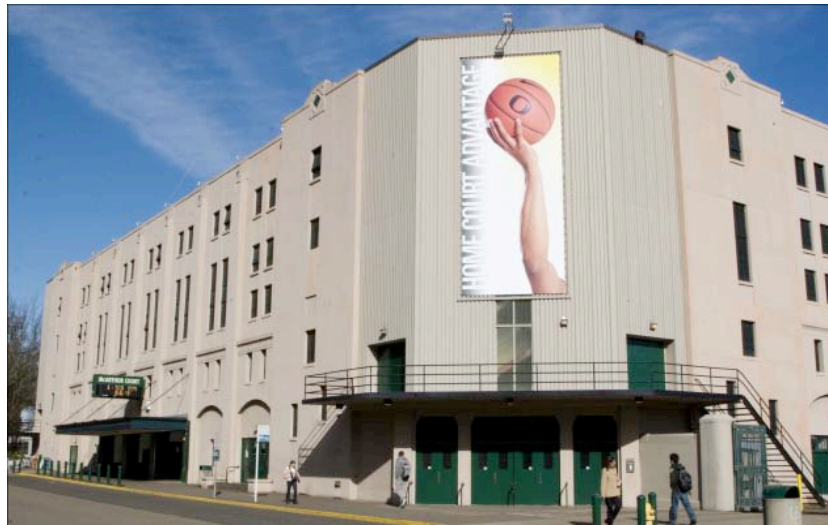


University of Oregon

## THE FUTURE OF McARTHUR COURT

A Report to the President and the Senior Vice President and Provost



The Future of McArthur Court Committee  
March 1, 2009

Future of MacArthur Court Committee Members:  
*Appointed by the UO provost*

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Howard Davis (Architecture)  
Darin Dehle (Facilities Services)  
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UO Men's Basketball Team, 1934



UO Women's Basketball Team, c 1970s

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Cover Photos: MacArthur Court c. 1930 and 2008

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## Executive Summary of Committee Recommendations

The University of Oregon faces both a challenge and an opportunity. McArthur Court (Mac Court), opened in 1926 as the home of UO basketball, is soon to be replaced by the new Matthew Knight Arena. The question on everyone's mind is "What do we do with Mac Court?" Following the charge from the provost and the president, the Future of Mac Court Committee, comprised of faculty, staff, students, and alumni, sought to answer this question.

The committee carefully considered Mac Court's historic importance as well as immediate and long-term academic space needs within an expanding campus, and developed a set of criteria designed to assess potential uses. The criteria described in this report clearly state that the new use must address an identified academic space need (criterion #1) and be well suited for the location (criterion #2), currently on the edge of the academic core. Beyond these two primary requirements, the criteria specify that every effort should be taken to adaptively reuse Mac Court. This is with the understanding that the resulting spaces will be of the highest quality, designed to meet intended needs, flexible to accommodate changing needs, sustainable, and structurally and economically feasible.

The committee identified four alternative uses for further consideration and detailed investigation (not listed in any order of priority):

1. Innovative Learning Center
2. Combination of identified classroom, faculty office, and lab needs - E.g., Psychology Facility (about 45,000 gsf) combined with other needs
3. School of Architecture and Allied Arts
4. Residential Hall combined with an academic component

The most important element common to all recommended alternatives is their ability to meet the two required criteria (#1 and #2) – they address an identified academic need and they are well suited for the location. Some alternatives meet these criteria better than others.

In reviewing the alternatives, the committee differentiated between uses (i.e., what should happen on this site) and treatment (i.e., what should happen to Mac Court). The alternatives described above are potential uses. All alternatives retain the potential for adaptive reuse or removal of Mac Court. Once an alternative is selected for further consideration, a careful analysis should be conducted to determine if the preferred treatment - adaptive reuse - is viable with the understanding that all other criteria must be addressed. In addition, affected departments should be consulted and all other possible sites should be evaluated.

The future of Mac Court cannot be determined until an academic use is selected. Until that time, Mac Court should be retained in its current condition, with the recognition that there are ongoing maintenance costs associated with the building.

## Introduction

Mac Court, designed by Ellis Lawrence, campus architect and long-time dean of the School of Architecture and Allied Arts, faces an unknown future. It is revered on and off campus by many, yet there are pressing academic space needs that reasonably compete for this area of campus. Mac Court's 82-year historic presence on campus and its importance as a campus cultural icon are challenged by the needs of the 21<sup>st</sup> century campus, often in ways that we cannot yet predict. Mac Court, in its current state, is outdated. Like many historic structures, it was built for a different era, with ideas, technologies and needs of the time. But also like many historic structures, it has the potential to continue to be a vital part of this campus, if certain needs and requirements can be met.

Following the charge from the university president and provost, this committee has sought to both recognize Mac Court's importance and consider immediate and long-term academic space needs within an expanding campus and an unclear future. We have looked at a range of potential uses in the light of known and unknown changes that are about to alter the campus. These include demographic, technological, physical and structural changes anticipated over the next five to forty years. As indicated in this report, we have carefully reviewed specific academic space needs, as well as the physical and structural opportunities and limitations embodied in this 82-year old structure. Finally, we have paid attention to issues of energy use and sustainability, as they must apply to both an historic building and a new building.

This report outlines a broad range of potential future uses for Mac Court and its immediate surroundings, establishes criteria for the evaluation of those potential uses, and recommends four alternative potential uses for further consideration and investigation.

## Project Description, Committee Responsibility, and Process

Project Description and Committee Responsibility: In spring 2008, the provost appointed a committee of faculty, staff, students, and alumni to complete the following:

As the university plans and constructs a new basketball arena, McArthur Court will no longer serve its historical role on campus. Some existing McArthur Court uses will remain, but a large portion of the building will be unoccupied once the new arena is constructed. Anticipated opening of the new arena is January 2011.

Additionally, through the request for capital projects proposals, the university has developed a selection of academic space needs to support the future growth and evolution of the campus. These needs also support the broader campus priorities outlined by the provost.

In light of these known changes to campus, and anticipated space and programmatic needs, this committee is charged with the following responsibilities and tasks:

1. Review the academic and academic support space needs as evidenced through the recently developed capital projects list.
2. Consider the provost's priorities, including undergraduate excellence and student success, research and graduate education, enhancement of diversity, and internationalization.
3. Understand the opportunities, potentials, constraints and limitations inherent in Mac Court and the existing site.
4. Consider the opportunities, constraints, and potential synergies with existing facilities and uses in the immediate surrounding area (Esslinger Hall, Student Recreation Center, Student Tennis Center, Howe Field, etc. – known as Design Area F: Athletics and Recreation).

Following completion of these tasks, the committee will explore and develop proposals that take advantage of the intersection of these four sets of factors and develop no fewer than three recommendations.

In addition to the factors above, these recommendations should take into consideration the following: cost effectiveness, functional and architectural requirements of proposed need(s), the building's identified historic and cultural values, applicable *Campus Plan* policies and patterns, sustainable design issues, operations and maintenance, and seismic and life safety issues.

**In summary, the goal for the committee report is:**

*"To identify and assess potential future options for McArthur Court and the immediate surrounding area (including adaptive reuse or demolition) that:*

- *serve the needs of the university's academic mission and space needs,*
- *align with campus priorities, and*
- *respond to the area's opportunities and constraints.*

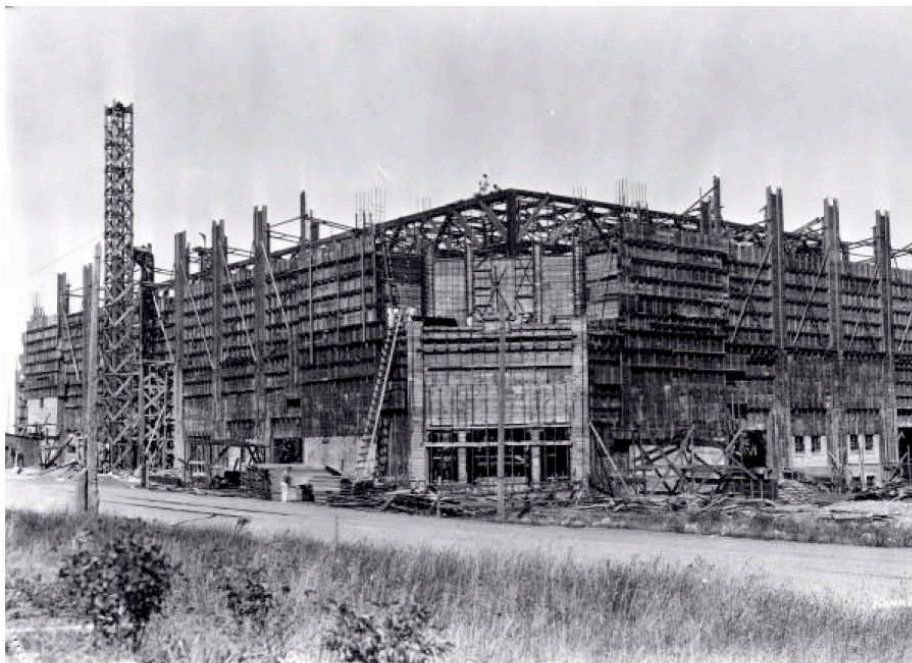
*The committee will assess the viability of these options using explicit and clear criteria."*

The committee will provide opportunities for initial campus community input during the process.

Process: Two introductory committee meetings were held prior to summer break. The committee reconvened in fall 2008 and held regular meetings through winter term 2009. In addition to broad-ranging discussions of campus planning issues, historic preservation, and campus population projections, the committee specifically considered the academic space needs list developed during 2007-2008, Mac Court's physical condition, the area immediately adjacent to Mac Court, and lessons learned from similar projects nationally.

The committee toured Mac Court and met with other knowledgeable persons, to the extent that they might inform our discussions.

In the interest of open discussions, the committee posted information to a web site accessible to the public, set up a blog, sent out an informational email to the campus community and adjacent neighborhood representatives, and held a public meeting winter term 2009. A copy of the informational handout and a summary of comments gathered during the public comment period are provided in the Appendices.



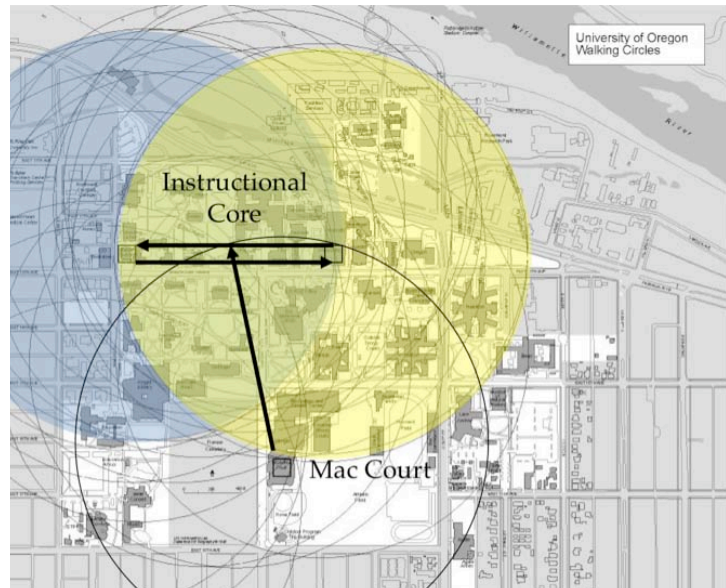
Mac Court under construction, 1926



## Context

Five important issues must be considered in the context of this discussion: campus academic needs, Mac Court's history and significance; Mac Court's current uses; Mac Court's current physical condition; and the relationship of any proposal to the *Campus Plan*. Each of these issues is discussed briefly below. (Please see the Appendices for further materials).

Campus Academic Needs: The university faces a broad array of unmet academic needs. As a landlocked campus that has grown substantially over its 125-year history, remaining development space is finite and restricted. Space within the academic core is particularly restricted making it essential that potential use options in this area give priority to academic needs. Mac Court is located on the southern edge of the academic core.



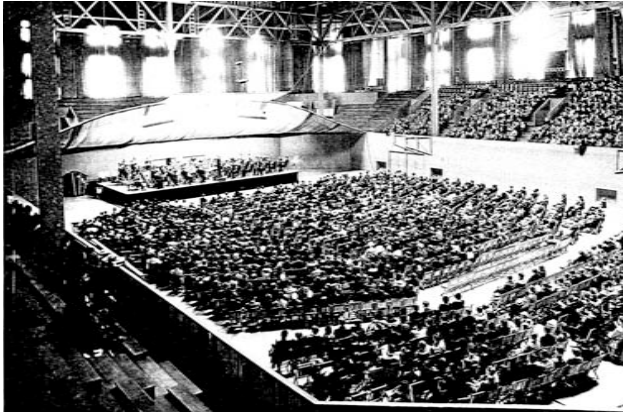
## History and Historic Significance:

The university's practice is to make a purposeful effort to ensure that the University of Oregon's significant historic features are considered and preserved to the greatest degree possible when determining how to accommodate future development needs. This project is no exception. Mac Court's level of historic significance in the context of the campus was carefully considered when determining potential reuse options for Mac Court.

Designed by Ellis Lawrence, McArthur Court was built in 1926, with the first basketball game staged January 14, 1927, in which the Oregon men's team beat Willamette University 38-10. The Associated Students of the University of Oregon (ASUO) decided to "tax ourselves to build what we want" and their desires included an indoor arena. McArthur Court was paid for out of a \$15 fee imposed by the ASUO. During 1932, one of the worst of the depression years, the mortgage was burned in a public ceremony after the Mac Court debt had been completely retired.

The building was named after Clifton N. (Pat) McArthur, a student athlete and the university's first student body president. It has since undergone numerous modifications and upgrades and is currently the second-oldest on-campus arena still in use in this country. Women began playing in 1974 and played their first game at McArthur Court on January 23, 1974 against Southern Oregon University.

Over the years Mac Court has hosted numerous symphony, jazz, and rock 'n' roll concerts, political rallies (including future U.S. presidents), and public lectures.



Mac Court is one of fourteen “primary” ranked buildings on campus according to the UO Historic Resource Building Survey (see the Appendices). A primary ranking means that a building has high historic significance and is likely to be eligible for listing in the National Register of Historic Places. All of the campus’s primary-ranked landscapes and buildings, with the exception of Mac Court and the Hayward Field East Grandstand, are located in the heart of the historic and academic core of campus (refer to map in the Appendices). These historic buildings are sited specifically to create an open-space framework of quadrangles, axes, and malls designed and established by Ellis Lawrence over eighty years ago. The resulting campus plan provides a rare example of large-scale landscape design that still conveys elements of Lawrence's original beaux-arts plan. Preserving this historic framework, arguably the most significant feature of the campus, is the premise of the university’s *Campus Plan*.

If adjacent spaces are affected, analysis of their potential historic significance should be conducted.

Mac Court Uses: Mac Court is used primarily for athletics functions and occasionally special events. The new arena will house both men’s and women’s intercollegiate basketball, as well as many of the programs, activities, and events that have taken place in Mac Court since it opened. In addition, athletics offices in Esslinger Hall will be vacated. A few uses in Mac Court will either remain or need to be accommodated nearby, including lockers, meeting spaces, and equipment storage for the tennis teams and softball.

Occupants of adjacent spaces are primarily PE and Recreation and Intercollegiate Athletics (refer to map in the Appendices). Esslinger Hall is fully occupied, primarily by PE and Recreation, Human Physiology, and General Classrooms. The Student Recreation Center has plans to replace the covered tennis courts with an aquatics center. The Student Tennis Center also has plans for expansion. Howe Field is used by Women’s Softball.

Physical Condition: In preparation for the committee’s work, the university commissioned Soderstrom Architects to complete a feasibility study to assess the building’s general condition and potential reuse. This was done without a full architectural program or use plan. While very preliminary in nature, the study provides one basis upon which to begin

understanding the potential for reuse and associated costs. (It should be noted that some members of the committee question the validity of this study.)

The 2007 report indicates that the existing structural, electrical, fire protection, and air-handling systems appear to be in good condition for the current use. The report states:

“The building as it now exists has been upgraded over the years to comply with code requirements for existing buildings and is in a useable state. However, if the building is re-used or renovated for anything other than the exact current configuration, significant code required improvements will be required.”

Due to the inherent size of the building, its material combustibility, seismic vulnerability, and particular arena use, a remodel and reuse of the building is a very challenging problem when viewed in the context of modern building code requirements that a reuse/remodel project may be required to meet. The study concludes that any reuse that triggers a change of use or a major remodel of the building will incur remodeling costs that are similar or approaching new construction costs for a similar type building (full copy of report summary in the Appendices).

According to this one study, the shape and size of Mac Court will make fitting typical campus uses into its shell a challenging design problem.

Connection to the *Campus Plan*: The *Campus Plan* contains a policy framework designed to guide campus development. The *Campus Plan's* policies and patterns are adopted methods that express the university's requirements with respect to physical development of university properties.

The key policies and patterns relating to this project are listed below and further described in the Appendices:

- Policy 2: Open-space Framework – University Street is a designated open space.
- Policy 3: Densities – Maximum densities are established for each area. Design Area F (block bounded by University, 15th, Agate, and 18th) has 61,306 sf in footprint and 107,615 gsf available for new development. If Mac Court is removed (133,416 gsf), the total resulting available gsf would be 241,031 gsf, which would have to accommodate any expansion plans for current uses as well as new proposed uses.
- Policy 4: Space Use – Respond to 7-minute walking circles/academic core and create flexible and compatible uses.
- Policy 5: Replacement of Displaced Uses – Keep all existing uses intact by developing and funding plans for their replacement.
- Policy 6: Maintenance and Building Services
- Policy 7: Architectural Style and Historic Preservation
- Policy 9: Transportation
- Policy 10: Sustainable Development
- Policy 12: Design Area Special Conditions

## Reuse Options and Considerations

The committee reviewed two broad categories of reuse options and considerations. One category was based on Mac Court as a campus historic resource. Elements within this category are also known as “treatment” strategies. The other category was based on the program or use for the site, with consideration for the impact on Mac Court as a secondary issue. All reuse options must serve the university’s academic mission.

Three types of “treatment strategies” will have an impact on the historic character of Mac Court to varying degrees. Briefly, these are:

**preservation**, which requires applying any and all measures necessary to strictly retain Mac Court’s existing form, integrity, and materials. Given that there is not a need for a large (6,000 seat) arena, preservation is not a viable option.

**adaptive reuse**, which requires finding a compatible use for Mac Court through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. This is often referred to as “rehabilitation.” This is the preferred option if the academic needs and other criteria are met.

**demolition and redevelopment** of the site, which requires total removal of Mac Court to make the site available for new construction. This option may be necessary to meet academic needs. All adaptive reuse options should be carefully considered before choosing this last resort option.

The committee reviewed a number of specific projects as potential uses for the Mac Court site. The following **list of possible uses** was generated primarily from the existing list of identified capital projects.

Prior to each biennial session of the Oregon State Legislature, Campus Planning and Real Estate staff create a three-biennia *Capital Construction Budget Request* containing proposed capital construction projects identified by administrators, deans and directors. Proposals are short-listed and prioritized by the provost and vice presidents. The Campus Planning Committee and other appropriate groups review the list of proposals before forwarding it to the university president, who sends the request to the Oregon University System.

This is not a complete list of all identified capital projects. It is a refined list of possible uses that may be appropriate for Mac Court, either by reusing the existing building or building anew.

### *Identified Capital Projects*

(refer to the Project Summary Chart in the Appendices for additional information)

#### **2009-11 prioritized projects:**

- Innovative Learning Center and Prince Lucien Campbell (PLC) Hall Renovations (#1 priority) - Research & teaching labs, centers, faculty offices, classrooms. Approximately 145,000 gsf new space needed plus 50,000-110,000 gsf renovation.

**Projects included on post-2009-11 project lists:**

- Architecture and Allied Arts (AAA) Expansion and Alterations / New Building  
Faculty offices, classrooms, studios, industrial, etc. Approximately 40,000 gsf new space needed plus 261,000 gsf renovation.

**Other identified projects (not prioritized):**

- Computing Center Facility - Computer labs, administrative offices, service. Residential, student services, offices, classrooms, etc. Approximately 7,000 new space needed plus 23,000 gsf renovation.
- New Student Housing - future Phases (e.g. International Language House).  
Approximately 150,000 gsf new space needed.
- New building for classroom, office, research, lab space - (e.g., Psychology Facility) -  
Classrooms, research & teaching labs, faculty offices. Approximately 45,000 gsf new space needed.
- Student Success Center - Offices, seminar/meeting rooms, etc. Approximately 10,000-20,000 gsf needed.

**Other Permanent Assignment Space Needs Related to or Replacing Expansion Projects**

- Allen Hall Addition (#2 priority) - Would have to relocate all - Faculty offices, classrooms. Approximately 12,600 new space needed plus 39,000 gsf to accommodate existing.
- Administrative use relocations resulting from Chapman Hall Renovations for Clark Honors College (#3 priority) - Administrative offices. Approximately 6,000 gsf new space needed.
- Condon Hall Addition and Alterations (Anthropology/Geography space) -  
Classrooms, teaching labs, faculty offices. Approximately 15,000 gsf new space needed plus 42,000 gsf to accommodate existing.
- Student Recreation Center Expansion and Alterations, phase 3 - Auxiliaries & faculty offices, classroom recreation, etc. Approximately 111,000 gsf new space needed plus 31,700 gsf renovation.

It is important to keep in mind emerging campus initiatives (and their as-of-yet not identified space needs), including those related to the Residential Campus initiative, the new Academic Plan, and an increased interest in interdisciplinary studies and internationalization.

There may be other new ideas not yet officially vetted through the Capital Construction Project process. One new idea brought to the attention of the committee is a conference center with multiple-use spaces.

In addition, other potential uses may be those associated with surge space needs, current off-campus leases, and the transfer of non-academic space uses from the academic center, (e.g., the use of Susan Campbell Hall by the Chancellor's Office).

## Criteria

The committee developed the following criteria to assess the viability of potential future reuse options for the Mac Court building and/or new development on the site.

**All proposals must meet criteria #1 and #2 to be considered viable reuse options.** It is understood that some proposals (or portions of a proposal) may meet the criteria better than others.

It is likely that multiple reuse options will adequately meet criteria #1 and #2. Criteria #3-#7 shall be used to further refine the evaluation of each proposal and determine which project is best suited for this site. Also, criteria #3-#7 may be used to refine and focus the selected reuse proposal.

The project shall:

**1. Further the university's academic mission of teaching, learning, and research by**

- A. Focusing on the **needs of students**.
- B. Accommodating academic growth by addressing **currently identified academic space needs**, especially unfulfilled needs that do not have other clearly defined options. Collaborations, e.g., coupling housing needs with classroom use, also will be considered.
- C. Considering **long-term** (10 – 15 years out) trends (e.g., internationalization and interdisciplinary approaches) and related strategic needs beyond the known list of capital projects (secondary to identified needs).

*Comment:* Support of the university's academic mission is the highest priority. If a potential use does not clearly serve and enhance this mission, it should not be seriously considered for this location, regardless of its geographic relationship to other land uses or its impact on Mac Court.

**2. Be a good fit for the location by**

- A. Taking advantage of the site's location on the southern edge of the **academic core**.
- B. Matching **available space** (square footage). Reuse Mac Court or remove it and build new on the site (about 120,000 gsf). Consider the possible use of Esslinger (to improve its efficiencies and design), Howe Field, and the Outdoor Program Barn as part of the potential redevelopment/ reuse project site. This consideration is with the understanding that development would be within the allowed development densities established by the *Campus Plan*. In addition, all existing and planned uses for the area (excluding those moving to the new arena) shall be considered. All existing uses shall be kept intact by developing and funding plans for their replacement as described in *Campus Plan* Policy 5: Replacement of Displaced Uses. Refer to page 8 "*Connection to the Campus Plan*" for additional information.

*Notes: No occupants of adjacent spaces were consulted to test the viability of these options. Proposed projects that exceed allowed densities cannot proceed without an amendment to the Campus Plan.*

- C. Ensuring that Mac Court and environs (including University Street) are **part of campus** and better integrated into existing and future campus structure.
- D. Relating if possible to **University Street's unique characteristics** – good vehicular access, visible location, identified as a designated open space, near a residential neighborhood and cemetery, etc.
- E. Being **compatible** with and possibly connecting to adjacent and nearby uses.

*Comment:* It is essential that the new use for the Mac Court site works well on campus and is appropriate for this location. This includes not only its geographic location relative to other uses (in particular its connection to the academic core, which has very limited development options), but also its impact on its immediate surroundings. Attention should be given to the recommendations of the University Street Study (see excerpts in the Appendices).

As noted above, if multiple use options meet criteria #1 and #2, the following criteria shall be used to further evaluate and determine which project is best suited. Also, these criteria shall be used to refine the selected reuse proposal (e.g., determine whether to reuse the existing Mac Court building or build new, inform the design, etc.).

The proposal shall:

3. Pay tribute to **Mac Court's historic and cultural value** while accommodating identified needs. Ideally, it is desirable to adaptively reuse the building to accommodate the intended use while preserving the building's defining historic features. A careful in-depth analysis by a professional planning and design team with a proven track record with the adaptive reuse of historic and academic buildings will be required to determine whether adaptive reuse is a viable option. At a minimum, every attempt should be made to save portions of Mac Court (perhaps integrating them into the new use) to help "tell the story" and as a tribute to the building's important tie to campus life.
4. Make spaces of the **highest quality**, well proportioned and designed to meet intended needs.
5. Make spaces sufficiently **flexible** to accommodate multiple uses and shifting needs. Campus spaces that are the most valuable over time are those that are well made and are more easily adaptable to many uses.
6. Take a **sustainable** approach. This may mean reusing the building or building materials, or building a new, efficient building.
7. Be **structurally and economically feasible**.

## **Alternatives Recommended for Further Consideration**

Following review of all context issues, academic space needs, and criteria, the committee identified four alternative uses for further consideration and detailed investigation.

The most important element common to all recommended alternatives is their ability to meet the two required criteria (#1 and #2) – they address an identified academic need and they are well suited for the location. Some alternatives meet these criteria better than others as described below.

In reviewing the alternatives below, the committee differentiated between uses (i.e., what should happen on this site) and treatment (i.e., what should happen to Mac Court). The alternatives described below are potential uses. All alternatives retain the potential for adaptive reuse or removal of Mac Court. The preferred treatment is adaptive re-use.

Next Steps: The future of Mac Court cannot be determined until an academic use is selected. Until that time, Mac Court should be retained in its current condition, with the recognition that there are ongoing maintenance costs associated with the building.

Once an alternative is selected for further consideration, a careful analysis by a professional planning and design team with a proven track record with the adaptive reuse of historic and academic buildings should be conducted to determine if the preferred treatment - adaptive reuse - is viable as specified in criterion #3. This is with the understanding that the remaining criteria (#4-#7) are addressed - the resulting spaces are of the highest quality, designed to meet intended needs, flexible to accommodate changing needs, sustainable, and structurally and economically feasible.

Before proceeding, affected departments should be consulted since none of the alternatives have been vetted with them. The project descriptions are preliminary in nature and obtained from the Capital Construction Project list data.

In addition, all other potential sites should be evaluated since this was beyond the scope of the committee.

Four Alternatives: The four alternatives recommended for further consideration (not listed in any order of priority) are:

### **1. Innovative Learning Center**

Project Description (as identified during the Capital Construction Budget Request process): This project, estimated to be 145,000 gsf of new space would consist of research and teaching labs, centers, faculty offices, and classrooms. As proposed, the project would renovate approximately 46,000 gsf of existing space in the campus academic core. It would improve faculty and GTF offices for the Humanities and Social Science departments, house Humanities and Social Sciences graduate programs and centers (both new and existing ones), improve the general environment of Prince Lucien Campbell (PLC) Hall, create new, innovative, technically charged spaces for learning, and add new classroom space including a large auditorium. Departments: College of Arts and Sciences, affiliated centers, Committee for Academic Infrastructure.



Criteria Assessment – This project clearly meets an identified academic need. The project's programmatic uses have a strong connection to the academic core. Distance from PLC may be a concern; many of the proposed uses are directly associated with those currently in PLC. The project would open up pockets of prime academic core space for other academic uses. Its projected size closely matches available square footage (if reuse Mac Court or build new).

**2. Combination of identified classroom, faculty office, and lab needs - E.g., Psychology Facility (about 45,000 gsf) combined with other existing or future academic needs.**

Project Description (as identified during the Capital Construction Budget Request process): As proposed, the new psychology facility would house offices and teaching/research laboratory space. Straub Hall would be vacated. Departments: CAS and Psychology.

Criteria Assessment – This project clearly meets an identified academic need and provides an opportunity to address future needs. The project's programmatic uses have a strong connection to the academic core. It would open up prime academic core space (Straub Hall) for other uses. Its projected size is not fully determined – 45,000 gsf is not large enough to accommodate the available space of approximately 120,000 gsf (if reuse Mac Court or build new). One option would be to complete the project in phases.

**3. School of Architecture and Allied Arts**

Project Description (as identified during the Capital Construction Budget Request process): This project, estimated to be 270,000-300,000 gsf, would consist of faculty offices, classrooms, studios, and associated outdoor uses. Certain important and non-traditional AAA uses (e.g., the Urban Farm, firing kilns, etc.) probably would not be appropriate for this site and might need to remain in their current locations. The School currently occupies approximately 261,000 gsf (about 152,000 gsf in Lawrence Hall, 22,000 gsf in Pacific, 10,000 gsf in Hendricks, and 60,000 gsf at north site). An overall expansion of approximately 40,000 sf would add critically needed AAA academic space. As proposed, this expansion could occur as follows: add non-center affiliated laboratory space; expand school and department administrative spaces; create multi-disciplinary faculty discussion spaces; reconfigure public space to serve as exhibition space and a constellation of teaching galleries; replace obsolete classrooms; add 15-20 faculty and GTF offices; increase design studio space; add a component testing and structures teaching laboratory, expand the model shop; create a fabrication space for established design/build programs; create new state-of-the-art studio space for sculpture, ceramics, metals and jewelry; and expand the AAA Library. Departments: AAA, Library System.

Criteria Assessment – This project clearly meets an identified academic need. Overall, the project's programmatic uses have a strong connection to academic core. Some uses, however, such as those associated with outdoor space needs that currently are located at the north campus site (e.g., sculpture and furniture fabrication, forging, ceramics kilns, Urban Farm) would be better suited in a less central location. The project would open up prime academic core space (Lawrence, Pacific, and Hendricks Halls) for other academic uses. The project's large size would require redevelopment of both Howe Field and portions of Esslinger Hall. This would result in the need to replace

appropriately all displaced uses. All available development density for the area would be used (and possibly exceeded) superseding the potential to build anticipated expansion projects for the Student Recreation Center, the Student Tennis Center, and the Outdoor Program Barn (known expansion projects total about 105,000 gsf). Substantial redevelopment of this area for academic uses could result in more efficient use of lands, better connections to the academic core, and expansion of the campus's open-space framework and pedestrian circulation.

#### 4. Residential Hall combined with an academic component

Project Description (as identified during the Capital Construction Budget Request process): This project would build upon the success of the recently completed Living-Learning Center. The project size would be approximately 150,000 gsf, and represents future phases of student housing projects that include an academic component. Possible ideas include an International Language House, a new or renovated residence hall or 'house' that would be occupied by international students, grouped by primary language, including an RA suite, associated international cuisine food services, classrooms, and meeting/event areas. Departments: CAS, Humanities and Social Sciences, University Housing.

Criteria Assessment – The academic component associated with this project has the potential to meet an identified academic need. Also, the project provides an opportunity to address the university's goal to become a premiere "residential university." The project's academic programmatic uses could have a strong connection to academic core. However, the predominant residential use is not strongly linked to the academic core; therefore, this project may be better suited in a location further from the academic core and closer to other housing and associated uses, particularly dining. The project's projected size closely matches available square footage (if reuse Mac Court or build new).

Other Considerations: In addition to reviewing the list of identified needs, the committee considered a **Conference Center**, a recent idea brought to the committee's attention by the provost. This project would include an auditorium, meeting rooms, and, potentially, classrooms. It is assumed that some of the spaces would be available for general university scheduling when not used for special events and conferences.

It is difficult to determine whether this recent concept would meet criteria #1 and #2 because it is not well defined nor has it been vetted through the Capital Construction project prioritization process. It is not clear which portions of the proposal are similar to (or replace) the EMU expansion proposal. If rooms are available for classrooms, portions of this project possibly could meet an identified academic need. The size possibly could be a good fit, and the proposed auditorium might be able to make use of Mac Court's large-volume interior space. Overall, however, the uses associated with a conference center do not meet an identified academic need nor are they directly connected to the academic core. This, combined with probable serious transportation access and parking issues, implies that other locations likely are more suitable.