EMU
erb memorial union

Meeting Number **02**
Meeting Type **USER GROUP MEETING**
Meeting Date **19 October 2011**

Project Name	UO Erb Memorial Union Renovation and Expansion
Project Number	110451
Purpose	User Group Meeting #2
Location	Bean East Conference Room

Attendees	**Name**	**Organization**
	Martina Bill	UO, CPRE
	Fred Tepfer	UO, CPRE
	Gregg Lobisser	UO, User Group Chair
	Christine Theodoropoulos	UO, AAA
	Mandy Chong	UO, EMU
	Kaitlyn Lange	UO, Student
	Dan Geiger	UO, Outdoor & Bike Program
	Molly Kennedy	UO, PE & Rec
	Dana Winitzky	UO, EMU Staff
	Wendy Polhemus	UO, EMU Staff
	Nora Alvarez	UO, Student
	Deb Morrison	UO, EMU
	Jeff Madsen	UO, Capital Construction
	Dana Johnston	UO, Campus Planning / CAS
	Brian Allen	UO, EMU
	Michael King	UO, Student
	Graham Roy	Rider Levett Bucknall
	David Martin	AC Martin
	Bob Murrin	AC Martin
	Tammy Jow	AC Martin
	Natasha Koiv	SERA
	Eric Philps	SERA
	Walker Templeton	SERA
	Lisa Petterson	SERA
	Audrey Craig	SERA
	Nathan Burton	SERA
	Caity McLean	SERA

Discussion Items

1.0 INTRODUCTION

1.01 PROCESS OF DECISION MAKING AT UO AND ROLE OF USER GROUP

Fred Tepfer explained the User Group's role in the process decision making and overall approval of project. The User Group acts as a representative of the University to work with the design team to create a design that meets the specific program needs and fits into the larger campus setting. Once the User Group and Design Team come to an agreement, their design decisions are submitted to the Campus Planning Committee for further review. The CPC will either deny the design and return the project to the User Group and Design Team, or accept and submit with recommendations to the President for final approval.

1.02 DESIGN DRIVERS:

The Design Team has studied the four design alternatives that came out of the User Group Meeting #1. We want to review the four alternatives with the User group and expect that the preferred direction will be a hybrid. By the end of the day, the goal is to reach conclusions to the following questions:

1. Conference Hall Location preference?
2. How should the Breezeway be altered?
3. Which schemes should we eliminate? Further develop?

2.0 REVIEW OF PROGRAM

2.01 REVIEW OF PROGRAM UPDATES FROM SAC MEETINGS

Bob Murrin discussed issues and topic trends brought up during recent SAC meetings to inform the User Group members.

Conference Rooms

How to accommodate each area requesting access to conferencing space without drastically increasing the program?

- Need for enclosed meeting space expressed by almost all SACs
  Challenge is how to provide meeting space without SF increase
- Opportunity to use intermittent shared conference/mtg rooms between spaces that could be scheduled for use, but located nearby
- Requires multiple entrances for broader accessibility - increases cost to space but less costly than additional, individual conference rooms
- Coordination and scheduling could get tricky; far more complicated, beyond capacity of current central EMU scheduling process

Central Storage

Many SACs expressed insufficient amount of storage in current program, especially in collaborative spaces.

- Create central storage in the lower level with secured cages
- Quantify needs to identify SF requirements

Food Service

What would draw the most traffic? How can the environment encourage longer use?

- Convenience store, stays open late and well stocked with health snack options
- Coffee House
- Wider Selection, appeal to various food service vendors to encourage bids and increase variety of food types
- Constraint that the loading dock needs connection to the kitchen

Pub

What do we want the pub to accomplish? What is the Pub's identity? Adjacency discussion.

- Pub would likely be operated by UO, not contracted vendor
- Food Service Consultant recommends pub serves lunch, and can fill the presumed need for more food retail outlets
- Big cost implication to stand alone, share elements with food services

- Requires back of house, access to loading area - too many program elements, cost implications to stand alone; share elements with food services
- Discussed using Pub as a venue for events - bands, performance
  - Performances: *What types of performances will use this space and what does this mean acoustically?* Noise and late night activity, factors to be considered during adjacency discussion of potential neighboring programs.
  - Bingo or Trivia nights
- Accessory to Concert Hall? Provides slightly more formal sit down meal option before and after events
- Induce vibrant relaxation, activity based socializing by including recreation amenities such as pool tables, dart boards (the Buzz).
- Managed by University, not contracted out like food service vendors

Student Resource Center
What are the features of the space? Locational needs?

- Space intended to be communal space for the 250+ student unions that don't have their own space. SAC expressed concern over their own privacy issues, comfortable working environment

Ticket Office, Club Sports

- Ticket Office will manage ticket sales of Concert Hall events

Craft Center

- Includes numerous big, bulky equipment which needs to be accessible for frequent maintenance / tune ups as well as meet equipment clearances for usage
- Larger staging area for projects during cooling / drying / setting process
  → Large floor space, main floor
- Proximity to loading dock for receiving heavy shipments of materials
- Use of chemicals in space, needs to be well ventilated with outdoor space
- Few entries, clear pathway through space for optimal safety

Women's Center
How to create a space that accommodates various occupancy levels throughout the day? How to develop privacy in a flexible space?

- Design challenge that needs further discussion

Multicultural Center
How can the Multicultural Center become more centralized? How can it be integrated with Student Unions yet retain its separate identity?

- Collaborative spaces that are flexible, open, and can easily be sectioned off in various sizes for privacy purposes
- Would like storage to be more of a priority
- Need for enclosed meeting room; 55+ groups

Parking
Gregg Lobisser gave updates on parking ideas; quantity and location. Details below:

- Determined 279 parking spots needed
- Leaning towards rezoning all existing parking spaces around campus

- Suggested parking to be shared parking between Concert Hall and campus use. All Concert Hall events would take precedence over general use parking. Parking would be designated, or reserved, for use by patrons attending Concert Hall events. During times that no Concert Hall related event is taking place, spaces will be used as general campus parking.
- Build underground parking under Gerlinger? Potential for 250 spots
- Use 150 current spots around campus that would be rezoned. Install meters that allow spots to be reserved during Concert Hall events. The remainder parking spots needed could be built under the turf field, which is scheduled for resurfacing in near future, this is convenient as building underground parking underneath could take place simultaneously
- Cost to provide parking is still an EMU project cost

Conference Center

How can the Conference Center appeal to businesses and the broader community?

- Provide revenue opportunity for UO
- Attractive, convenient, and functional.
- Include state of the art technology to entice businesses to rent
- Clear wayfinding and accessible
- Possibly include smaller meeting rooms for students

Computer Center

- Kiosks
- Challenges: distributing complicated software, accessible in entire building
- Integrate technology throughout building. Implies outlets widely distributed. Reduces quantity of overall computers → next generation

Bike Center

- 400+ bikes, maintenance stations, tutorials
- Not included in B&D study or budget, funding derived separately, TBD
- Renovation project will require bike parking, so combining use will maximize cost effectiveness

2.02 PROGRAMS: Massing and Affinities

Program uses have some desired affinities and may be an organizing factor to use as building "precincts"

Hearth

Which programs make up the Hearth of the EMU?

- Food Services
- Computer Center
- Multicultural Center

Street Access, Adjacent to 13th St.

Which programs should have access to 13th Street?

- Recreation Suite consisting of Craft Center, Club Sports, Outdoor Program and Bike Program. All require street access to load and unload heavy equipment, accept deliveries and vans to transport large groups of people

Front & Center, adjacency to Amphitheater

- Amphitheater
- Media Cluster to remain open 24/7
- KWVA Radio
- Daily Emerald
- Perhaps a video program

Additional Factors For Clustering

- Late night accessibility
- Noise producing / noise restrictions

Concert Hall

- Shared resources - Lobby, elevators, bathrooms
- Ticket Office
- Pub – may be able to serve as pre / post function space
- Parking

3.0 BIG IDEAS REVIEW

3.01 CLARIFY KEY ASSUMPTIONS

- Currently there is a disconnect of Amphitheater and the student union building. Options – 1) Keep. 2) Duplicate current ramp but move over. 3) Bring up to second level (slide 69)
- Sustainability as Driver – Natural light to ALL spaces (slides 70-72)
  A study was prepared that looked at the maximum depth the office spaces could be to allow for good natural lighting. The study looked at the amount of daylight available inside of a building that is 60' wide, 80' wide and 100' from windows on each side. The study found there was significant penalty in the light level able to be achieved when the building width increases beyond 60'. **Refer to Appendix I.**

3.02 OVERVIEW OF SCHEMES

Reviewed Schemes that were developed by User Group during Worksession #1.

Scheme A:

- *Developed from Scheme A and B; User Group Meeting #1*
- An "L" shaped scheme with a linear atrium running east west from the amphitheater to the green. Student unions are located north of the atrium along 13th street, with a low bar of food service on the south. The concert hall is located on east end along 13th in Scheme A1, and south of the existing building near Straub Green in scheme A2. **Refer to Appendix III and VI.**

Scheme B:

- *Developed from Scheme C; User Group Meeting #1*
- A rectangular scheme with an internal, linear atrium space running north-south. The atrium has an entry off of 13th street. Food service is located along the west edge of the atrium with conference facilities above. The concert hall is located southeast of the atrium with a bar of student unions along the east side. **Refer to Appendix X.**

Scheme C:
- *Developed from Scheme D; User Group Meeting #1*
- An "O" shaped scheme with atrium wrapping an internal building courtyard. A bar of student unions runs east-west along 13th street. Conference facilities are located on the east side of the atrium and the concert hall located on the southeast. **Refer to Appendix XV.**

Scheme D:
- *Developed from Scheme E; User Group Meeting #1*
- An "L" shaped scheme similar to scheme "A" but without the food service on the south side of the atrium. **Refer to Appendix XX and XXII.**

3.03 ENERGY USAGE POTENTIAL

Each scheme was modeled using EQuest to provide the design team with feedback on how each scheme ranked in regard to its potential to incorporate energy saving strategies. Six criteria were focused on: the ability of the scheme to incorporate natural daylighting, the ability of the scheme to incorporate natural ventilation, the area of unshaded roof available for solar energy production, the skin to area ratio for each building (which is an indicator of how each building would loss or gain heat), the inherent ability of each scheme to take advantage of heat recovery based on the relationship of the program elements, and the opportunity for each schemes to incorporate radiant heating and cooling. **Refer to Appendix II** to view shadow implications of the existing building.

Options A1 and A2: Yields the lowest total potential energy use ranking and the lowest potential EUI range that could be achieved. **Refer to Appendix IV, VII and IX.**

- Best heat recovery and solar opportunity. **Refer to Appendix V and VIII.**
- Good cross ventilation, daylighting, and radiant applications opportunity.
- Requires careful consideration to the atrium space between the food service and student activity areas.

Option B: Inherent building geometry provides the greatest energy use reduction, however the building layout is limited in terms of cross ventilation, solar energy, and daylighting potential. **Refer to Appendix XI, XII, and XIII.**

- Opportunity for extensive radiant heating and cooling potential. **Refer to Appendix XIV.**
- Lowest performance for daylighting potential, solar energy generation, and cross ventilation strategies.

Option C: Yield the highest total potential energy use ranking and the highest potential EUI range that could be achieved. **Refer to Appendix XVI, XVII, and XVIII.**

- Second best potential for radiant applications and solar generation strategies. **Refer to Appendix XIX.**
- No distinct energy use strategy that significantly outperforms others options.

Option D: Strategy has the best opportunities for cross ventilation and best daylighting potential. **Refer to Appendix XXI and XXIII.**

- Best daylighting and cross ventilation potential of all building geometry options. **Refer to Appendix XXIV.**
- Significant south exposures yield performance concerns with radiant technologies on the student activities bar.
- Proximity to distribute recovered heat to multiple end uses yields limitations that could be challenging for implementation.

3.04 OVERVIEW AND PROS & CONS OF EACH SCHEME - DEVELOPED WITH THE USER GROUP

Considering programming, campus patterns and sustainability. **Refer to Appendix XV, XVI, and XVII.**

Scheme A1 & A2

Pros –

- More connection transparency
- More glazing
- New character
- Preserves fishbowl and historic Taylor Lounge
- Move ramp closer in, better connectivity of street to building = more foot traffic
- Increases Amphitheater seating; build more, deeper tiers will enhance the experience by establishing a stronger focal point. Safety concerns of steepening the tiers.
- Highest ranking in energy performance analysis based on mechanical strategies

Cons –

- Disrupts historic fabric of building by relocating Mills International Center
- Reduces width of Amphitheater
- Less plaza like, increase seating by deepening, building more tiers

Scheme B1 & B2

Pros -

- Provides potential green space in NE corner
- Creates a street to Straub
- Immediate connectivity to 13th

Cons –

- Central pathway
- Creates unusable NE corner or wasted space. Concert Hall creates constant shadow over NE green space; deprives grass of natural sunlight which limits growth potential. Also limits any potential development, not large enough for building
- No defined clear entry, too many smaller entrances which reduces presence
- Disrupts the flow of circulation between promenade and 13th
- Divorces program on East Bar, segregates programmatic elements

Scheme C

Pros –

- Larger window to green space
- Pathway open

Cons –
- Second poorest on Energy Performance Analysis
- Concert Hall location creates a constant shadow similar to B. Shadow will remain even if the Concert Hall foundation is deepened.
- Second poorest on Energy Performance Analysis

Scheme D1 & D2

Pros –
- D1 only – Provides greatest opportunity for shared lobby for Student activities as Concert Hall – restrooms, elevators, etc. Lobby faces outward
- Shared lobbies (D1), Student Activities and Concert Hall, joint bathrooms, elevators and loading dock reduce costs. Allows better connection to larger Student Union and strong presence
- Contributes to 13th Street streetscape beginning with Matthew Knight Arena
- Creates programming space, for instance, auditorium blackbox somewhere near Concert Hall
- Two defined sides with dominant street edge both 13th & University Street
- Provides views to exterior by Atrium
- Open Courtyard, highly visible on courtyard
- Pushes circulation to edge of court
- Quiet back (Christopher Alexander pattern)
- Second highest in Energy Performance Analysis
- Strongest scheme in terms of incorporating passive energy conservation strategies

Cons –
- Circulation through current breeze way needs to be addressed

4.0 BIG IDEAS REVISITED

4.01 INTERACTIVE WORKSESSION WITH MODEL, PROGRAM ELEMENTS, DRAWINGS (continued)

User Group and UO Design Team continued discussion on elaborating on schemes. Used EMU model and program blocks to drive discussion.

4.02 DESIGN DRIVERS Revisited

1. **What is the Concert Hall location preference?**

Discussion

Northeast side –

Pros
- Easier to integrate proposed lobby space for concert hall with student center activities
- Provides vibrant program opportunities for students because of framed outdoor edges

- Preserves existing loading dock location for food service. Minimal loading needs for concert hall – can probably be accomplished either from 13th or from south side
- More opportunity for students to utilize concert hall due to proximity
- Creates an acoustic block to the residential halls → outdoor events in the heart can be held without disturbing adjacent buildings
- Grade is lower on this part of site therefore scale of concert hall relative to other buildings is less
- Side lobby lends flexibility to concert hall design
- Keeps larger scale of concert hall away from older, smaller buildings on campus
- Could retain visitor parking lot – potentially affecting the amount of parking that needs to be built

Cons

- Doesn't amend the worst part of site. Parking area needs to be addressed in some way.
- Arrival issues: further away from proposed parking
- Some separation of black box/practice space ok, but not major, need to determine location of black box.
- Maybe ok to mix populations, lots of noise when events are held in the lobby that will affect student union work happening at adjacent student spaces

South side –

Pros

- Provides lobby separation for concert hall patrons
- Provides more formal presence on street edge from student union activities
- Provides clearer approach and identity separate from the student center
- Better access to potential parking spaces
- Opens up more green space

Cons

- Loading Dock: combination of concert hall and high-demand food loading is very tight and possibly is not workable
- Minimizes the Union's 'presence' on 13th
- Blocks possible synergies between Union and Rec Center – both of which are the only significant night life
- Requires additional program square footage for separate lobby and support such as restrooms, food and beverage

Decision / Preference of User Group
Explore the Northeast location as preferred for the concert hall, unless a major flaw is uncovered. Further study of the South end is then needed to repair the broken site function

2. What changes should be done to the breezeway?

Decision
No conclusion was determined.

3. **Which schemes should be eliminated as options?**

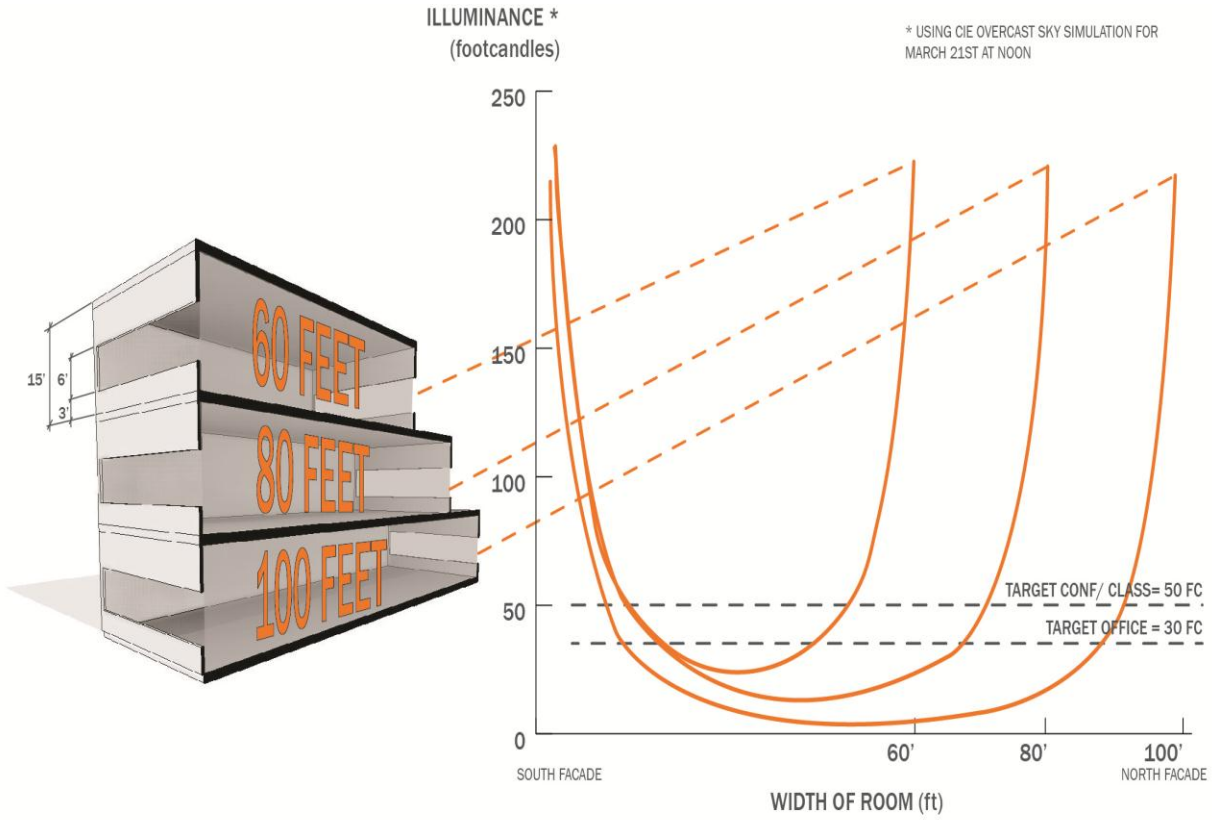
   Decision
   Based on discussions in the meeting, a motion to vote on each scheme was seconded. By majority, it was voted by User Group members to eliminate Schemes B and C and to move forward in the design process by further developing Schemes A and D .

Wrap-Up / Next Steps

- Open Design Session: Thursday October 20, 2011; 10:00 – 5:00pm; Fountain Courtyard
- November 7 Referendum
- Next Meeting: Wednesday November 9, 2011; 8:00 – 4:00; Bean Hall East Conference Room

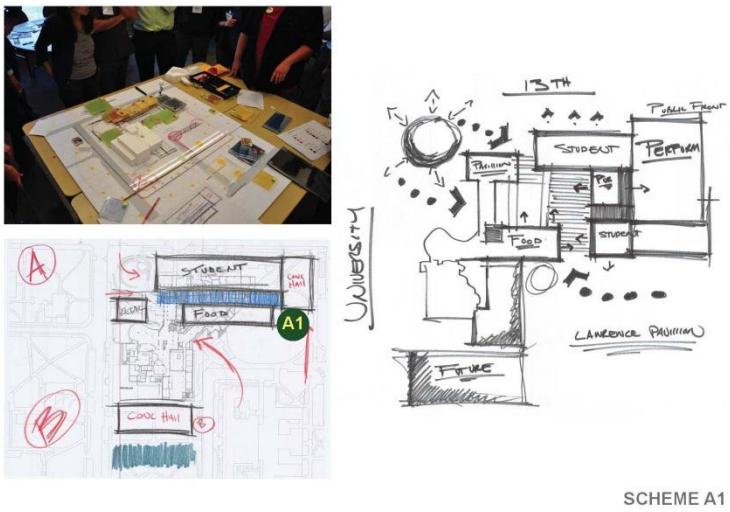
End Time: 4:00pm
Recorded by: Caity McLean
Date of Report: 11/4/11

Appendix I
Illuminance Study



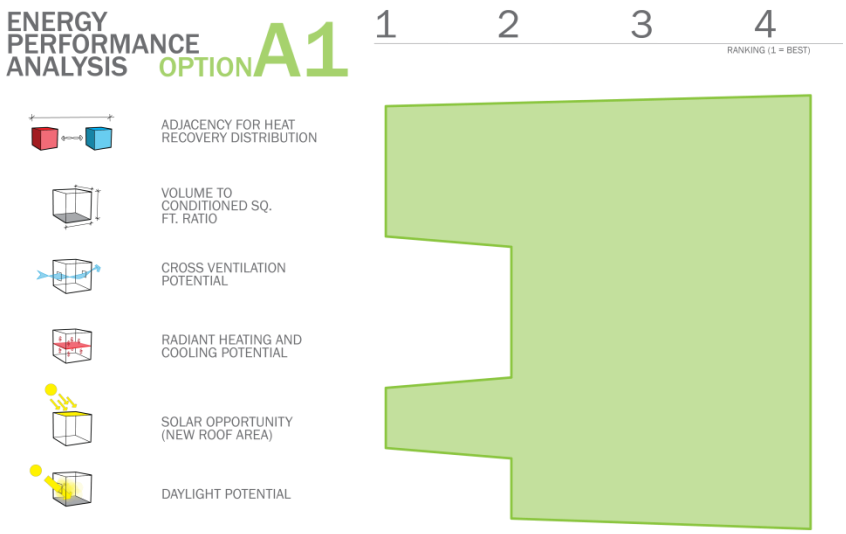
Appendix II
Shadow Study, existing building

Appendix III
Scheme A

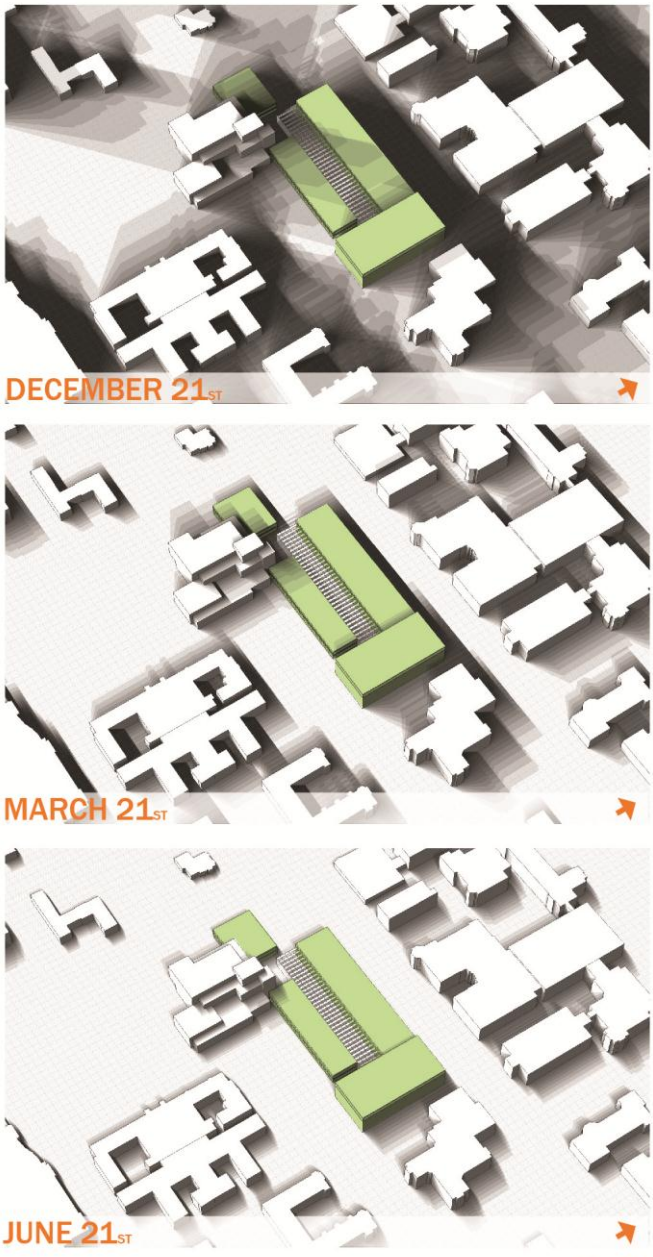


SCHEME A1

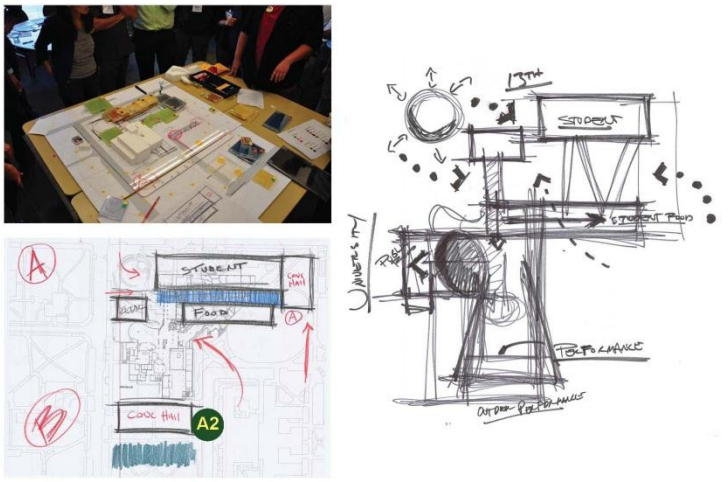
Appendix IV
Scheme A1, Energy Performance Analysis



Appendix V
Shadow Study, Scheme A1

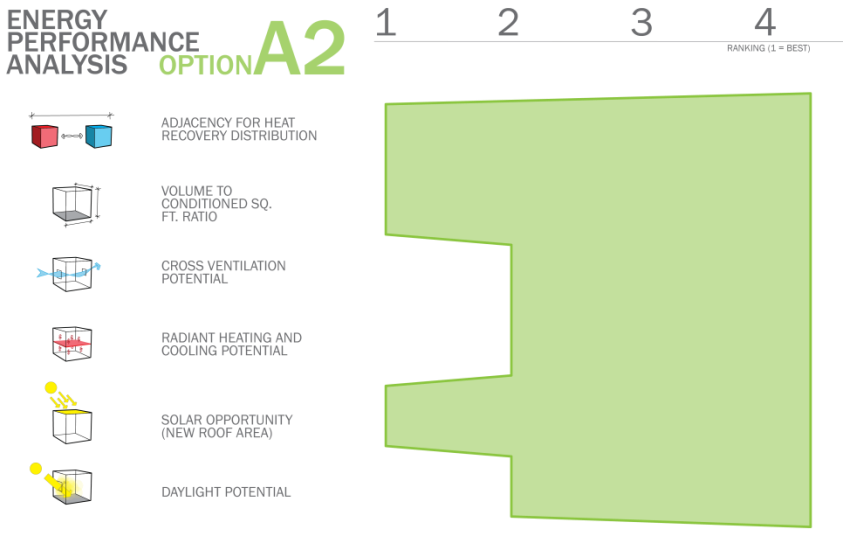


Appendix VI
Scheme A2



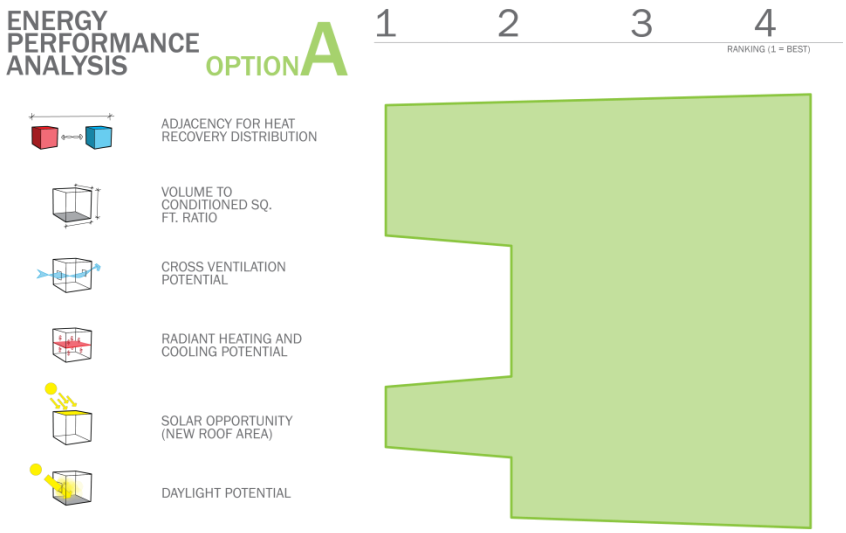
SCHEME A2

Appendix VII
Energy Performance Analysis, Scheme A2

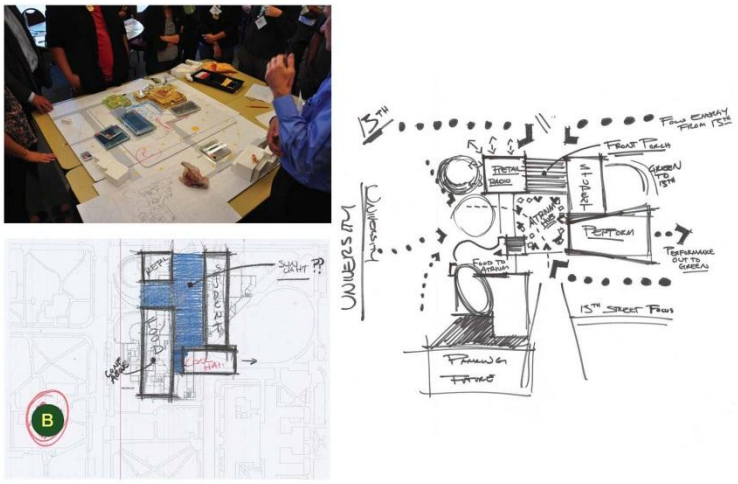


Appendix VIII
Shadow Study, Scheme A2

Appendix IX
Energy Performance Analysis , Scheme A

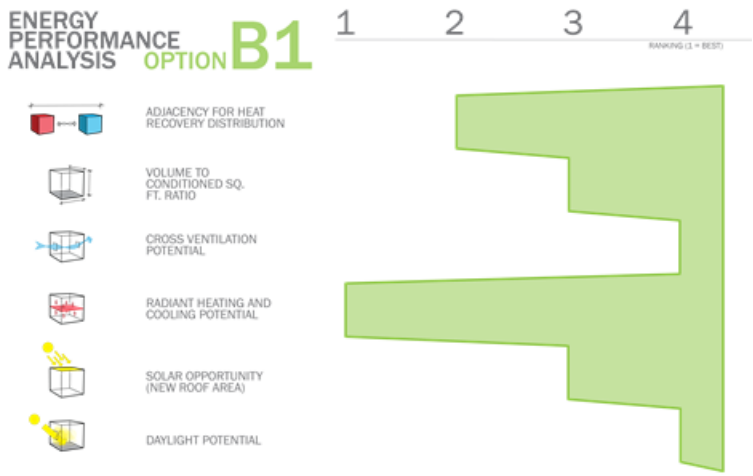


Appendix X
Scheme B

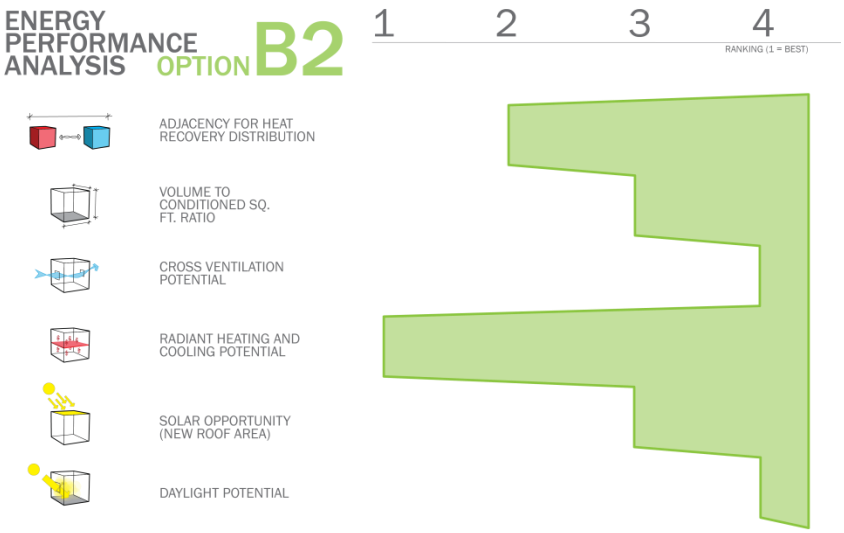


SCHEME B

Appendix XI
Energy Performance Analysis, Scheme B1

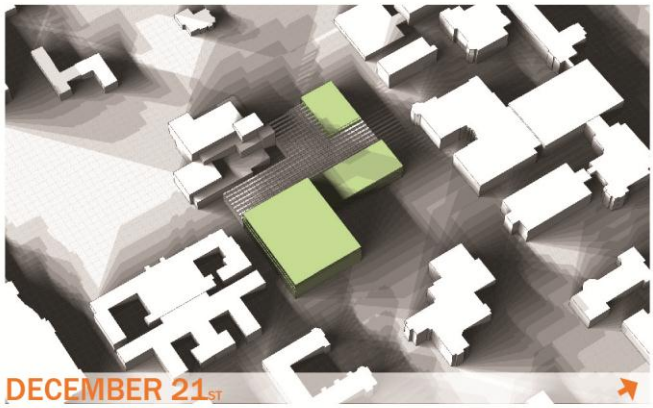


Appendix XII
Energy Performance Analysis, Scheme B2



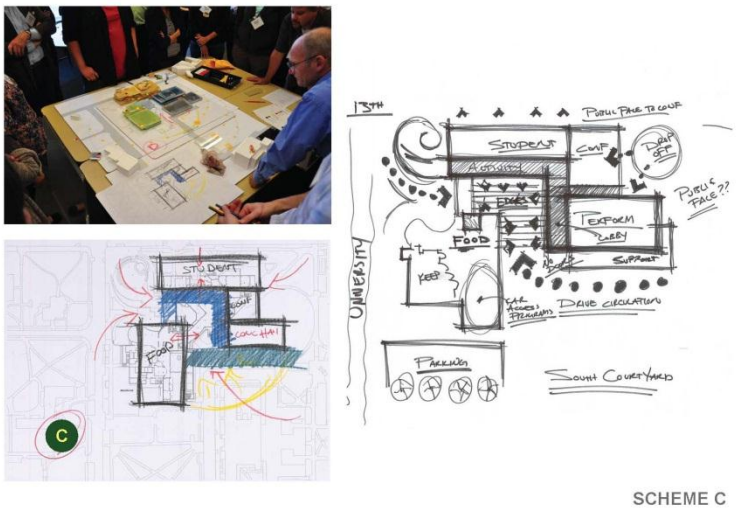
Appendix XIII
Energy Performance Analysis, Scheme B

Appendix XIV
Shadow Study, Scheme B



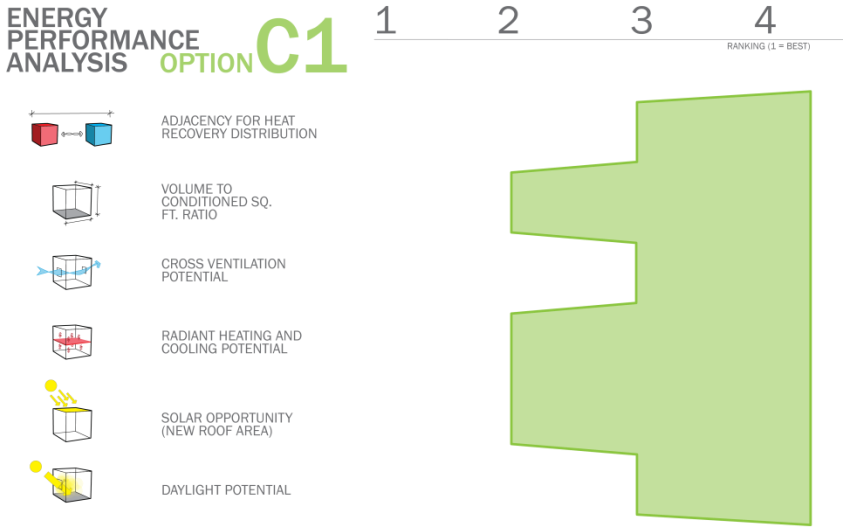
OPTION B

Appendix XV
Scheme C

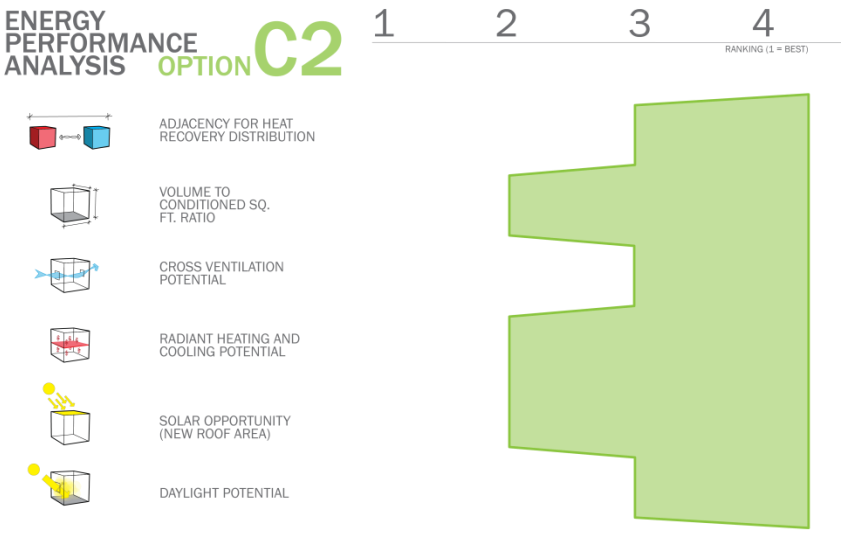


SCHEME C

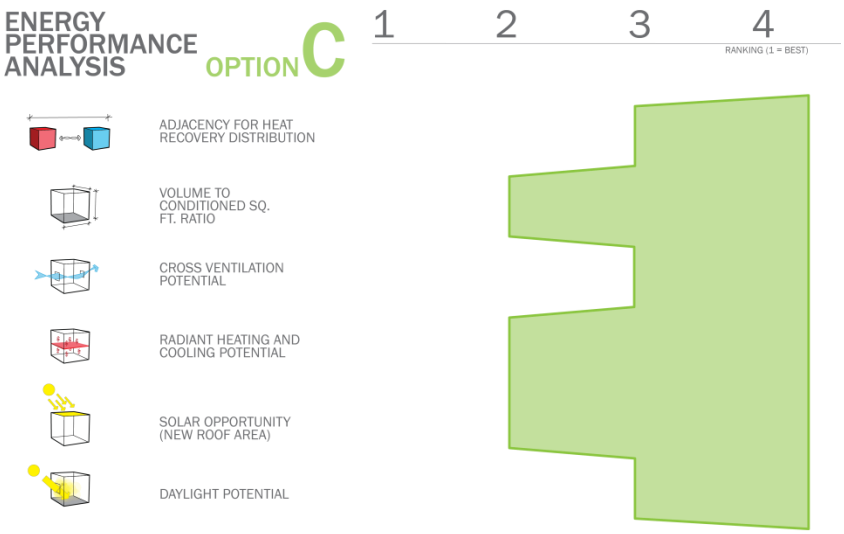
Appendix XVI
Energy Performance Analysis, Scheme C1



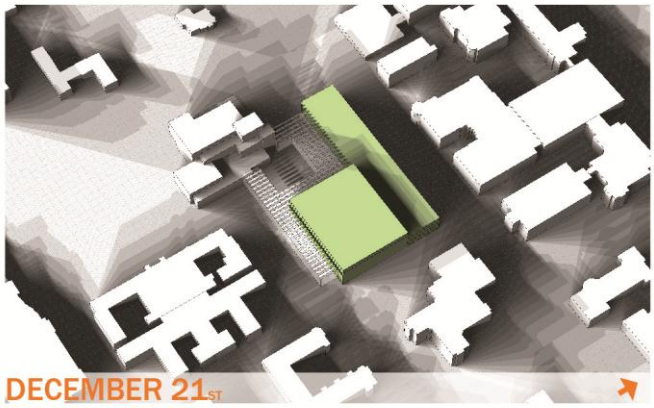
Appendix XVII
Performance Analysis Study, Scheme C2

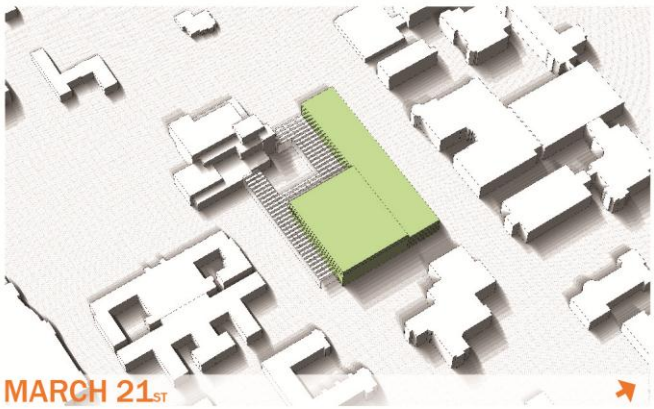


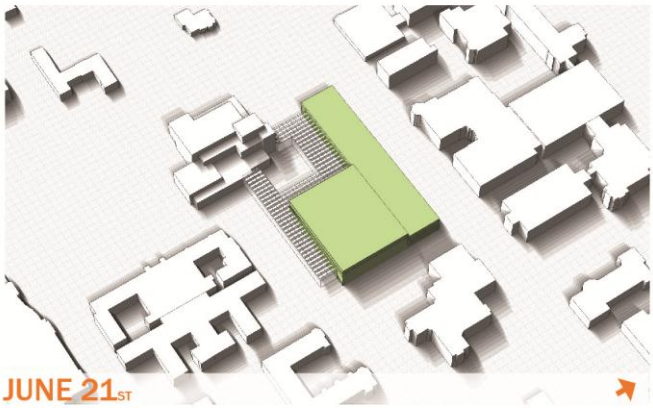
Appendix XVIII
Performance Analysis Study, Scheme C



Appendix XIX
Shading Study, Scheme C

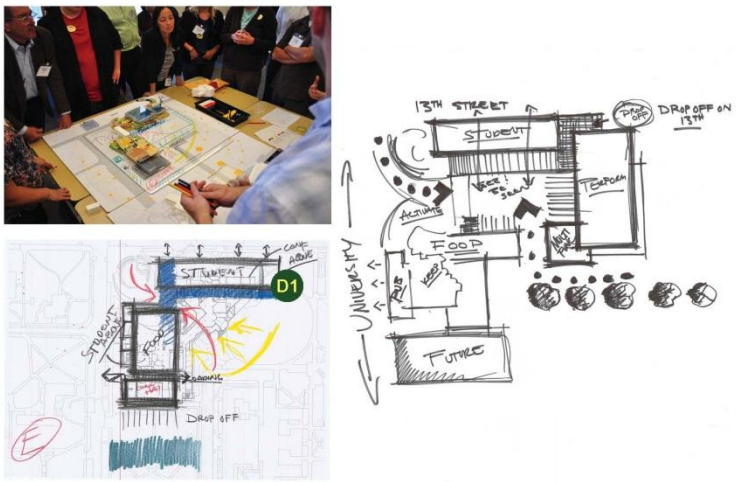






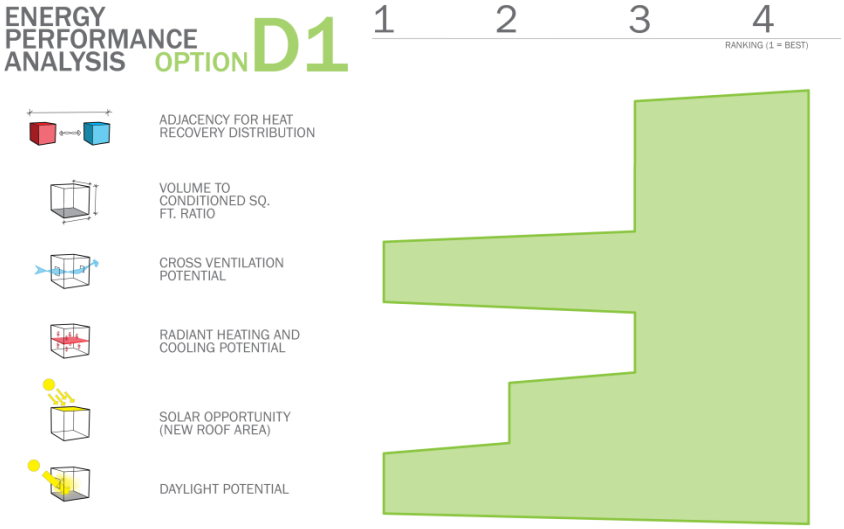
OPTION C

Appendix XX
Scheme D1

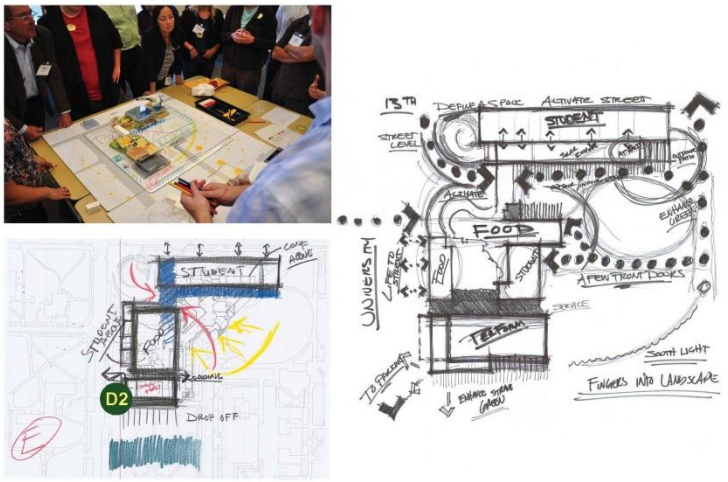


SCHEME D1

Appendix XXI
Energy Performance Analysis, Scheme D1

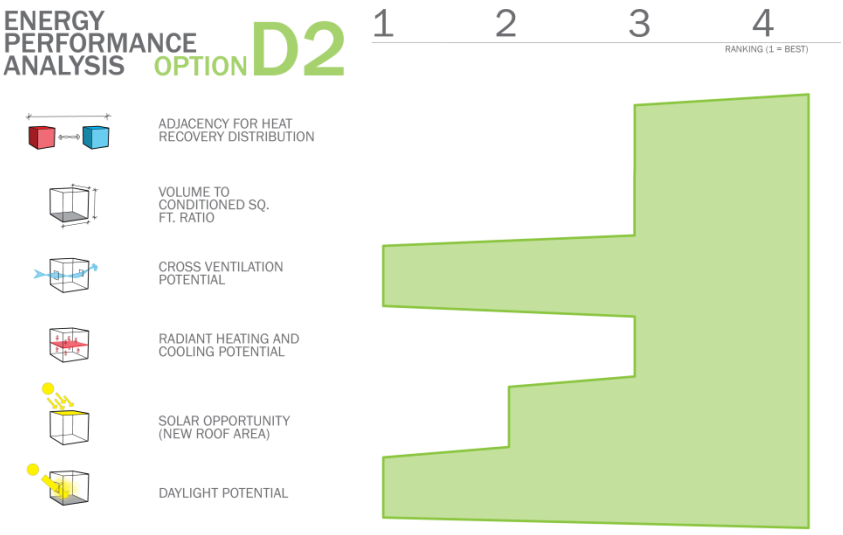


Appendix XXII
Scheme D2

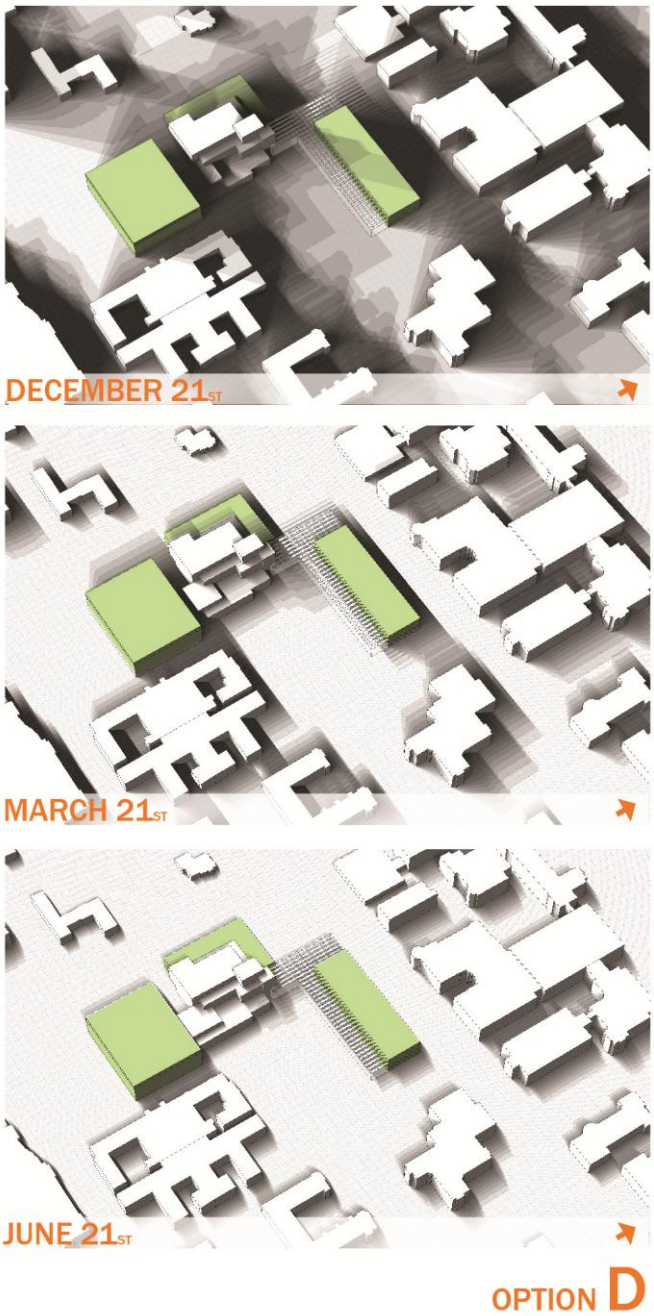


SCHEME D2

Appendix XXIII
Energy Performance Analysis, Scheme D2



Appendix XXIV
Shadow Study, Scheme D



Appendix XXV
Student discussing with fellow Use rGroup Members the pros & cons of each scheme (1/3)

Appendix XXVI
Student discussing with fellow Use rGroup Members the pros & cons of each scheme (2/3)

Appendix XXVI
Student discussing with fellow Use rGroup Members the pros & cons of each scheme (3/3)