Steam Plant Mixed Use

Arch 484/584, Spring 2021
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This studio will explore the adaptive re-use of Eugene’s historic Steam Plant, located on the Willamette River between the UO campus and Downtown Eugene. In 2018 the City of Eugene selected a local development group to redevelop the building in coordination with the new riverfront park and the adjacent urban redevelopment. The new park is nearing completion, and public improvements for the riverfront redevelopment are underway. The Steam Plant is a critical anchor to the south end and south entry to the riverfront district.

The 2018 development proposal was a mixed-use co-work office with restaurants and maker space. Covid-19 has forced a re-examination of the program to respond to changes in the work environment and the local economy. This studio will explore and test program strategies that include a mix of housing, co-work office space, restaurant, and public amenity space.

The building and site have a rich history intertwined with the origin and evolution of Eugene. The development team intends to list the building on the National Register of Historic Places and to pursue historic tax credits in the rehabilitation of the building.

This studio will explore the following:
- Eugene Riverfront History
- Master Planning, Land Use, Development Process
- Existing Building Analysis
- Land Use and Building Code
- Historic Preservation
- Mixed-use Program Visioning
- Development Strategy and Financial Pro-formas
- Concept Design, Including site and river
- Testing alternative schemes
- Pitching a scheme to a developer
- Integrated Design, Building Systems Integration
- Comprehensive Design Presentation

The studio will benefit from the involvement of outside professionals, including development experts, architects, engineers, and historic preservation specialists. You will work in teams for a portion of the term.