Facilities Council Support of Bond Planning

Long-Range Strategic Campus Plan

- Authored by Facilities Council; approved 2008
- The central, organizing principle: This is a learning-centered college. Student learning is at the center of any design process. Every physical plan grows from the academic plan.
- Driven by existing policies: Vision/Mission/Core Values; Learning Plan; etc.
- See attach Table of contents for outline.

Demonstration projects from Long-Range Strategic Campus Plan → Preliminary bond project list

Bond work aligns with Long-Range Strategic Campus Plan.
Facilities Council has standing agenda item to review, verify project alignment.

Project list refined by Criteria Development group + Consultant

- Representative group, 16 members
  - 2 students, 2 classified, 3 faculty, 3 managers, 4 administrators, 2 FMP staff
  - Ellen Teninty, T'NT Consultants. Worked with U of O, City of Eugene
- Developed 19 criteria for evaluating and prioritizing bond project list.
- Highest priority criteria were:
  - Enhances student engagement and learning
  - Aligns with current research in education
  - Helps bond pass
  - Protects college assets
  - Maximum positive or minimal negative impact on budget over time
  - Optimizes design and use of existing space
  - Insures adequate infrastructure capability and capacity
  - Supports sustainability goals
- Group then applied criteria to reach consensus on bond project list priorities.
  - Learning commons is the driving vision

Bond Leadership Team

Representative group. 12 members; 10 are also Facilities Council members.

Design Guidelines

Guidelines to be used by designers (architects, landscape architects).
Being developed through campuswide process, facilitated by Facilities Council.

- Online survey of students and staff. (Over 2000 responses so far.)
- Focus groups (First focus group: clients of Disability Resources)
- Conversations with area councils
- (Preliminary overarching principles and potential guidelines are attached.)

Long-Range Strategic Campus Plan

Contents

Design Guidelines preliminary draft - 12-09-08

OVERARCHING FRAMEWORK

- Buildings and open spaces should reflect and promote the College's Mission, Vision and Core Values.

    - *Learning* – facilitates intellectual interaction and multiple learning modalities.
    - *Diversity* – promotes a positive learning and working environment for all without discrimination.
    - *Collaboration and Partnership* – facilitates social interaction in formal and informal spaces.
    - *Innovation* – accommodates purpose in an efficient and elegant manner; scale, architectural features and landscape enhance and complement one another.
    - *Integrity* – promotes responsible stewardship of resources and a demonstrable match between programs and facilities.
    - *Accessibility* – ensures full access to the entire campus with movement toward equal access.
    - *Sustainability* – integrates practices that support and improve the health of systems that sustain life.

- Buildings and open spaces should provide a welcoming, safe and pedestrian-oriented campus that values both the natural world and artistic expression and integrates them into the built environment.

GENERAL PRINCIPLES

- The following general design guidelines apply to buildings, open spaces, and circulation systems on the campus as a whole. Each major project will also require project-specific guidelines.
- These guidelines are not meant to preclude alternate, unique and innovative design solutions. It is the responsibility of the design consultant to demonstrate clearly the reasons for accepting concepts which depart from these guidelines.
- The intention of these guidelines is that the mission of the College will be reflected in the physical environment.

Relationships

- Where possible and desirable, departments and programs that would benefit from direct working relationships should be located near each other, with facilities that provide similar uses and functions concentrated in contiguous areas.
- Where possible and desirable, interdisciplinary connections between academic enterprises should be created and supported.

Stewardship of Financial Resources

- Each project shall be designed for cost-effective construction.
- Each project shall be designed to minimize total life-cycle cost.
- Projects shall integrate multiple objectives, where possible.

Stewardship of Environmental Resources – Sustainability

- The College shall meet or exceed U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating System certified standards.
- Each building shall be designed to minimize energy and water use, to respond to local climate, and to maximize the use of natural daylight and ventilation.
- Each building shall provide its inhabitants with a clear sense of location, weather, and time.
- Each new building shall be oriented to take advantage of solar angles and wind direction to reduce energy consumption.
- Solar orientation will be considered in the siting of open spaces and building entrances.
- Designs shall include consideration of shading options on south and west exposures which reduce heat gain in summer and admit light in winter.

Accessibility

- Each project shall contribute incrementally toward the goal of universal accessibility for all parts of the campus.

Safety

- New projects should promote "windows to the campus"—academic activities and displays of artifacts or ongoing work should be accessible and visible from the major public routes through campus.
- Buildings, landscapes and lighting shall be designed and managed to promote personal safety.
- Pedestrian and vehicular circulation routes shall be clearly identified.
- Natural surveillance of outdoor spaces shall be encouraged through proper landscape development and building design.
- Ensure appropriate illumination. Lighting design shall follow best practices to provide perceived and actual security.
- Landscape elements shall not provide areas of concealment around building entrances, pedestrian walkways, or parking lot perimeters.

Civic Structure

- Each project shall make a positive contribution to the experience and image of the campus as a whole.
- It shall be recognized that the primary function of both buildings and open spaces is to shape space, not to provide decoration. Scale and the shaping of space, not style, is the essential element in building and open space design.
- Each new project shall provide both active and quiet spaces.

Expansion strategies

- The College shall Fully use existing space prior to considering construction of new space.
- When there are new or expanding programming needs, preference will be given to the following strategies in this order:
    - retrofitting
    - remodeling
    - building additions
    - new buildings only if strong burden of proof that it is required.
- If faculty and staff offices must be relocated, those offices should only be moved once, if possible.

BUILDINGS

Exterior Design

Massing, scale, height limits

- Building height, mass, and surface texture shall be chosen to provide human scale.
- Building height shall be limited to four stories above ground level, where possible, in order to maintain human scale.

Siting

- Each new project shall be sited, oriented, and designed to contribute positively to the campus as a whole, including the pedestrian system and the ordering of the overall spatial structure.
- Each building shall be sited to reinforce and enhance existing spaces and pathways or to create and animate new high-quality spaces.
- Primary instructional space shall be located to maintain a comfortable walking distance of no more than 1500 feet from parking, from transit stops, and between classes. Every attempt shall be made to site instructional space within distances less than the maximum because of the effect of topography on accessibility.
- Non-instructional support space shall be located outside the campus core where possible and appropriate.

Design

- Each new project shall respond to its surroundings in scale, color, and proportion and shall contribute positively to the campus fabric as a whole.
- The College and its consultants shall strive for legibility and coherence through a careful balance of landmark-quality structures and background structures.
- The location and treatment of building entrances, windows, and indoor circulation routes should be designed to contribute to the continuity of pedestrian movement and to the social amenity of the campus.
- Each project shall consider views from the building and views toward the building from multiple directions.
- Blank or unarticulated exterior walls shall be avoided where possible.
- Each building shall be designed for flexibility and adaptability and shall be able to accommodate some level of reconfiguration without undue expense or structural modification. Where possible, a building shall be able to accommodate expansion over time.

Building entrances

- Entrances shall be clearly identifiable.
- Entrances shall be proportioned to identify their location and importance, while maintaining a human-scale relationship.
- Entrances shall be attractive and welcoming.
- The main entrance of a building shall be located on a façade facing a place of public interaction.
- Ground level spaces which face a primary walkway or place of interaction shall house functions with a high frequency of human presence and public activity.
- Entrances shall provide space for transition from inside to outside, shelter from the weather, and spaces which encourage social interaction.
- Main entrances shall be designed as inviting places to wait and socialize.
- The main entrance of each new building shall be readily accessible by people of all abilities. Entrance approaches shall be flat and level, and thresholds shall be flush.

- Doors shall be distinguishable from adjacent walls or panels by color and tonal contrasts and lighting. Glazed doors shall be provided with contrasting edges or patterns.

Windows

- Windows shall provide ample light to interior spaces.
- Where appropriate, windows shall allow interior spaces to be visible from outside.
- Windows shall be designed to respond to each exposure in order to optimize heating, cooling, ventilation, and light.

Materials

- Materials shall be selected to convey an image of appropriate quality, durability, richness of texture, and human scale.
- Dark or highly-reflective glass, which results in bird mortality, is prohibited.

Servicing

- Buildings shall be readily accessible for servicing and maintenance.
- Areas devoted to services, deliveries, trash removal, and utility elements shall be designed so that they will not compromise pedestrian entrances, paths, or open spaces and so that their visibility from walkways and public areas is minimized.

Design - interior

- Each building shall be designed to accommodate a broad range of functions.
- Informal gathering spaces shall be provided in new building design. Potential locations include but are not limited to lobbies, entry foyers, and hallway alcoves.
- New building programs shall include, to the extent possible, communal facilities such as study space, lounges, and spaces that promote informal social interaction.
- Spatial arrangement shall facilitate wayfinding by people of all abilities. Layouts shall be simple and logical so that all users can form a clear mental picture and so that the mental picture is easily memorized for future use.
- Key features of the building shall be visually accentuated, for example by color and tonal contrasts, to facilitate use by people with low vision levels. Switches, receptacles, and handles shall contrast with their backgrounds so they can be easily located.
- Floor finishes shall be of matte finish to minimize reflections. Floor finishes shall contrast with walls so that boundaries of floors are clearly visible.
- Lighting shall be adequate and evenly distributed with no dramatic changes when moving from one area to another. Sharp differences in brightness and strong shadows shall be minimized or avoided.
- Wayfinding signage shall be concise and highly visible.

OPEN SPACE

Conservation

- The College shall offset the negative impact of construction such that there is no net loss of current ecological functions on the College's property.
- No buildings or construction impacts shall be allowed within 100 feet on each side of the bank-full line of Russel Creek or within 100 feet on any side of known wetlands.
- Spaces shall be provided to support the study of natural environments and their associated ecosystems.

Views

- Each project shall address significant views to be protected, enhanced, or ameliorated.
- View corridors shall be identified and reinforced through building siting, pathway alignment, site furnishings, landscape lighting, and plantings.

- View corridors shall be free of unnecessary visual intrusions.

Social function

- Seating shall be provided in a variety of open space types, in sunny and shady locations, in a variety of grouping sizes, and with a variety of seating types, to allow choices for individuals, small, or large groups and to provide areas for eating, social interaction, quiet reflection, and study.
- Outdoor seating shall be set back from pedestrian routes and of contrasting color to the ground plane, where possible.

Design

- Campus entrances shall be recognizable. Landscapes, lighting, structures, and signage at campus entrances shall be designed to create a sense of arrival.
- Landscapes shall be designed to increase legibility by reinforcing spatial structure and pathways while also providing pleasant places to relax, view, and play.
- Landscaping shall support the teaching requirements of campus.
- Plant materials shall be selected in response to environment, location, and growing conditions. Landscapes will strengthen the relationship between built and native environments.
- Selection of trash receptacles, recycling facilities, benches, chairs, tables, and other amenities shall follow campus standards for furnishings.
- Bollards shall be consistent with the vocabulary of materials and styles on the campus.
- Bollards shall be of contrasting color to the ground plane, where possible, shall not have ornamental features projecting horizontally, and shall not be linked with chain or rope.

Lighting

- Selection and placement of light fixtures and lamp types shall follow campus standards for pedestrian lighting.

Art

- Public art shall be encouraged and supported, to enhance campus open space, to promote an environment for learning, and to reinforce direction finding.
- Selection and siting of public art shall follow current “Art on Campus” guidelines.

CIRCULATION

- Pedestrian connectors shall reinforce a hierarchy of paths to physically link open spaces and provide accessibility to major components of the campus environment.
- Wayfinding shall be reinforced through the use of pavements, plantings, signage, lighting and gateways.
- A consistent and high-quality signage system shall be maintained and shall provide a hierarchical family of signs that orients the visitor from the campus edges to each destination.
- Paving materials shall be selected to maximize the amount of pervious surface where possible.

INFRASTRUCTURE

- The College shall provide safe, reliable, efficient and adequate service for the campus.
- Infrastructure components shall be designed to minimize visual impact on campus.
- Infrastructure components shall be designed to minimize noise impact on campus.

- Heating and ventilating system fresh air intakes shall not be located near trash dumpsters, loading docks, service drives, emergency generator exhausts, or building air exhausts.
- New or modified existing facilities and operations shall be designed to promote maintainability.
- Where possible, infrastructure components shall be grouped within utility corridors or within continuous distribution loops for efficiency and cost control.
- Provisions for technology and communications, including assistive listening, shall be incorporated into all new building and remodeling projects.