

Project Name UO Erb Memorial Union Renovation and Expansion
Project Number 110451
Purpose User Group Meeting #5
Location EMU Walnut Room

Attendees	Name	Organization
	User Group:	
	Gregg Lobisser	UO, User Group Chair
	Kaitlyn Lange	UO, Student
	Michael King	UO, Student
	Nora Alvarez	UO, Student
	Dana Winitzky	UO, EMU Staff
	Mandy Chong	UO, EMU Staff
	Dan Geiger	UO, Outdoor & Bike Program
	Molly Kennedy	UO, PE & Rec
	Christine Theodoropoulos	UO, AAA
	Project Staff:	
	Martina Bill	UO, CPRE
	Fred Tepfer	UO, CPRE
	Steering Committee:	
	Jo Niehaus	EMU Board Member
	General Contractor:	
	Mark Butler	Lease Crutcher Lewis
	Consultant Team:	
	Aaron Olsen	Cameron McCarthy
	David Martin	AC Martin
	Bob Murrin	AC Martin
	Tammy Jow	AC Martin
	Christopher King	AC Martin
	Natasha Koiv	SERA
	Eric Philps	SERA
	Walker Templeton	SERA
	Lisa Petterson	SERA
	Caity McLean	SERA

Discussion Items

1.0 PROJECT UPDATES

1.01 REFERENDUM

Student referendum did not pass. The Design Team will proceed through completion of Schematic Design, projected for late April, after which the project will pause, and require completing the following steps to move forward:

1. Successful student referendum and Campus Planning Committee (CPC) approval of project
2. Propose to Oregon University System
3. Seek authorization from the State Legislature to issue bonds

For the remainder of Schematic Design, the Design Team will shift their focus to seek approval by the Campus Planning Committee. The CPC Check-in will address massing layouts, site opportunities, designated open space framework, design patterns, historic fabric, and pedestrian and bike paths.

1.02 BUDGET UPDATE

Since User Group Meeting #4, UO received cost estimates reflecting the program wish lists created by SAC and the User Group, from the CMGC and an independent cost estimator. The two cost estimates came in remarkably close to each other and both reflected a total project cost at \$50M over budget. (In order to avoid additional cuts to program, UO may look for additional supplemental funds to increase the budget in the future.) The Design Team and Management Group evaluated cost reduction opportunities and modifications were made until the price discrepancy was filled, resulting in a program that aligns with the budget.

2.0 ENTRY ELEVATION STUDIES

2.01 ENTRY ELEVATION STUDIES

After analyzing pros and cons of various options, the Design Team concluded that the Lower Level elevation at +440' (current Breezeway elevation) had the greatest accessibility, created second nature flow through space, allowed entry from 13th Avenue to Hearth without steps, and was the most cost effective option. Additionally, a +440' elevation allows program on Lower Level to have access to natural daylight, thus eliminating the basement as we know it altogether.

3.0 PROGRAM UPDATES

3.01 PROGRAM UPDATES

Modifications made to the program to fill the cost discrepancy between budget and cost estimate included the following:

- Reduction of program by 20,000GSF. Food service, Facilities Maintenance, storage, and some building programs incurred program reductions. The Concert Hall seating was also reduced from 1,200 to 1,000. Pie chart illustrating current percentages of program space based on these changes was reviewed.
- Bike program added to the program
- Despite cost reductions to the design to align with the budget, \$400K of student program space was added to the project
- Keeping the existing 50's and 60's portion, 55% of building; and replacing the 70's portion, 45% of building
- Hearth to connect existing to new building
- Major entry points to activate 13th Avenue with welcoming lobbies

4.0 SITE, OPEN SPACE, AND TREES

4.01 DESIGN UPDATES RELATED TO SITE, OPEN SPACE, AND TREES

- Adjustments to building proportions, locations, and massing, were done to preserve open space campus areas and signature trees, like the Moon Tree and Sarah Findley Tree, as these were all expressed as priorities by the User Group during our last meeting
- Reduced Concert Hall area and moved slightly South and West; leaving the Moon Tree and Sara Findley Tree undisturbed
- New 63K SF South Lawn was created, same size as Straub Green
- Open space enhancement requirement of Campus Plan only applies to new construction projects. The project's proposed landscape improvements are well beyond these requirements.

4.02 TURN-AROUND / DROP OFF OPTIONS:

During the previous User Group meeting, the Design Team was asked to explore potential drop off locations for the Concert Hall during events. In response, the Design Team collaborated with Cameron McCarthy, Landscape Architect, to formulate drop off options while considering the existing 13th Avenue turn-around, accessibility and pedestrian distance from drop off to Concert Hall entrance, and how it relates to visions of future use of 13th Avenue and campus. The options were presented to the User Group for review and discussion.

Option 1:

- Maintain turn-around, cut off vehicular access on 13th Avenue beyond information kiosk, located in front of Oregon Hall, except during Concert Hall events. Drop off to occur on 13th Avenue from Hearth to Concert Hall entrance
- Limiting 13th Avenue to pedestrian use on a daily basis frees up street space that could be used to add bike parking

Option 2:

- Move turn-around location to meet Concert Hall entrance, in front of the West portion of Willamette Hall, and eliminate vehicular access beyond this point. Drop off to occur between new turn-around and Emerald Axis. **Refer to Appendix I.** Least distance from drop off to Concert Hall entrance
- Turn-around could be a statement piece, perhaps including a grand fountain or sculpture, enhancing the Concert Hall entrance that will compliment formal events
- Compliments residual grade issues
- Accommodates a second location for loading on 13th Avenue

Option 3 (a/b):

- Move turn-around East, between Huestis and Carson, cut off vehicular access beyond Emerald Axis
- Makes contribution to campus by freeing up 13th Avenue, giving a very pedestrian feel

3a:

- Drop off to occur at perimeter of new turn-around, create two new pedestrian pathways on North and South of 13th Avenue, fill space between with landscape, leading to Concert Hall entrance

3b:

- Drop off to occur between new turn-around and Beech Street. Longest distance from drop off to Concert Hall entrance
- Minimizes 13th Avenue to pedestrian pathway, unless needed for Concert Hall events

Feedback:

- Removal of existing turn-around is not supported by budget
- Make contribution to campus by freeing up 13th Avenue, give very pedestrian feel
- Keep and enhance historic circulation patterns by continuing East / West direction of current buildings facing 13th Avenue
- Much of the current trucks that use 13th Avenue are for Carson and smaller in size. There is a potential plan to change this in the future, where large trucks would enter from South
- Creates favorable cross court connections to existing buildings
- Distance from drop off to Concert Hall entrance should be minimal, to avoid long walk between the two for easier accessibility. Large distance from drop off to Concert Hall entrance could be difficult for some, hindering the overall experience of arrival
- Consider designated drop off
- Removing turn-around limits entrance options

5.0 BLOCK AND STACK PLANS, DAYLIGHTING

5.01 BLOCK AND STACK PLANS

Tammy presented 3D illustrations of the most current program as Block and Stack diagrams that propose solutions to current problems such as wayfinding, defining spaces, and preserving open space. The result is a program with clearer circulation, preservation of open spaces, and a better connection from the Ground Level to the Hearth. The Design Team explored how to connect the Ground Level to the Hearth.

Proposed Elevations of new construction, by floor level:

Lower Level: +440'
Main Level: +455'
Mezzanine Level: +471'
Second Level: +470'
Third Level: +486'

Details:

- Meeting spaces, including Union Support and Conference Services zones, with views of South Lawn, transforming what was a basement by providing access to natural daylight
- Concert Hall patron amenities are shared with Student Unions
- Service Corridor on Lower Level; allows access to 13th Avenue for recycling / trash

- Offices located in North Bar have positive sustainability implications as far as mechanical systems and daylighting
- Conference rooms could be used as shading devices by creating subspaces between, outside, and inside. They also create covered space below and potential outdoor space above
- Multi Functional Auditorium; also serves as back up performance space or warm up area for performers
- Addition of EMU Board Room; would double as Concert Hall donor room
- Meeting rooms to have visual access to new green space
- Coffee shop looks on to First Level, activating the Hearth
- Addition of shared conference rooms and restrooms on Second Level
- Three levels of activity bar off 13th Avenue
- Maintains Taylor Lounge, Mills Center, ISA and McMillian Gallery
- Location of Concert Hall and 13th Avenue entrance / lobby provides many options for space to have additional uses, such as a back of house area. Also allows the Lobby to be closed off, providing privacy for more intimate events. Additional benefit is the connection to auxiliary spaces and freight elevator, making transporting audio / visual equipment and large instruments to the orchestra pit more feasible
- Provides opportunities to bridge and walkways throughout building
- Existing ballrooms will be enhanced

Feedback:

- Computing Center; destination point that will continue to attract users at any location. Still considering distributing Computing Center throughout the building as kiosks. If it remains a programmed space, perhaps it should be landlocked, putting another program in the location makes better use of prime real estate.
- Post Office; needs access to street, should not be landlocked
- UO Bookstore interested in 3,000sf retail space at the South West corner of lower level, allows tables set up outside facing 13th Avenue
- Creates easy path from coffee house to North West portion, leading to the majority of campus buildings
- Consider relocating Media Center to South Dining area. Adjacency to loading dock gives easy access for vans, loading, privacy
- Addresses safety issues for Safe Ride returning to cars after late night shifts. Consider including in Late Night zone
- A simplified program showing existing versus proposed SF was requested
- The program components shown adjacent to loading dock prefer to be closer to Student Unions. Legal services, however, needs privacy and could remain separate at loading dock location
- OK to move Media Center to South West corner
- Fountain Courtyard
 - Maintain as outside space? What is the purpose? Could it be better utilized as retail? Would usage increase if updates were made? Possible upgrades: improve temperature control, ventilation, and skylights, preserving the natural daylight that feeds into administrative offices
- Fishbowl; turn into retail? High traffic and location make it ideal for retail – food, not goods
- Pub
 - UO to research dry universities with successful pubs
 - Fundraising ideas, establish EMU Brew, or brewing club

- Location; depends on the function of the Pub, which still remains undetermined. Defining the Pub's purpose will directly determine program needs and should be highly prioritized by UO. It is imperative that these key decisions are made soon so the Design Team has clear direction on how to move forward to meet program needs.

Pub in Fishbowl:

- Fishbowl is an iconic location looking onto campus, having the Pub there normalizes alcohol by promoting the idea that it can be enjoyed responsibly
- Respects existing entrance without committing to one function.
- However, it seems unfair to deny access to the Fishbowl to those who are underage, too great of real estate to waste on exclusionary zone
- The nature of the Pub excludes a significant part of the student population. Having an area in the EMU that cannot be enjoyed by all students goes against EMU's mission and does not belong
- Fishbowl is too iconic to be owned by one department
- Liability and enforcement issues are too steep to be managed by UO, less public spot is better
- Conclusion: Pub should not be in the Fishbowl, negatives outweigh the positives

Pub on Lower Level:

- Pub was originally considered as a late night activator, consider rethinking the late night zone
- People will find the pub no matter where it is located and access to less daylight is consistent with the vibe of a pub
- Pub will be used as Food Service throughout the day as well, not just a bar. Lower Level location is unfavorable for daytime purpose

5.02 DAYLIGHTING ANALYSIS

Lisa updated the previous daylighting analysis based on the proposed block and stack plan to confirm if the proposed design would meet the proposed goal of achieving daylighting the majority (90%+/-) of the time. Two times were shown – Dec. 21 and March 21 at 12:00 under an overcast sky. The analysis used 50% glazing in the atrium and used a window to wall ratio of 40% elsewhere - which is consistent with the energy analysis prepared by Glumac earlier in the process. Results were that with some minor exceptions, the design is meeting the 30 footcandle target.

6.0 EXISTING BUILDING PROPORTION ANALYSIS

What is the architectural character of interior / exterior and how can these characteristics bridge from old to new building? How to reinterpret the building's identity?

The Design Team analyzed proportions of the 50's portion and saw that

- Building axis purposely symmetrical
- Blocking of bricks as technique, heavy (North) to playful (South)
- Overlapping of boxes challenged neo classical style of architecture

7.0 IDEAS AND CHARACTER

7.01 PRECEDENT IMAGES

13th Avenue Façade

- 13th Avenue is lined with buildings comprising the essence of campus. EMU and Concert Hall; implement strong brick presence but warm up with use of indigenous Northwest materials, specifically at users' eye level
- Glass façade hints at activity inside
- Put windows throughout Lower Level looking out to 13th Avenue to reenergize, replace basement feel
- Brick; a classic material that can be used unconventionally to achieve various textures. New twist on an old classic relates to the existing building and new construction
- Brick with horizontal purpose to sky presents a problem when depth varies within a façade
- Mixing traditional masonry with contemporary glass, allows bold movement inside to be displayed through glass facades. Brick creates a background to the large, diagonal glass, representing bold movement and fluidity and creating a scene that conveys activity

South Façade

- Mixture of transparent and opaque materials to accommodate daylighting and shading

Concert Hall

- Differentiate Concert Hall by using something other than brick. Perhaps brick w/glass expressions, glass in various textures? Could be used to materialize organic surroundings
- Should be a statement piece, bold, dramatic, interesting, intriguing, inspire progressive thinking, and pay homage to the envelope pushing design that led to the 50's portion
- Mixture of materials, hard and soft, not a glass box but perhaps wood. Think about a beautiful wood façade covered by glass, similar to technique used on Jeld-Wen Field. At Disney Hall they used the same wood species used for musical instruments, creating a Music Box
- Transition from older UO brick buildings to new Jaqua Center
- Interior materials; expansive use of wood and a lot of it. How to achieve interior expression that blends well with exterior within our budget will be a challenge

Bridges

- Not all activity will be on main floor of Hearth. Elevating activity on both sides of the atrium (floating conference rooms, glass walls) makes all social activities part of the theater of the space

Stairs

- Stairs, bridges, connections need to be functional, not wasted space. Should be a destination in and of itself, a place where grand social appearances occur. Could serve as a meeting place at the beginning of campus tours for 100-200 people
- Dramatic stairways with terraces to connect Hearth to Food Services

- Integrate vertical circulation by using stairways and elevators, within the staircase itself, as part of Hearth

Conference

- Conference Rooms as cubes that are perched, looking down to the activity below

8.0 DECISION

What should the Design Team further explore? Organization of Block / Stack diagrams by zones and the design character.

Wrap Up / Next Steps

- Next User Group Meeting: Wednesday February 22, 2012; this will align with 50% Schematic Design.
- Check-in with Campus Planning Committee, first Check-in: January 27. Build on April 2011 CPC meeting and address massing layouts, site opportunities, designated open space framework, design patterns, historic fabric, and pedestrian and bike paths.

End Time: 4:30pm

Recorded by: Caity McLean

Date of Report: 02/14/12

Appendix I

