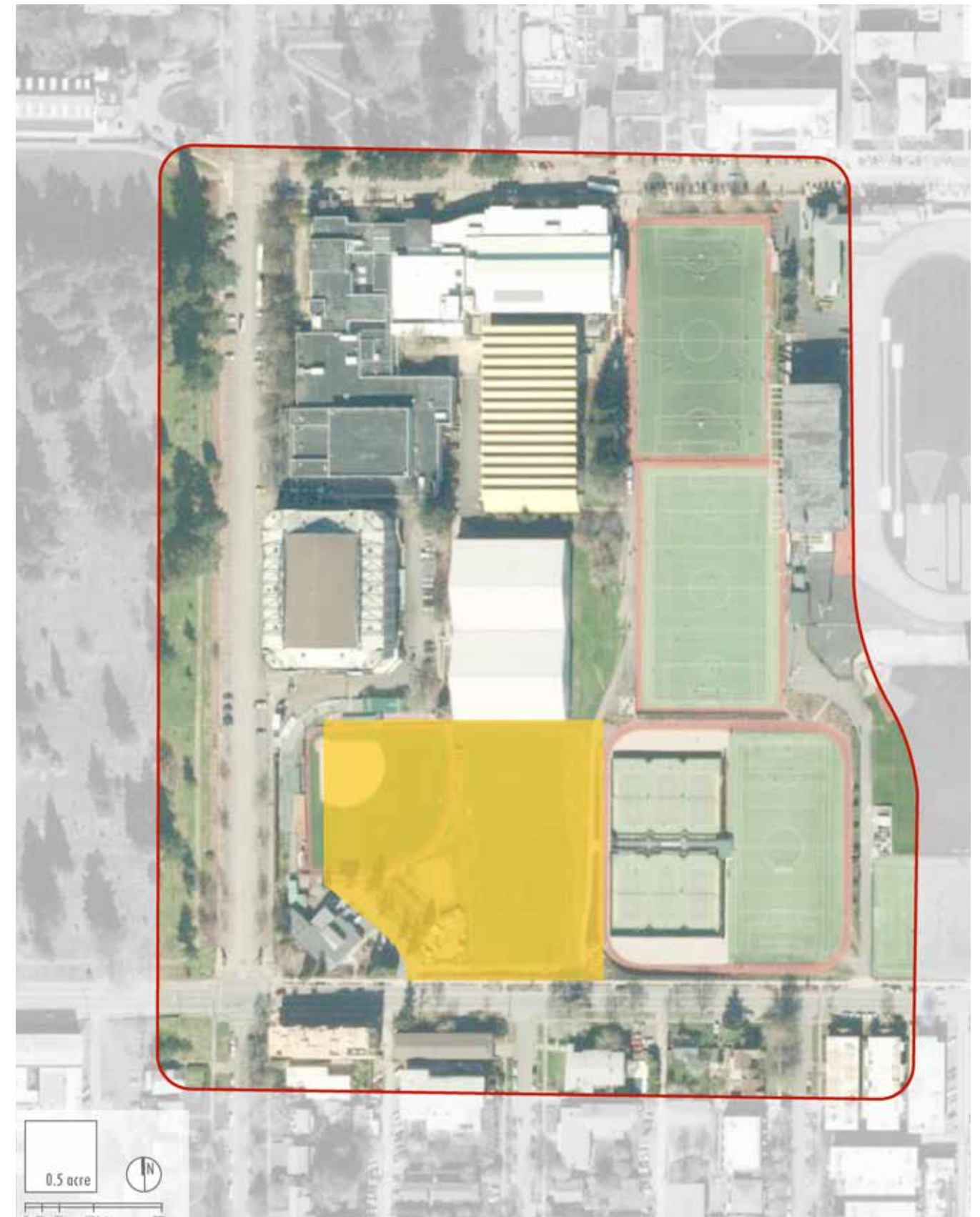
- Seating for 1,500
- Indoor Practice Facility (90'x90' minimum)
- Team Building (14,800 GSF on 2 floors)
- Two Bullpens

Criteria

- Compatibility / Readiness
- Support of Campus Plan
- Support of Space Needs Plan
- User Needs – Fan Experience

Outreach

- Academic use on/adjacent to the site favored
- Parking/neighborhood issues cited
- Alternative sites preferred by some
- Others saw remaining at Howe as building program support
- Maintaining Outdoor Program use until relocated



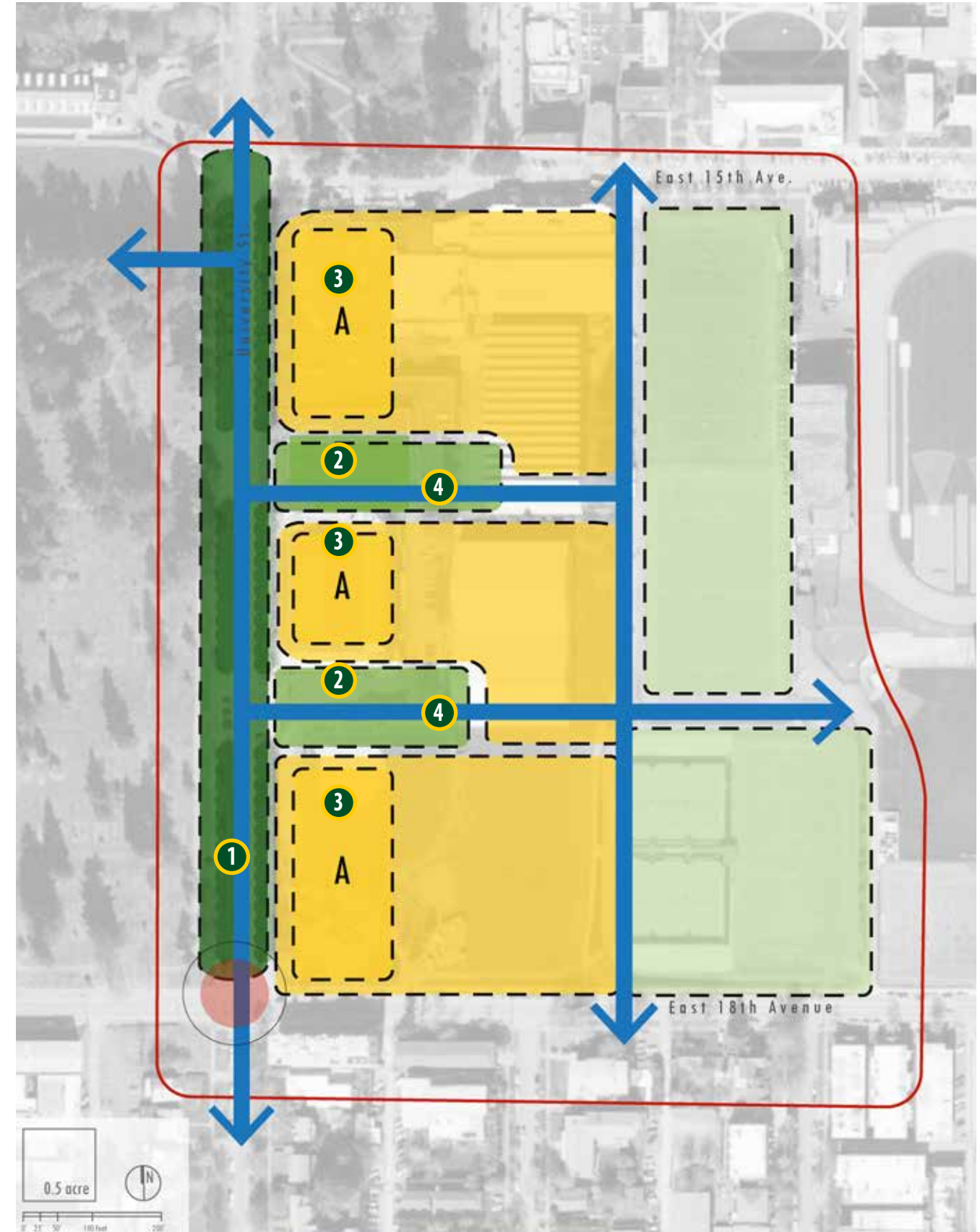
SOFTBALL FIELD

Planning Concept

- 1. Green axis—University Street
- 2. Open space as an organizing element
- 3. Re-purpose, replace, or develop academic buildings along University Street
- 4. Pedestrian priority

Legend

- Built Area
- Open Space Quad
- Axes - Tree Lines
- Student Recreation Fields
- Pedestrian
- Gateway
- Academic



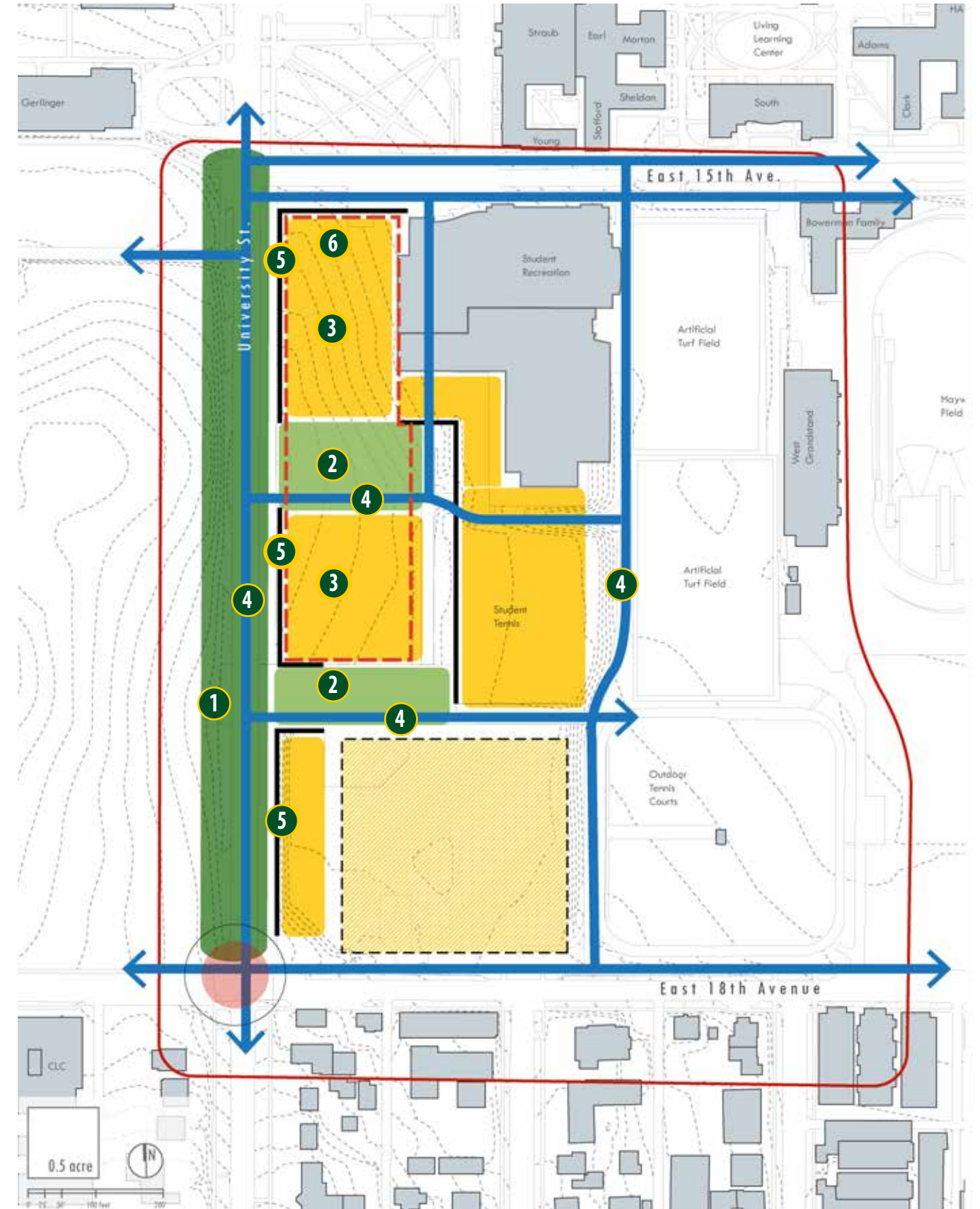
SOFTBALL FIELD

Framework

1. Green axis – University St.
2. Open space as organizing element
3. Re-purpose/replace buildings along University Street
4. Pedestrian priority
5. Create a build-to line to define University Street
6. Build underground parking

Legend

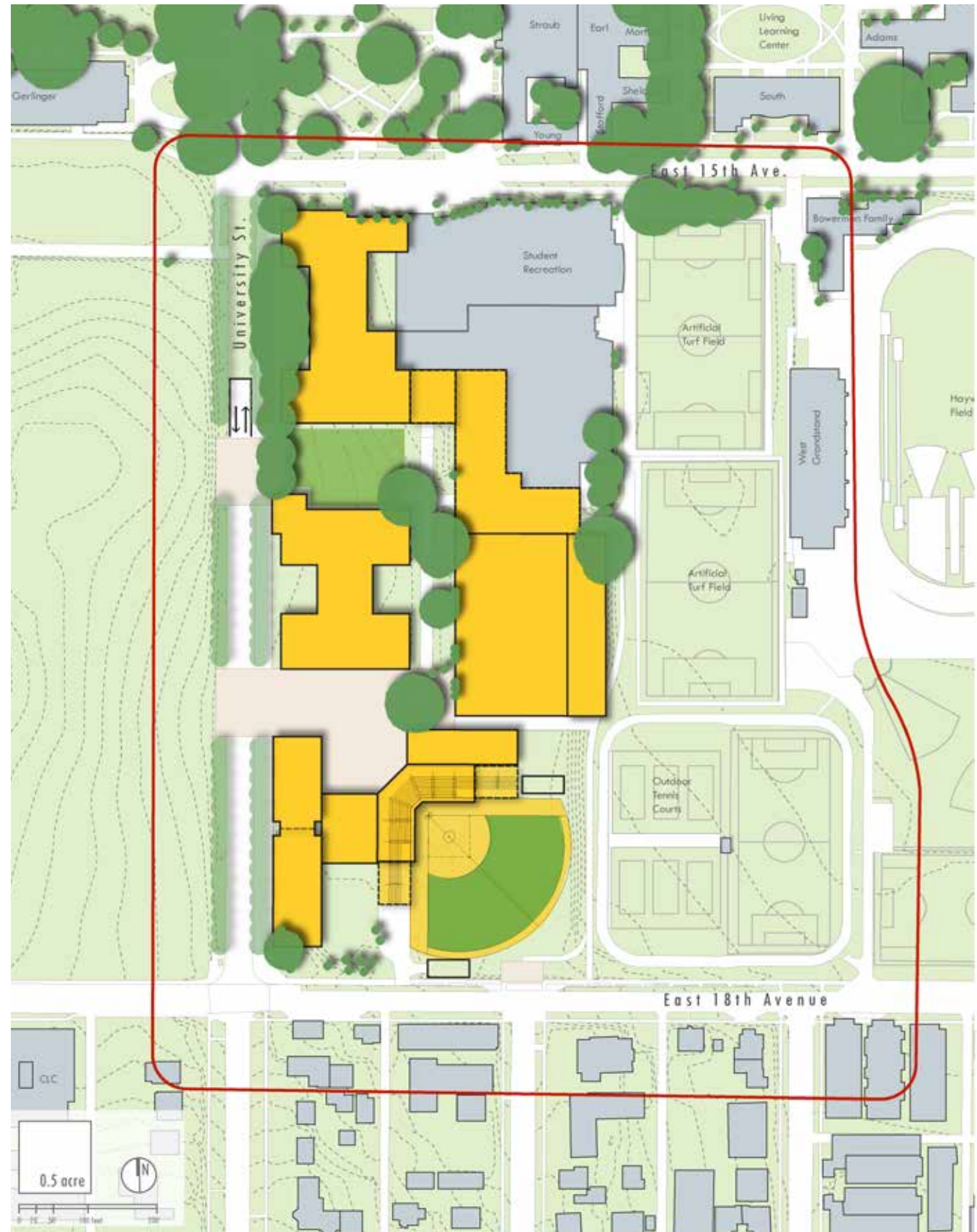
- Built Area
- Softball
- Open Space Quad
- Axes - Tree Lines
- Build To Line
- Pedestrian
- Gateway
- Parking



SOFTBALL FIELD

Build-Out Illustrative

- Flexibility
- Vibrant public spaces
- Maximized building area
- Future academic facility on University Street
- Development along University Street
- Structured parking



SOFTBALL FIELD System Diagrams

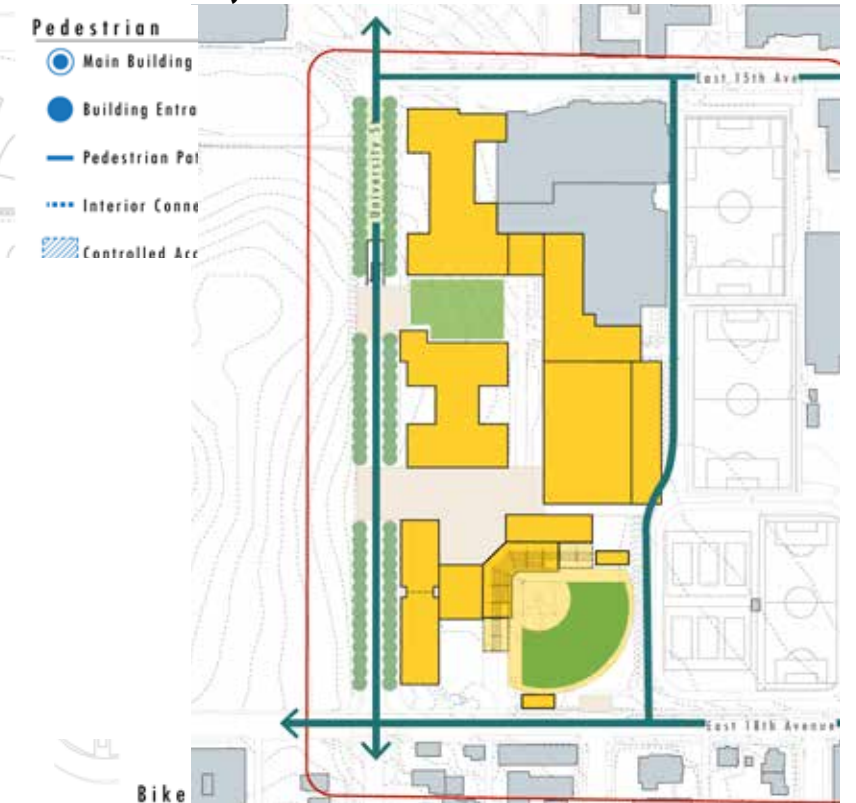
Open Space



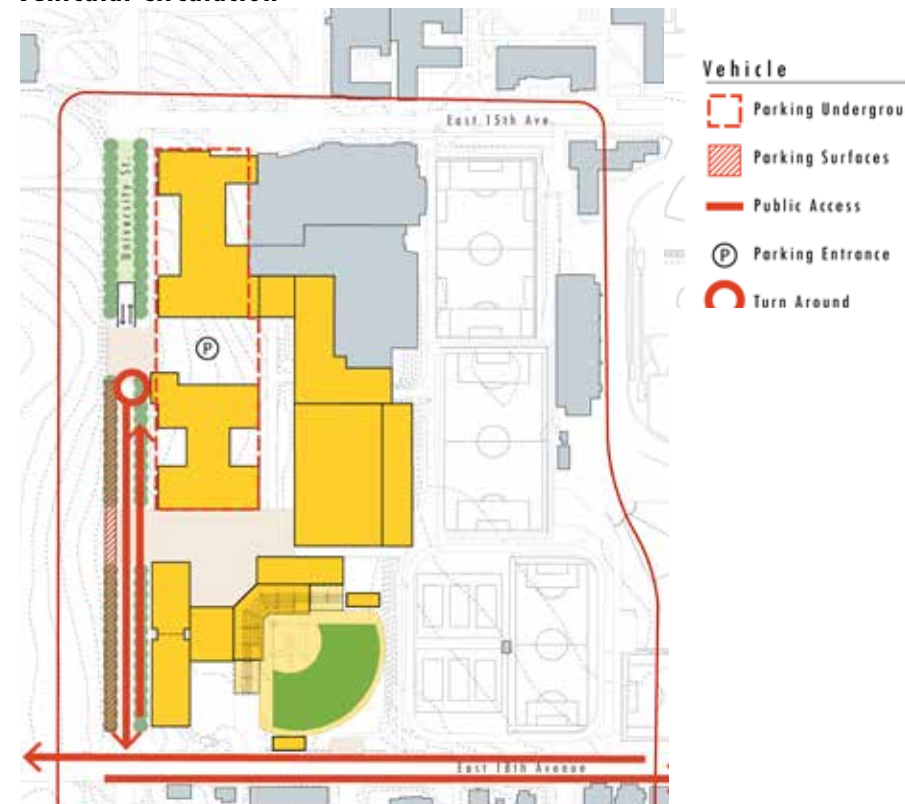
Pedestrian Circulation



Bicycle Circulation



Vehicular Circulation



Service



Emergency Access



SOFTBALL FIELD—Development Densities

Existing



Project



Scenario 2



Build-Out



Campus Plan Design Area Development Densities

Design Area	Subareas	University Policies: Maximum Allowed	
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Note

The area study boundaries do NOT correspond to established Design Areas or subareas of the *Campus Plan*.

Building Legend

Bldg. No.	Floors
1	Student Recreation
2	Student Recreation Addition (completed Jan 15)
3	Student Tennis
4	Bowerman Family
5	Hayward Field East Grand Buildings (2)
6	Student Tennis Courts Facility
7	Howe Field
8	Outdoor program
9	Esslinger
11	McArthur Court

Bldg. No.	Floors
A	New Softball - Stands
B	New Softball - Team building
C	New Softball - practice
D	Student Tennis Replacement Addition
E	Student Recreation Addition
F	New Academic Building (Esslinger Replacement)
G	New Academic (McArthur Court Replacement)
H	Student Tennis Replacement (New)
I	New Academic #1
J	New Academic #2

Legend

- New Building:
- Existing Building:
- Open:
- Paved:

Area Study Development Densities

	Area Square Feet	Building Coverage			Coverage Ratio	Building GSF		Open Space Coverage		Other Coverage	
		Existing Square Feet	New Square Feet	Total Square Feet		Total	Floor Area Ratio	Square Feet	Coverage Ratio	Square Feet	Coverage Ratio
SOFTBALL	1,044,500										
Existing		277,600	0	277,600	0.27	454,100	0.43	564,900	0.54	202,000	0.19
Current Phase		339,400	29,400	368,800	0.35	611,000	0.58	513,400	0.49	162,300	0.16
Scenario 2		128,200	198,300	326,500	0.31	744,900	0.71	521,500	0.50	196,500	0.19
Build-Out		79,700	262,100	341,800	0.33	937,400	0.90	508,700	0.49	194,000	0.19

SOFTBALL FIELD

Advisory Group Provisions and Space Advisory Group Recommendations

1. Space for future academic building should be reserved along the site abutting University Street.
2. The minimum width of a future academic building is 70 feet; further study is required to establish the space reserved for this building, including the potential for vertical overlap of structures for athletic and academic use, as long as there are no blank walls along University Street.
3. Establish a build-to line along the eastern edge of University Street, based upon the current Esslinger building.
4. Designate approximately 100' of open space south of McArthur Court for a future east-west open space corridor.
5. Establish a minimum width for pedestrian corridors (e.g., 25-foot minimum width for the east-west corridor south of the indoor tennis facility and north of Howe Field, connecting University Street to the north-south pathway).
6. Amend the Campus Plan density standards to accommodate the planned softball stadium building program.



SOFTBALL FIELD

Campus Planning Committee Considerations

1. Carefully consider options for service access routes that could serve future academic buildings. Service areas for future academic buildings should not be directly on University Street. Possible alternate access points (e.g., 18th Avenue) should be considered to ensure that the Softball Project does not eliminate the potential to resolve this issue.
2. Carefully consider service access to the new softball stadium site, which is essentially landlocked. Providing service access from 18th Avenue is preferred, at least in the long term.
3. Carefully consider the design of the east/west pedestrian connection as part of the softball project to ensure it successfully connects to the north/south mid-block pathway. Make every effort to develop fully this pathway as part of the project. In addition, carefully consider the design of the north/south mid-block pathway.
4. Ensure that the project does not preclude the opportunity to refine the proposed new open space as part of the Framework Vision Project.
5. Ensure close collaboration with the Outdoor Program throughout the design process. In particular, be sure to retain the function of the turn-around space.
6. Make every effort to maximize the opportunity for a future academic building along University Street (beyond the 70-foot minimum building width requirement).
7. Pay attention to the 18th Avenue edge and make an effort to improve the university's public face.
8. Recognize that the Howe Field gates and fence have historic significance and thoughtfully consider how they tie into the design.
9. Thoughtfully consider how to provide bike parking, including game-day parking.



SOFTBALL FIELD

Metrics

1. Minimum setback of 117 feet from face of curb to allow for a 70 foot wide future academic building. Note: Face of future academic buildings will align with a selected face of Esslinger Hall.

CPFVC Additional Recommendations

2. In order to create the same sense of place as exists in the academic center of the campus, enhance and maintain the adjacent streets with walks and trees of a scale appropriate to the campus structure and consider removing parked cars to create a significant open space along the northern half of the University Street axis. Mitigate service and back-of-house impacts through strong architectural and landscape architecture design.
3. Future new academic buildings and the renovated/replaced McArthur Court should have direct access to a shared entry plaza (coordinate with controlled access to softball field during games).
4. Retain access for service with a focus on pedestrian access.
5. Plan for media hookups along University Street and/or 18th Avenue – do not disrupt landscape. Keep media hookups (and associated trailers) out of interior pedestrian paths and plazas.
6. The future academic building design should recognize location of the southern gate to the campus at University and 18th—frame the space graciously.
7. 18th Avenue will offer the maximum street view of the field. It is appropriate to locate one of the entries to the softball complex here along with a minor plaza. Align entry with Onyx Street.
8. Due to grade changes, the controlled access parallel to the northern and eastern edges of field may need to be separated from the pedestrian corridor that extends past the Indoor Tennis building, creating an accessible path is encouraged.



9. Outdoor Program Barn remains in operation until an academic building is developed.
10. Review emergency access with Fire Marshall. Through-emergency access from East 18th Street to East 15th Street that may be needed when the recreation center expands south in the future and connects with the Student Tennis building.

SCIENCE BUILDING

Program

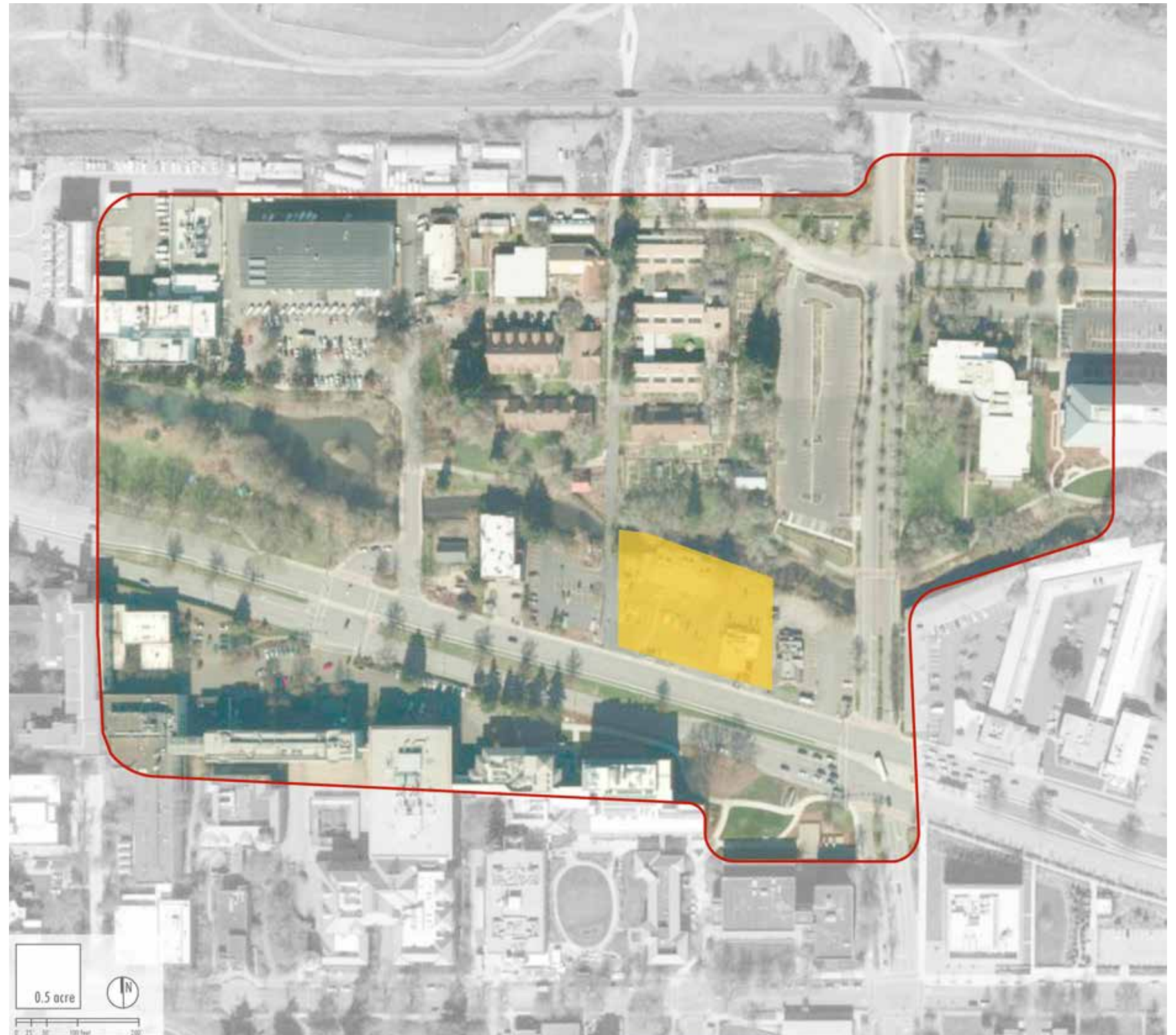
- 100,000 GSF
- 5 stories
- Research focus
- Offices, conference, public space

Criteria

- Compatibility / Readiness
- Support of Campus Plan
- Support of Space Needs Plan
- User Needs Program

Outreach

- Site was favored nearly universally
- Linkages to other science functions seen as key
- Potential for transformation of Franklin Boulevard corridor / academic campus gateway
- Possibility of continuing extension of science-related campus functions northward
- Consideration of design that could integrate classrooms with research



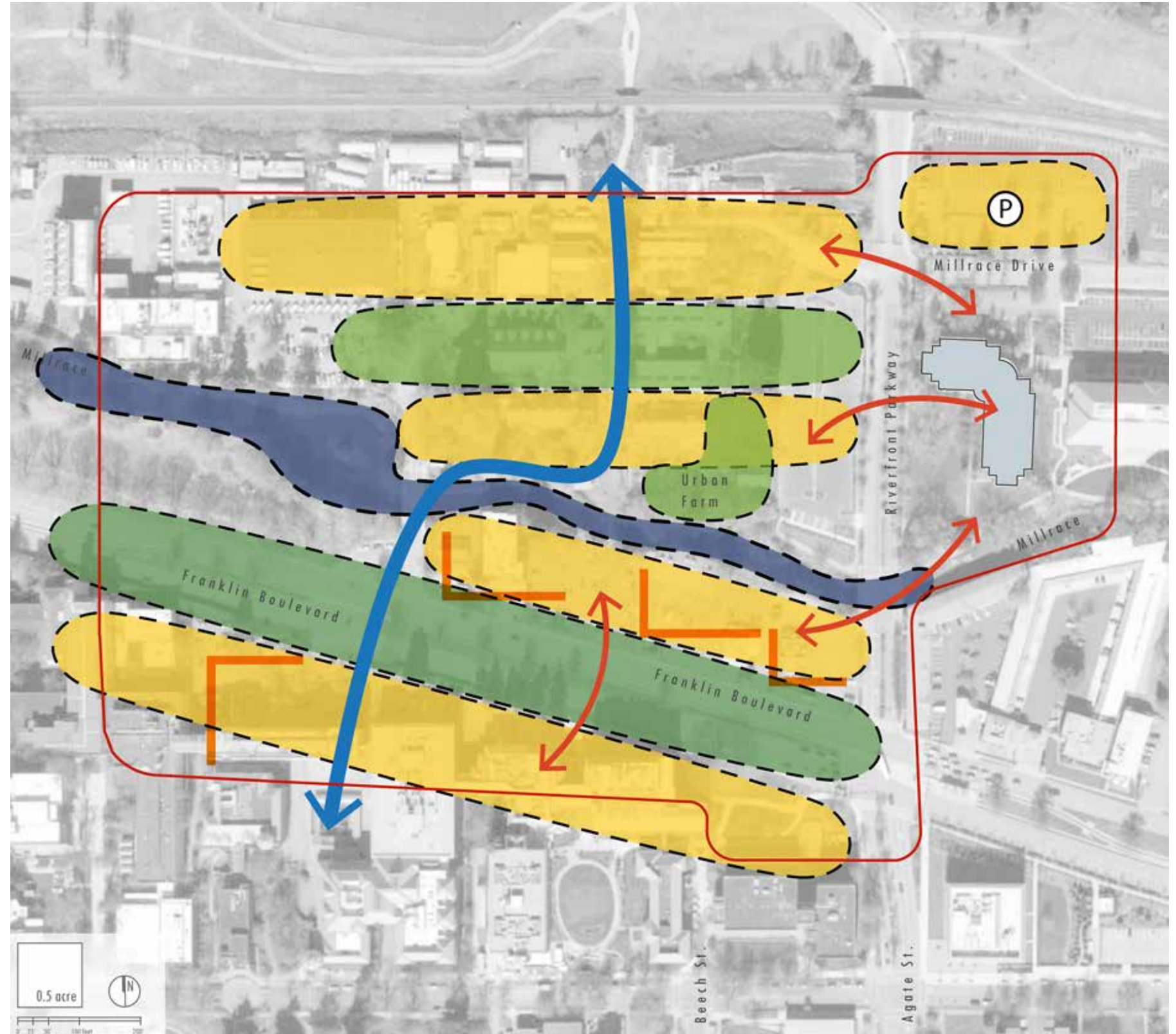
SCIENCE BUILDING

Planning Concept

- Connections
- Franklin as a seam (not a divider)
- Open Space Framework
- Millrace corridor
- Orthogonal grid

Legend

-  Built Area
-  Open Space Quad
-  Open Space
-  Millrace and Open Space
-  Pedestrian
-  Connect Science to Riverfront Parkway
-  Orthogonal Grid



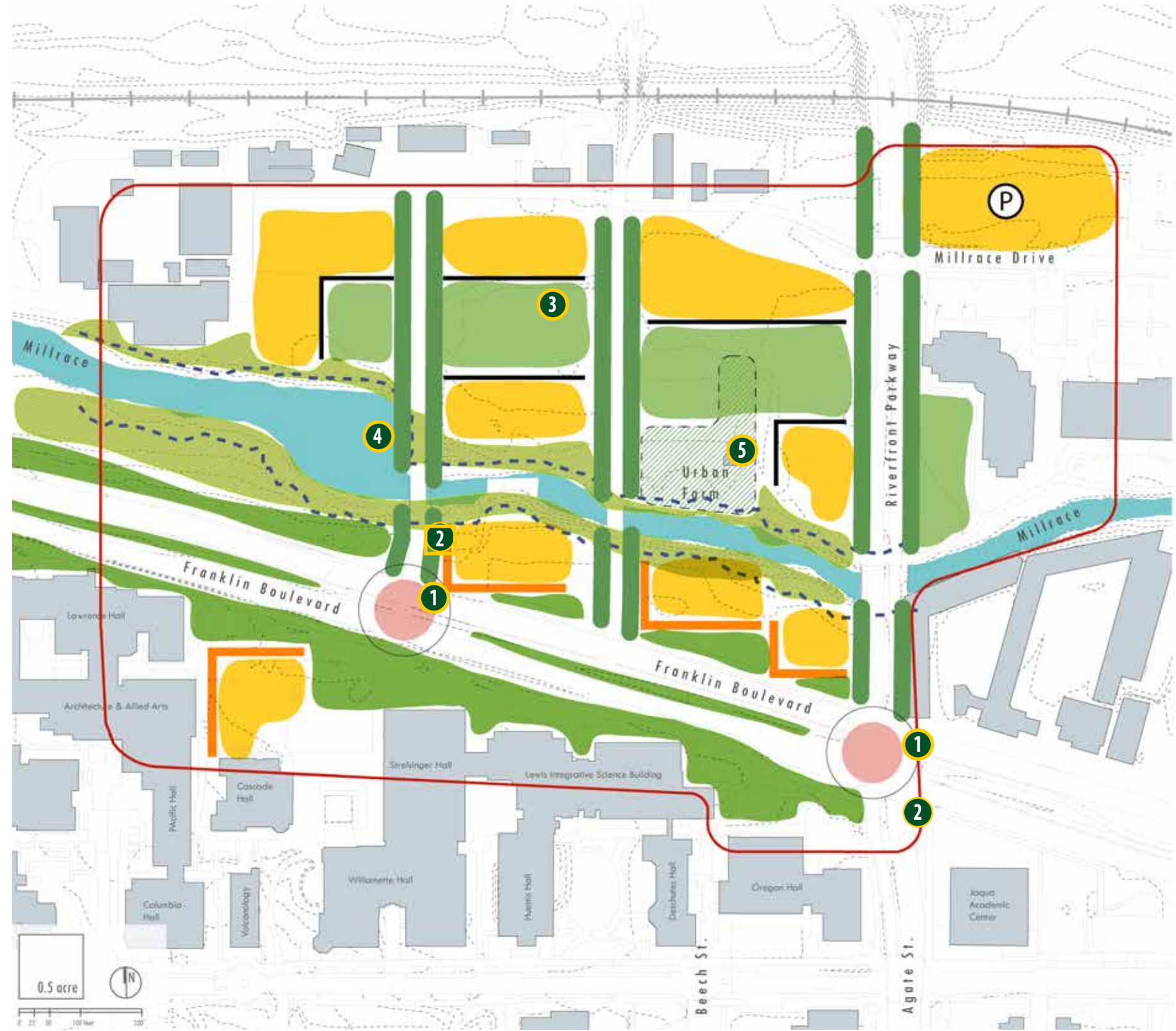
SCIENCE BUILDING

Framework

- 1. Gateway to University
- 2. Reinforce N/S pedestrian flow
- 3. Formal Quad
- 4. Engage Millrace
- 5. Celebrate Urban Farm

Legend

- Quad
- Developable Area
- P Parking
- Build To Line
- Setback Line
- Axes - Tree Lines
- Gateway
- Orthogonal Grid



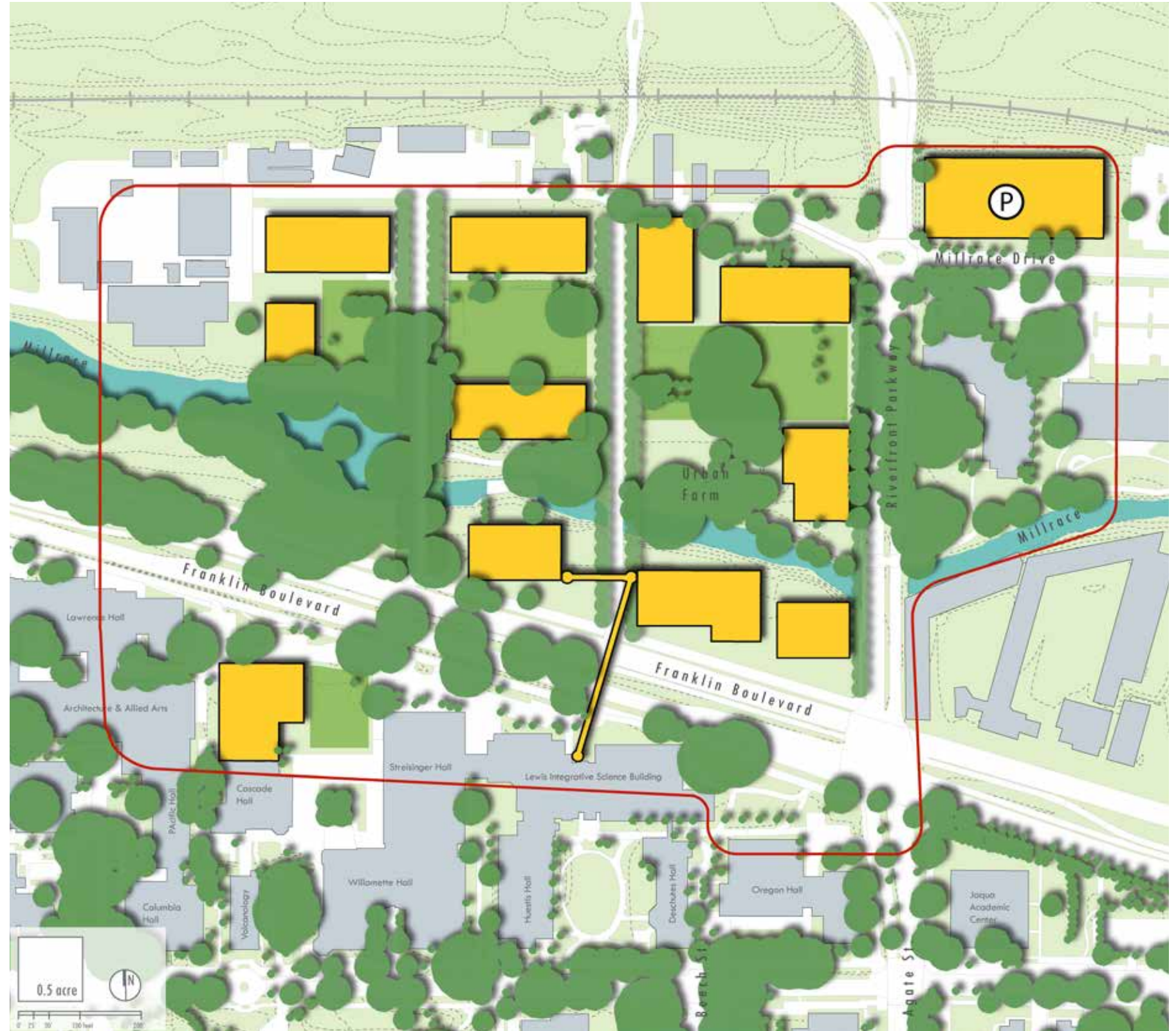
SCIENCE BUILDING

Build-Out Illustrative

- Flexibility
- Research focus
- Millrace Reserve
- Structured parking

Legend

- Open Space
- New Building
- Existing Building



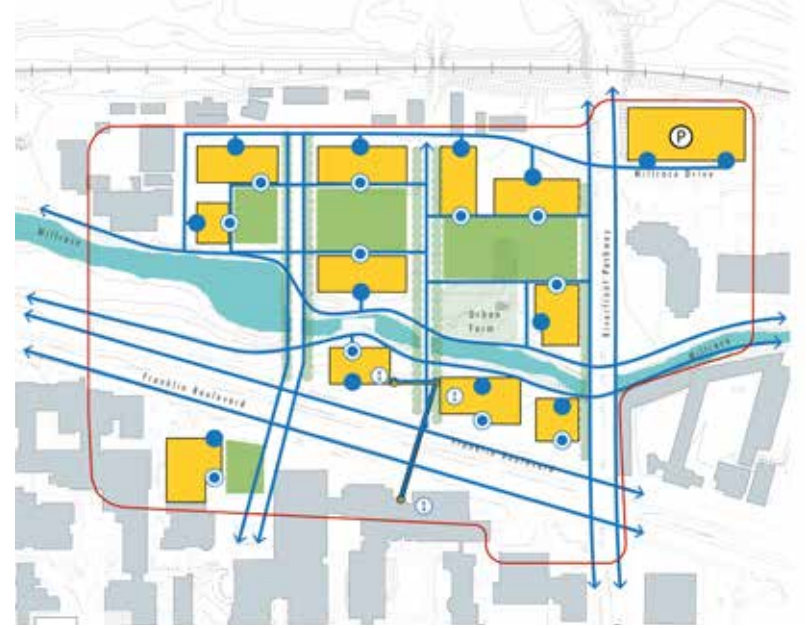
SCIENCE BUILDING
System Diagrams

Open Space



- Open Space**
- Quod
 - ▬ Axes - Tree Lines
 - ▬ Many Nations Longhouse Axis

Pedestrian Circulation



- Pedestrian**
- Main Building Entrance
 - Building Entrance
 - ▬ Pedestrian Path

Bicycle Circulation



- Bike**
- ▬ Route

Vehicular Circulation



- Vehicular**
- ▬ Street
 - ▬ Alleys
 - Turnaround
 - Ⓟ Parking Entrance

Service



- Service**
- ▬ Route
 - Pick-up
 - Turnaround

Emergency Access



- Emergency**
- ▬ Route

SCIENCE BUILDING—Development Densities

Existing

Project

Scenario 2

Build-Out



Campus Plan Design Area Development Densities

Design Area	Subareas	University Policies: Maximum Allowed	
		Building Coverage (rounded)	Floor Area Ratio (rounded)
Academic Center and Historic Core	1-9	0.28	0.98
Franklin Circle (Parking)	10	0.75	4.00
PLC Parking Lot (Parking)	11	0.75	4.00
Southwest Campus	12-13	0.30	0.80
North Campus	14-17	0.30	0.60
Northeast Campus (Academics, Research, and Support Services)	18-19	0.42	1.70
Northeast Central Campus (Academics, Student Services, and Housing)	20-23	0.30	0.87
Southeast Campus (Academics, Athletics, and Recreation)	24	0.25	0.40
Jaqua Triangle	25	0.30	1.25
Student Housing	26	0.30	0.88
East Campus			
Institutional	27-29; 31-32		0.82
Limited High Density Residential/ Limited Institutional	33-36		0.53
High Density Residential	30		
Low Density Residential	37-41		

SOURCES: University of Oregon Campus Plan, Third Edition, 2014
University of Oregon 2003 Development Policy for the East Campus Area, 08 April, 2003

Note

The area study boundaries do NOT correspond to established Design Areas or subareas of the *Campus Plan*.

Building Legend

Bldg. No.	Floors	Bldg. No.	Floors
1	4	18	5
2	4	19	5
3	4	20	5
4	4	21	5
5	5	A	5
6	5	B	5
7	5	C	5
8	5	D	5
9	5	E	5
10	5	F	5
11	5	G	5
12	5	I	5
13	5	H	5
14	5	J	5
15	5	K	5
16	5		
17	5		

Legend

- Open Space
- Wetland Buffer
- Millrace Corridor
- New Buildings
- Existing Buildings
- Axes - Tree Lines

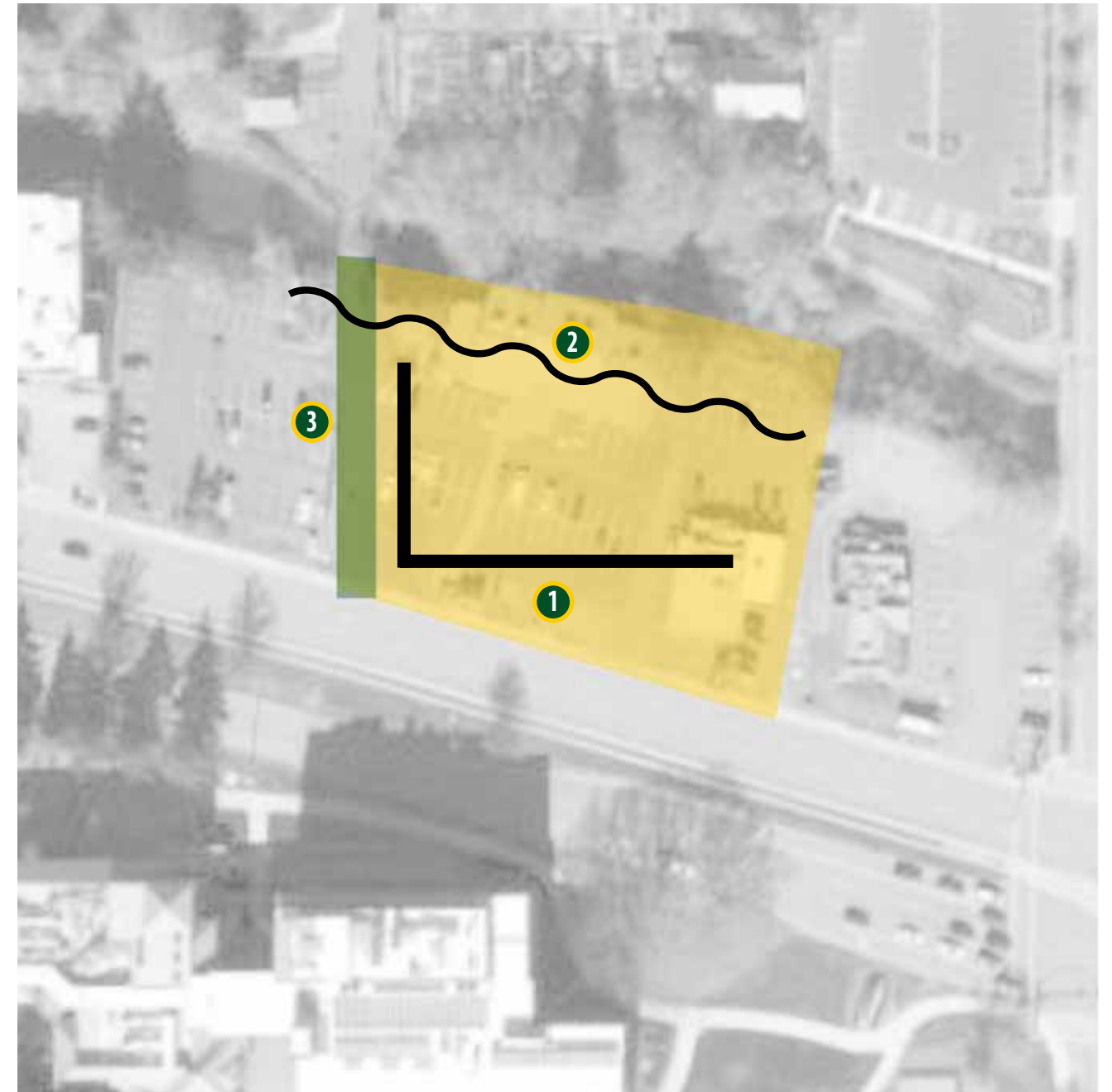
Area Study Development Densities

Area	Building Coverage				Coverage Ratio	Building GSF		Open Space Coverage		Other Coverage	
	Existing Square Feet	New Square Feet	Total Square Feet	Total Square Feet		Total Square Feet	Floor Area Ratio	Square Feet	Coverage Ratio	Square Feet	Coverage Ratio
SCIENCE	925,000										
Existing	129,100	0	129,100		0.14	1,453,800	1.57	418,900	0.45	377,000	0.41
Current Phase	121,600	20,000	141,600		0.15	236,300	0.26	430,980	0.47	352,420	0.38
Scenario 2	141,100	71,000	212,100		0.23	510,800	0.55	354,400	0.38	358,500	0.39
Build-Out	20,600	197,000	217,600		0.24	1,005,600	1.09	552,400	0.60	155,000	0.17

SCIENCE BUILDING

Advisory Group Provisions, Space Advisory Group Recommendations, and Campus Planning Committee Considerations

1. Continue the orthogonal campus grid; establish a build-to line for the future Science building along Franklin Boulevard.
2. Extend the designated open space along the Millrace corridor; establish pedestrian circulation/pathway north of the proposed science building along the southern edge of the Millrace corridor.
3. Extend the Gallery Walk designated open space axis through the site to Franklin Boulevard, and connect to the Millrace open space/pedestrian corridor.



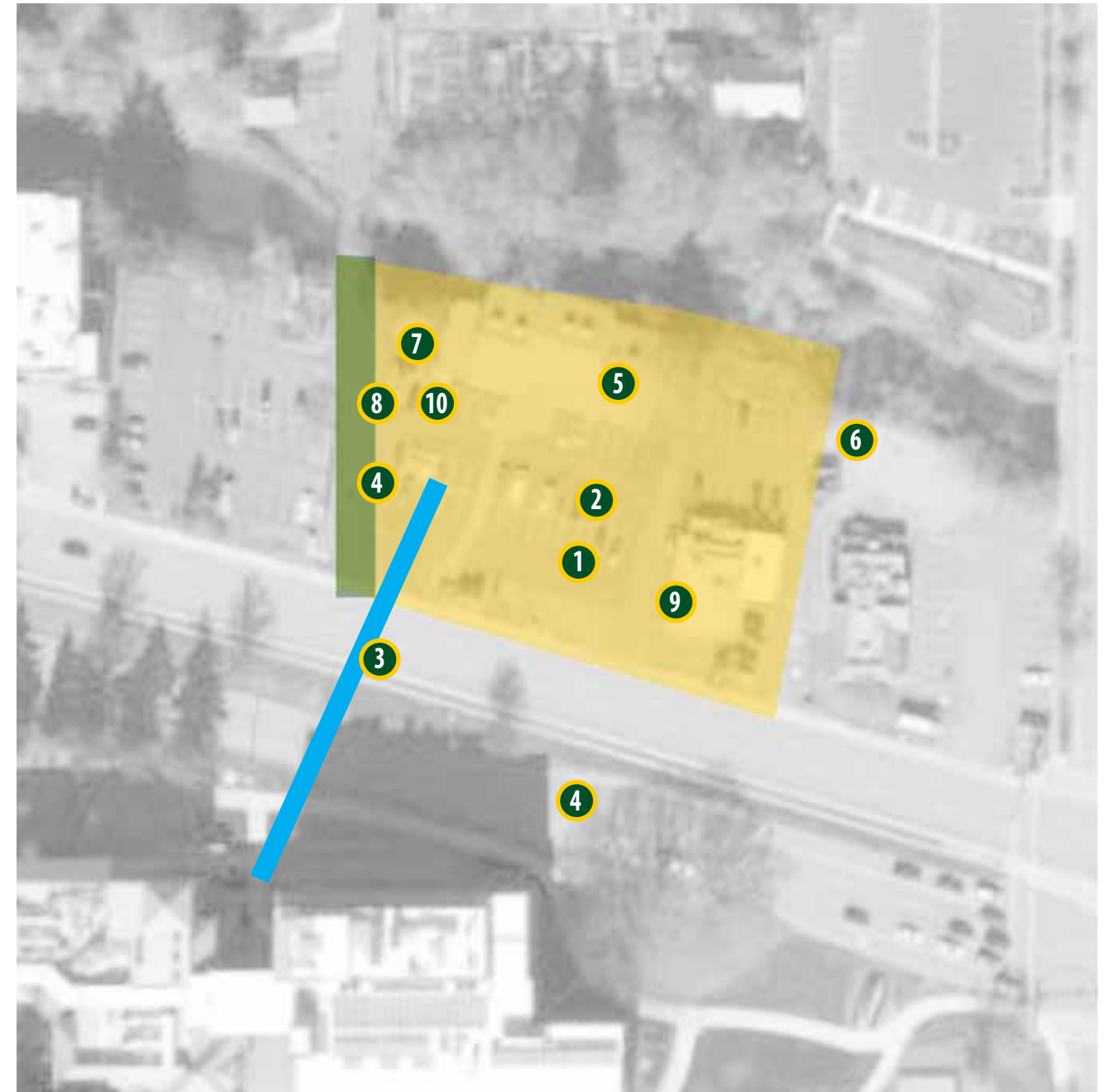
SCIENCE BUILDING

Metrics

None.

CPFVC Additional Recommendations

1. Enhance and maintain a street edge with walks and trees of a scale appropriate to the campus structure and Franklin Boulevard. Mitigate service and back-of-house impacts through strong architectural and landscape architecture design.
2. Design building interiors to animate the building edge (with transparent façade) along Franklin Boulevard to announce the building being of the University.
3. Design the future sky bridge to be lighted and transparent, again to announce that the University is on both sides of Franklin Boulevard.
4. In the area study, consider plantings north and south of Franklin Boulevard that will blend the campus properties, not divide them.
5. Develop interior circulation to facilitate connections to potential future university buildings to the east and west.
6. Investigate how this building and future buildings can enhance connections to the research park.
7. Site building to keep the alignment of the current Gallery Walk (do not jog walk).
8. Improve Gallery Walk paving and lighting and study future relationship to the proposed sky bridge.
9. Study potential for shared bike and pedestrian paths back of curb, assuming roadway is not changed. And, study potential for shared bike with service road and parking in current roadway, assuming roadway width is reduced; see University and City studies:
 - http://nacto.org/docs/usdg/the_boulevard_study_gillem.pdf
 - <https://www.eugene-or.gov/DocumentView.aspx?DID=842>
10. Consider the building edge along Gallery Walk as an opportunity to expose users to the science within the building; e.g., gallery space, transparency, classrooms, and seminar rooms. Provide functional open space along the west and east building edges and along the building edge facing the Millrace.



RESIDENCE HALL

Program

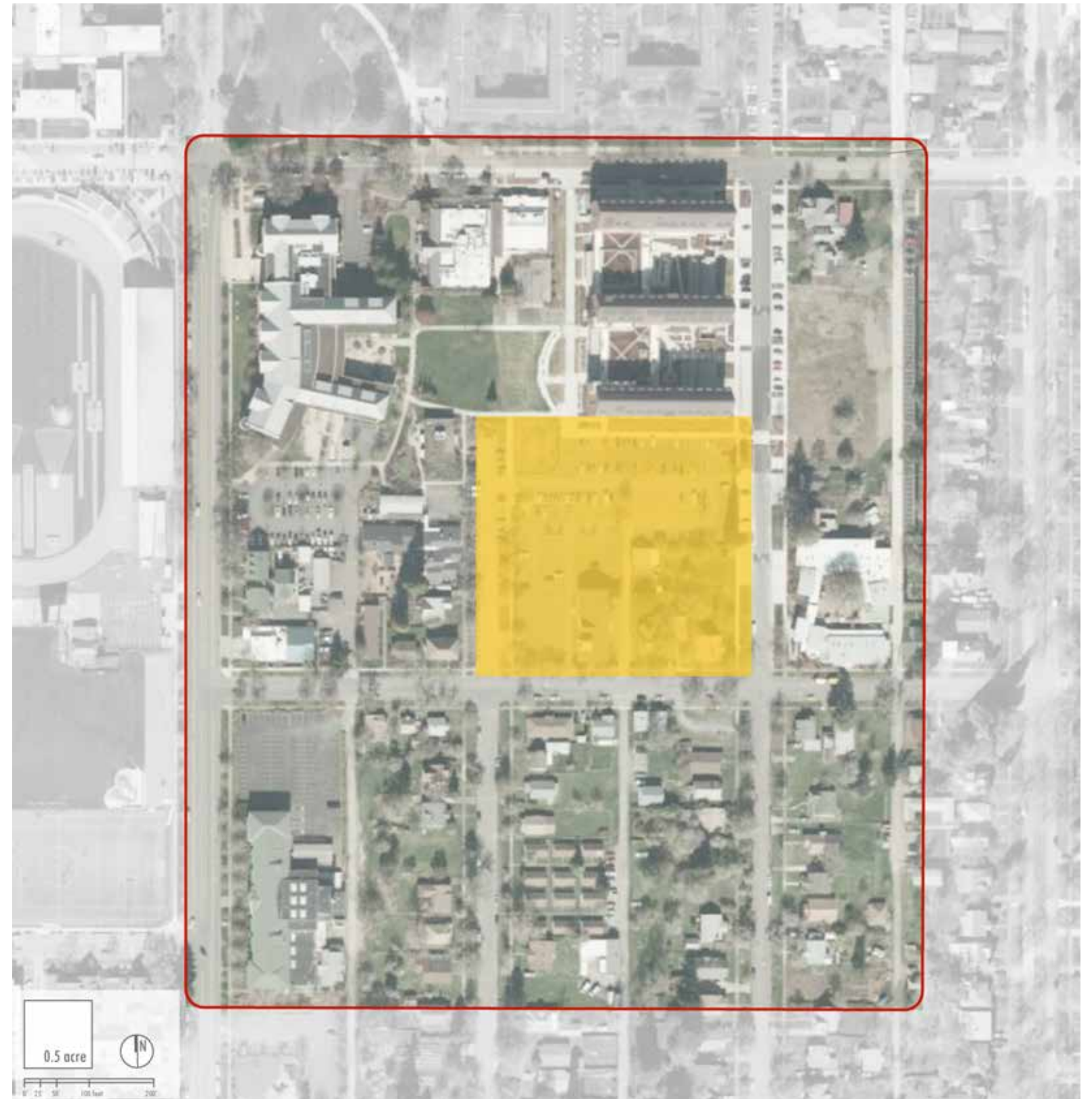
- 500 beds
- 145,000 GSF
- One Entry--One Building Preferred
- Community Format--Residential/Academic

Criteria

- Compatibility / Readiness
- Support of Campus Plan
- Support of Space Needs Plan
- User Needs Program
- Respect Neighbors--Solar Access

Outreach

- Solstice view not understood previously as key siting issue
- Site appears to be able to meet residence hall program and solar access provisions
- Great potential to improve open space, integrate housing with surrounding uses
- Child development centers expressed concerns about potential impacts to their programs
- Concerns about scale/compatibility, parking, and private student housing in the neighborhoods



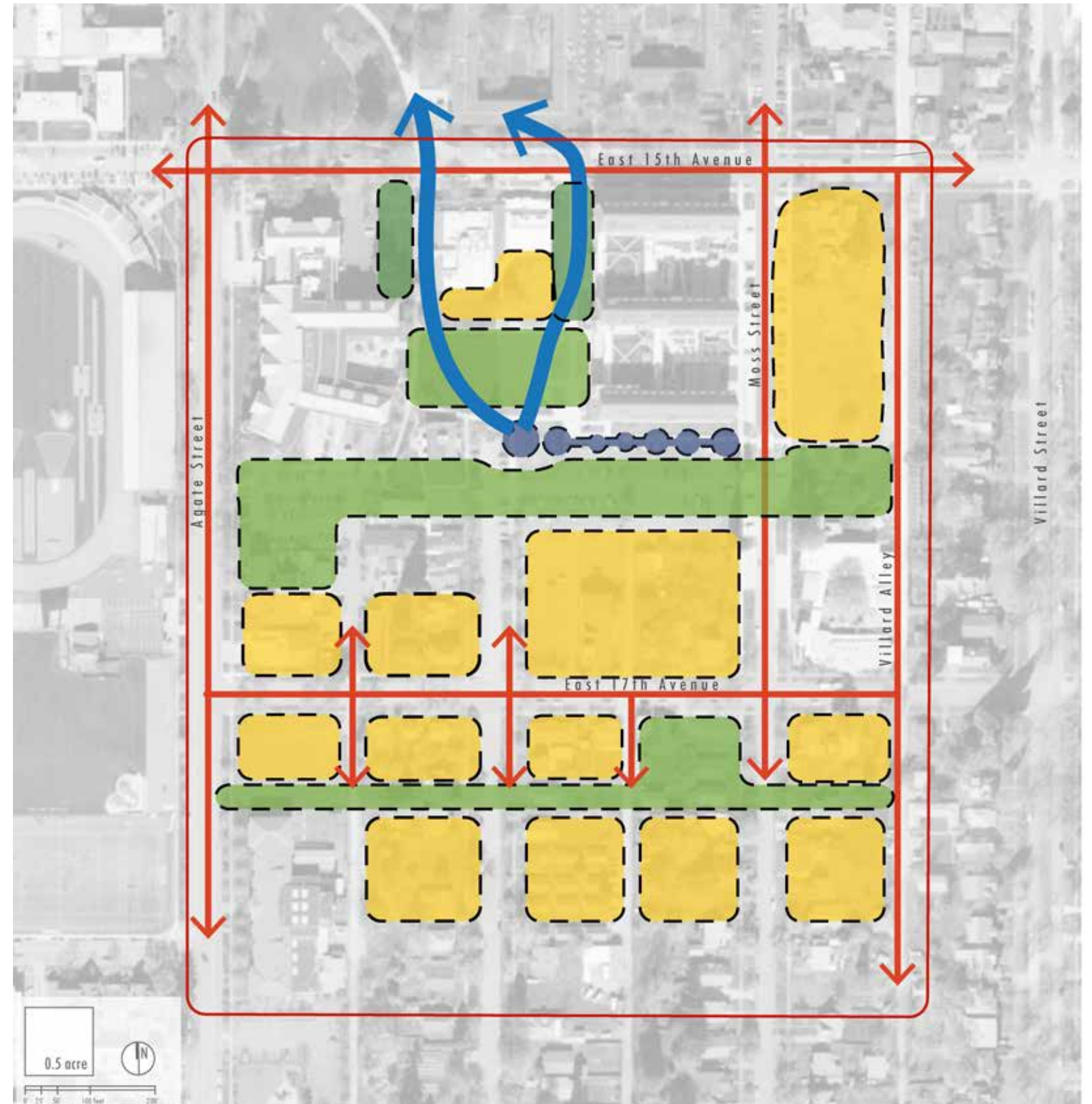
RESIDENCE HALL

Planning Concept

- Finer Grid
- East-West Open Space
- Diagonal Flow
- Many Nations Longhouse

Legend

- Built Area
- Open Space Quad
- Open Space
- Many Nations Longhouse Axis
- Pedestrian
- Streets



RESIDENCE HALL

Framework

- Transitional Massing
- Solar Access
- Programmed Open Space

Legend

- Quad
- Developable Area
- Parking
- Build To Line
- Many Nations Longhouse Axis
- Axes - Tree Lines



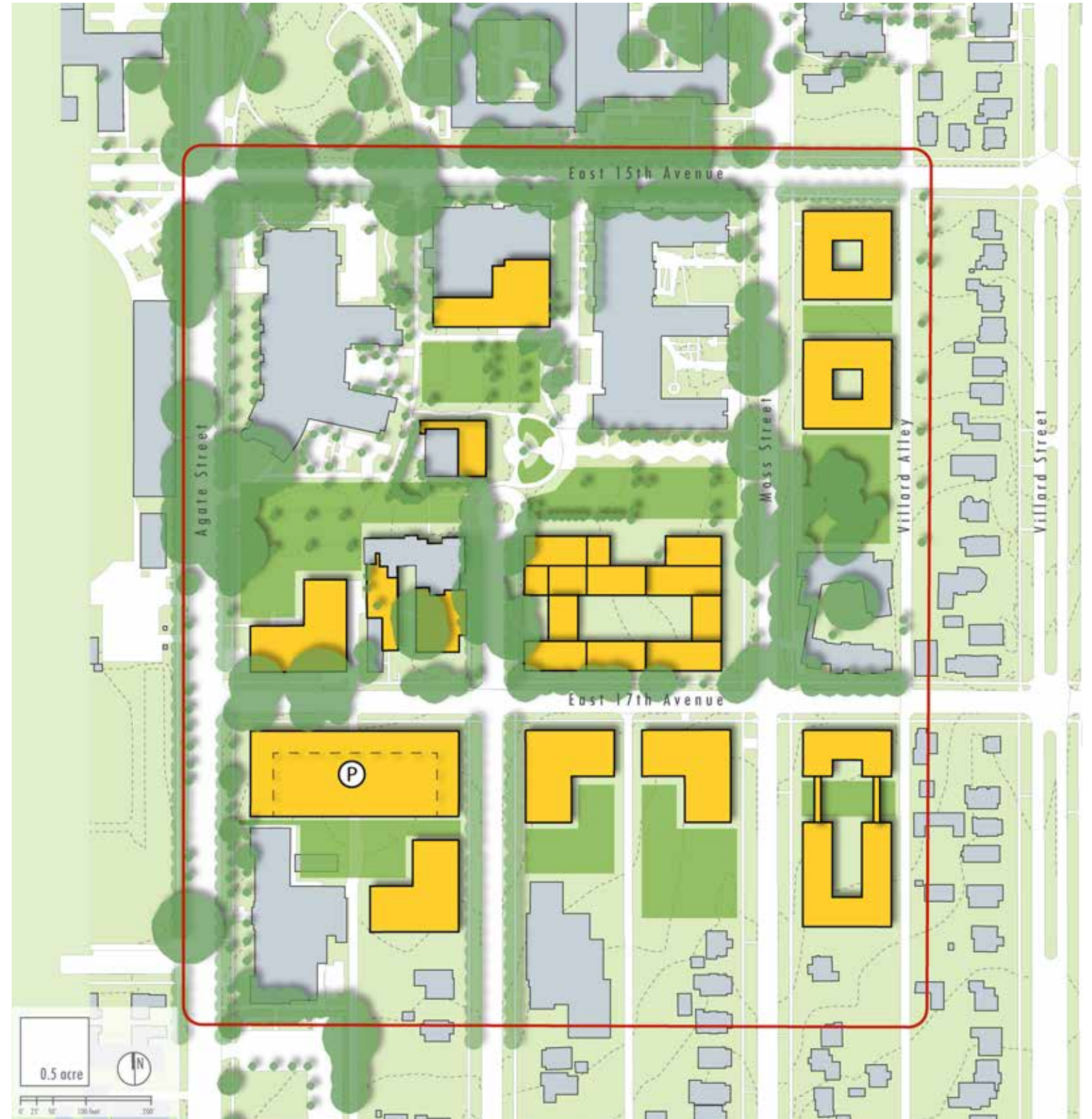
RESIDENCE HALL

Build-Out Illustrative

- Maintain Flexibility
- Building Frontage
- Respect Many Nations Longhouse
- Gracious Edge

Legend

- Open Space
- New Buildings
- Existing Buildings

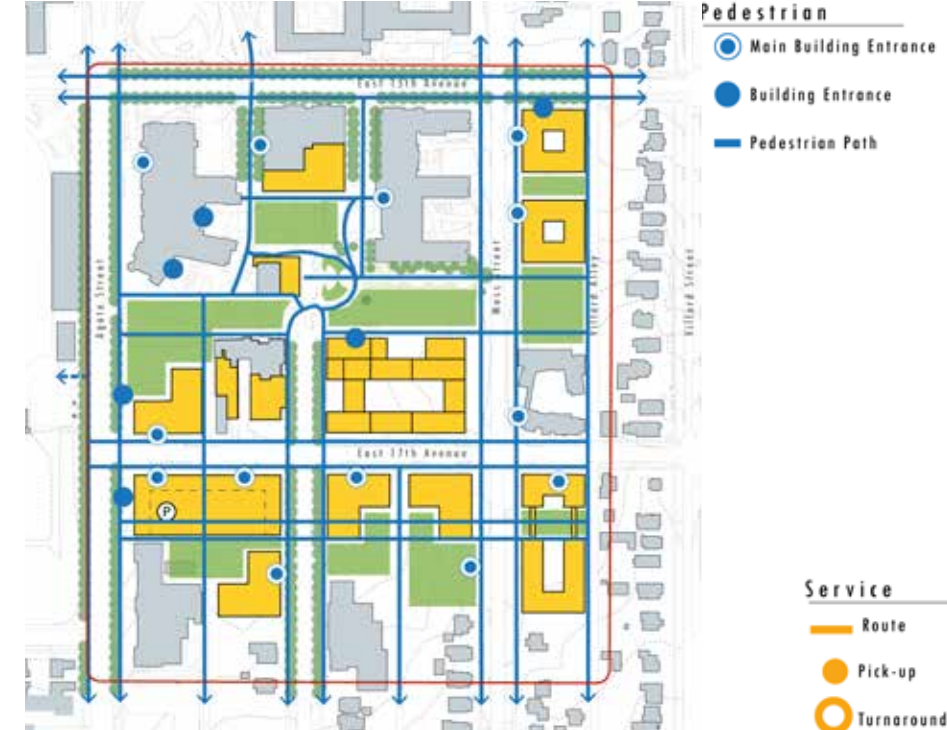


RESIDENCE HALL System Diagrams

Open Space



Pedestrian Circulation



Service



Bicycle Circulation



Vehicular Circulation



Emergency Access



RESIDENCE HALL—Development Densities



Campus Plan Design Area Development Densities

Design Area	Subareas	University Policies: Maximum Allowed	
		Building Coverage (rounded)	Floor Area Ratio (rounded)
Academic Center and Historic Core	1-9	0.28	0.98
Franklin Circle (Parking)	10	0.75	4.00
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Southeast Campus (Academics, Athletics, and Recreation)	24	0.25	0.40
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Student Housing	26	0.30	0.88
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Institutional	27-29; 31-32		0.82
Limited High Density Residential/ Limited Institutional	33-36		0.53
High Density Residential	30		
Low Density Residential	37-41		

SOURCES: University of Oregon Campus Plan, Third Edition, 2014
 University of Oregon 2003 Development Policy for the East Campus Area, 08 April, 2003
 NOTES: 1 Coverage and FAR varies. See University's documents referenced above

Building Legend

Bldg. No.	Floors	Bldg. No.	Floors	Bldg. No.	Floors
1	Building	11	East 17th Avenue Houses (6)	21	New Academic / Administration
2	Museum of Natural and Cultural History Buildings (3)	12	Houses (3)	22	New Academic / Administration
3	Global Scholars Hall	13	Moss Street Houses (2)	23	New Academic / Administration
4	Moss Street Houses (3)	14	Moss Street Children's Center	24	New Parking Structure
5	Many Nation's Longhouse	15	Building	A	New Student Residences
6	LERC Military Science	16	East 17th Avenue Houses (2)	B	New Student Residences
7	Eugene Fire Department	17	Agate and Agate house	C	New Student Residences
8	Vivian Olum Child Development Center	18	Columbia Street Houses (3)	D	New Student Residences
9	HEP Facility	19	East 17th Avenue Houses (5)	E	Many Nation's Longhouse Expansion
10	Church Warehouse	20	Kitchen Workshop	F	New Academic / Administration

Area Study Development Densities

Area	Building Coverage		Total Square Feet	Coverage Ratio	Building GSF		Open Space Coverage		Other Coverage		
	Existing Square Feet	New Square Feet			Total	Floor Area Ratio	Square Feet	Coverage Ratio	Square Feet	Coverage Ratio	
RESIDENCE HALL	1,262,000										
Existing	253,200	0	253,200	0.20	523,200	0.41	597,800	0.47	411,000	0.33	
Current Phase	241,900	41,500	283,400	0.22	651,500	0.52	608,200	0.48	370,400	0.29	
Scenario 2	205,500	124,600	330,100	0.26	830,600	0.66	619,900	0.49	312,000	0.25	
Build-Out	185,300	226,600	411,900	0.33	1,247,400	0.99	626,100	0.50	224,000	0.18	

Note
 The area study boundaries do NOT correspond to established Design Areas or subareas of the *Campus Plan*.

RESIDENCE HALL MANY NATIONS LONGHOUSE SOLAR ACCESS STUDIES

The residence hall project site (1) lies southeast of the Many Nations Longhouse (MNL) (2). In December 2010, Jones and Jones prepared a conceptual plan for the Many Nations Longhouse Expansion, Expression Place, and the Many Nations Longhouse Axis.

The report states that the intent is to provide a University of Oregon campus location where Native American culture is prominently and respectfully recognized and where cross cultural interchange, activities, celebrations, and ceremonies can take place. Intentional design relationships of cardinal directions, arbors, seating, pause spaces, patterns and the messages of Honoring along the MNL Axis will expose all students, faculty and staff to the living Native American cultural traditions of the State of Oregon.

The MNL Axis (3) and Expression Place (4) are a part of the overall designated Open-space Framework of the East Campus Open Space and will connect to the larger campus open space framework.

A significant criterion for the Expression Place is that it remains free from shadow during the majority of the day of the winter solstice, starting at sunrise and lasting through the mid-to-late afternoon. Another requirement is that the MNL Axis remains in sun throughout the day until the mid-to-late afternoon. The axis can have shadow during the morning to mid-to-late afternoon as long as it continues to sweep across the axis.

These criteria place unique restrictions on the massing of the residence hall to avoid blocking the sun. To test the criteria and

the feasibility of accommodating the residence hall program, the CPFVC prepared a series of sun-shadow studies using data obtained from the University of Oregon Solar Radiation Monitoring Laboratory website. The studies determined that the program can be accomplished although it will result in a more complicated massing than originally intended.

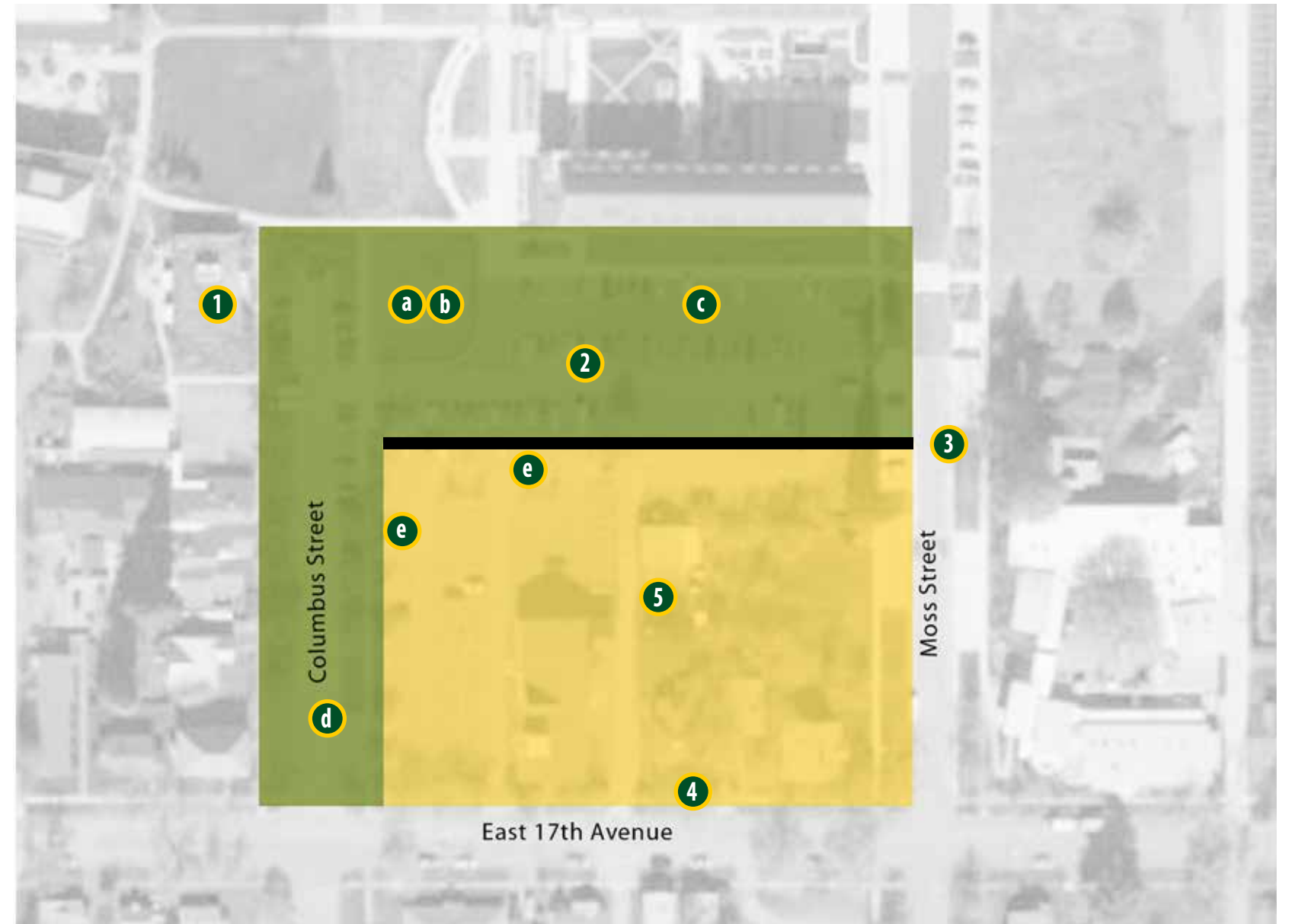
As the design progresses, the university and the selected architect will design the residence hall to meet these solar access criteria.



RESIDENCE HALL

Advisory Group Provisions and Space Advisory Group Recommendations

1. Respect and honor Native American cultural traditions by observing solar access requirements associated with the Many Nations Longhouse:
 - a. Preserve sunlight from the winter solstice onto the roughly 28' diameter Expression Place ceremonial space.
 - b. Ensure that the new building does not cast shadow onto the ceremonial center of the Expression Place at any time.
 - c. Ensure that the new building does not cast shadow upon the designated Many Nations Longhouse open space axis.
 - d. Building should not extend into the Columbia Street open space.
 - e. Future building service areas should not face the Longhouse
2. Create a new east-west designated open space north of the residence hall and adjacent to and south of the Many Nations Longhouse Axis, with the south edge of the open space aligned with the north edge of the Vivian Olum Child Development Center.
3. Establish a build-to line for the residence hall along the south side of the new designated open space as a defining edge to the open space corridor.
4. Ensure that the residence hall building along 17th Avenue is articulated and engages the streetscape.
5. Amend the Campus Plan density standards to accommodate the planned residence hall building program.



RESIDENCE HALL

Campus Planning Committee Recommendations

The Advisory Group provisions *are revised* as follows:

1. Respect and honor Native American cultural traditions by observing solar access requirements associated with the Many Nations Longhouse. Specifically:
 - a. Preserve sunlight from the winter solstice onto the roughly 28-foot diameter Expression Place ceremonial space planned due east of the Longhouse.
 - b. Ensure that the new building(s) do not cast shadow onto the ceremonial center of the planned Expression Place at any time throughout the year.
 - c. Ensure that new building(s) do not cast shadow upon the designated Many Nations Longhouse open space axis. *Ensure that the Many Nations Longhouse Axis is not in perpetual continual shadow. Shadows across the axis are permissible.*
 - d. Future building(s) should not extend into the Columbia Street designated open-space axis to maintain solar access onto the planned Expression Place during the equinox.
 - e. Future building service areas should not be located to face the Many Nations Longhouse.
2. Create a new east-west designated open space north of the new residence hall and adjacent to and south of the Many Nations Longhouse Axis, with the south edge of the open space aligned with the north edge of the Vivian Olum Child Development Center.
3. Establish a build-to line for the residence hall along the south side of the new designated open space as a defining edge to the open-space corridor.
4. Ensure that the residence hall building along 17th Avenue is articulated and engages the streetscape.
5. Amend the Campus Plan density standards to accommodate the planned residence hall building program.



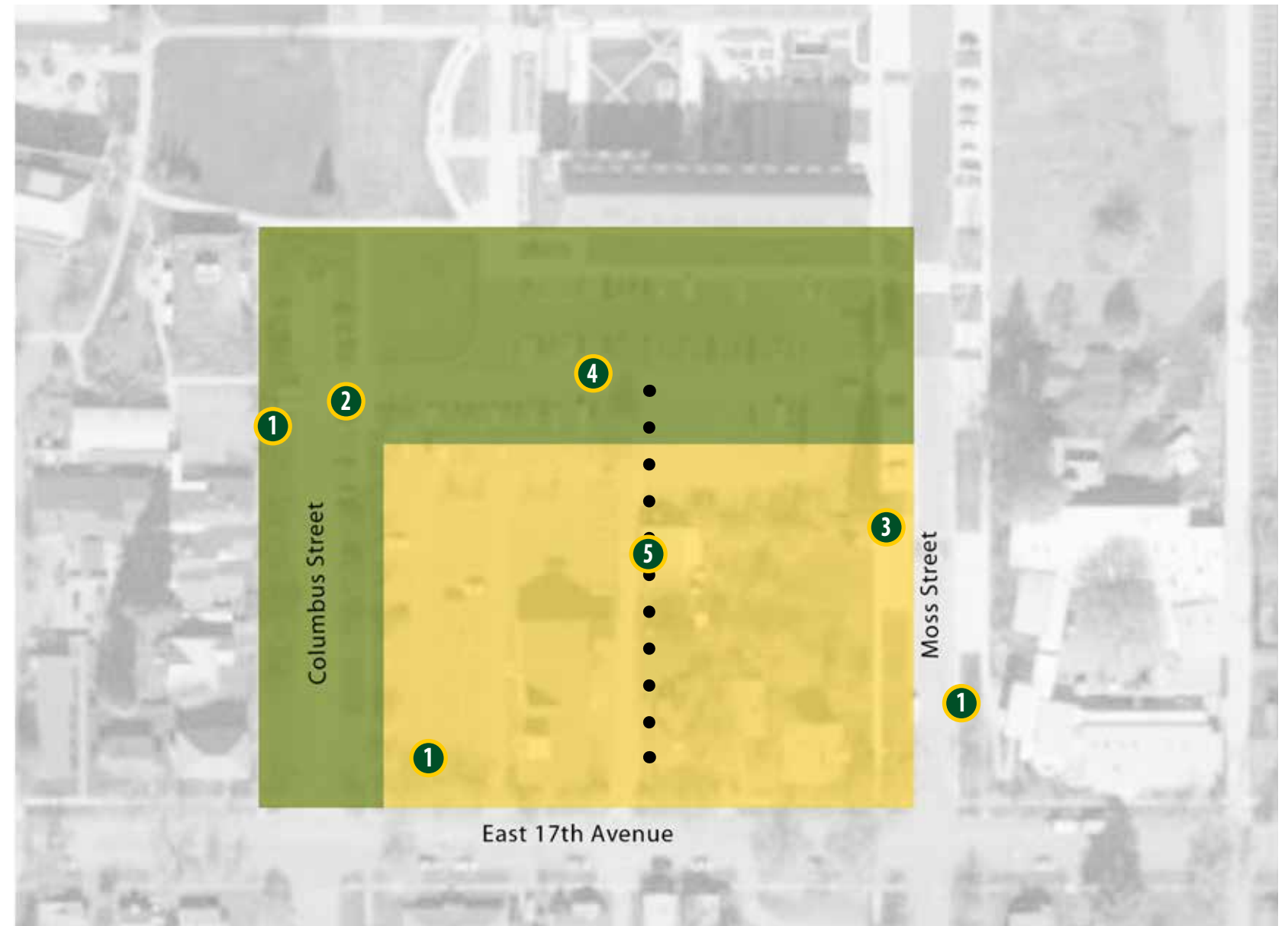
Considerations

6. Consider how the proposed residence hall development would affect the solar access of existing and future development in the surrounding area.
7. Take the opportunity to fully consider and address universal access.
8. Recognize the importance of addressing the street face. Carefully consider the building's articulation to help improve the streetscape.

RESIDENCE HALL

CPFVC Additional Recommendations

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. Prepare a plan to replace parking, and provide drop-off and parking to support the Many Nations Longhouse and Vivian Olum Child Development Center.
3. 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.
4. Consider transitional open space between building's main entry and the designated campus open space.
5. 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.



REFERENCES

- Biennial Capacity Plan*, University of Oregon, Campus Planning and Real Estate, December 11, 2012
- Campus Plan*, University of Oregon, Campus Planning, Design, and Construction, Third Edition, 2014
- Conceptual Plan, Many Nations Longhouse Expansion, Expression Place & Many Nations Longhouse Axis*, University of Oregon-Eugene, Oregon, Jones & Jones-December 2010
- Extending the Academic Campus, University Street Feasibility Study*, Rowell Brokaw Architects, March 2012
- Site Review of Science Building Siting Study—Expert Opinion*, Robert Sabbatini, PLACE, and Perkins + Will, 03 November 2014
- Site Review of Softball Field Siting Study—Expert Opinion*, Robert Sabbatini, PLACE, and Perkins + Will, 03 November 2014
- Site Review of Residence Hall Siting Study—Expert Opinion*, Robert Sabbatini, PLACE, and Perkins + Will, 03 November 2014
- University of Oregon 2003 Development Policy for the East Campus Area*, Campus Planning and Real Estate, April 08, 2003
- University of Oregon Softball Field Siting Study*, Cameron McCarthy Landscape Architecture & Planning with SRG Partnership, Inc., September 2014
- University of Oregon Science Building Siting Study*, Cameron McCarthy Landscape Architecture & Planning with HDR Inc., September 2014
- University of Oregon Residence Hall Siting Study*, Cameron McCarthy Landscape Architecture & Planning with Mahlum Architects., September 2014
- University of Oregon Space Needs Plan*, Space Advisory Group, September 2014

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