CONTEXT:
The City Of Eugene owns the former Sear’s site at 10th and Charnelton, and is finalizing acquisition of the quarter block to the East in order to offer a desirable development parcel. Our client has proposed Skinner Square. With its ten story (minimum) tower, this new square, or park, will be one of the truly urban spaces in Eugene. The Library to the South and the Eugene Bus Terminal to the South East, are the focus of activity all day and through the evening. The Atrium Building is to the East. The commercial buildings to the North are part of the West Broadway Development area. Broadway Place with its mix of commercial, housing and public parking, is to the Northwest. The Square site has been the focus of discussion about the role and need for downtown green-space in the past year.

PROJECT:
The tower will have a base consisting of restaurants and retail lobbies for the upper areas and two floors of Class A office space (about 75,000 sf). 100 cars will be accommodated below grade. A hotel of at least 80 rooms and meeting and hospitality areas will occupy the middle, and about 20 condominiums will occupy the top. The first floor restaurants/cafes will have outdoor seating next to the square. The total building may exceed 250,000 sf, and the square must establish a center in what will become Eugene’s liveliest location.

DESIGN ISSUES TO BE STRESSED:
• Establishing a coherent parti for tower and square.
• Structural planning of a highrise building.
• Detailed development of signature spaces and building envelope.
• Development of energy strategy (daylighting, double skin systems, etc.)
• Focused studies with pin-ups as steps in a comprehensive process. It is essential that one meet pin-up deadlines and participate fully in their review and discussion.