



Robertson|Sherwood|Architects PC

# UO Housing Central Kitchen and Woodshop

## Project User Group Meeting #4

7 April 2014

### ATTENDEES

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Brian, Erickson, Walter Daffe	Chambers Construction
James Robertson, Scott Stolarczyk	Robertson Sherwood Architects
Martina Oxoby, Denise Stewart	UO Campus Planning, Design, & Construction
David Opp-Beckman, Michael Griffel, Greg Lobisser	UO University Housing
Allan Gidley, Tom Driscoll, Gus Lim	
Philip Speranza	UO A&AA

### ATTACHMENTS

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Conceptual Site Plans, Options 1A, 2A  
Vehicle Turn Radii Studies  
Conceptual Massing Images: Options 1A-A, 1A-b, 2A-A, 2A-B  
Site Layout Cost Analysis  
Project Schedule

### MEETING NOTES

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1. Walter reviewed the site layout cost analysis:
  - a. The costs shown are not full project costs (for example interior build-out was not included), but the spreadsheet was meant to show the cost differential between the two site layouts, and specifically for sitework costs and costs for interior versus exterior type freezers and coolers.
  - b. The cost analysis had structure costs assuming a primarily wood structural system. Chambers is still planning to examine costs using a long span metal building.
  - c. A single building scheme is likely less expensive than a two building scheme, with savings in some reduction to MEP systems and potentially less skin.
  - d. Using exterior coolers and freezers would be less expensive than having them inside the building envelope, through less conditioned volume and less exterior walls and roof area.
  - e. The 1A scheme has more square footage overall than 2A, however it should be possible to tighten up area as a design is refined.
  - f. A separate meeting will be scheduled to have the design/build team and UO review assumptions on interior finishes.
2. The project will be required to do Open Space improvements, with a minimum area of 10% of the building gross square footage. These improvements need to happen within the boundaries of the Columbia Street or East 17<sup>th</sup> Avenue right-of-way, or a designated open space. Improvements on site to create a pedestrian link between Moss Green and Columbia Street would not qualify for Open Space improvements. Work between the building and the Columbia Street sidewalk would also not qualify.



3. A life-cycle analysis has not been done comparing one or two building schemes. It is likely though that a one building scheme would perform better since it could potentially reduce size of MEP system, reduce envelope area, etc.
4. The larger 45' truck trailers turning into Moss Alley or onto Columbia Street from the site will impact on street parking spaces, possibly losing up to four spaces on each street. RSA will look into doing a turn study for slightly smaller trucks. Tom will check with vendors if they could do deliveries with smaller trucks though this could end up creating a larger operating expense due to an increased number of trips even if vendors were willing to make the change.
5. Martina will contact the City about the possibility of purchasing on street space that could then be designated as no parking. She will also see if there is any survey information of the curb configuration at the Columbia/17<sup>th</sup> intersection so that an analysis of truck movements here can also be done.
6. The team should look into trying to shift the development north as much as possible to give more buffer to the house to the south.
7. The University needs to provide parameters in which proposals for house relocation are evaluated; cost, end use, schedule?
8. CPC approval of a project typically comes at the end of schematic design, after an estimate has been prepared. This means that there may need to be two presentations to CPC, the first as an interim check to get input and a second for approval.
9. An energy modeler is not yet under contract, but it is believed the contract preparation has started.
10. The University is looking into whether this project can "self-certify" that it is designed to LEED standards instead of pursuing actual certification. Outstanding questions are what sort of documentation would be needed for self-certification, and what fee impacts there might be for not pursuing actual certification.

**END OF NOTES**

# SITE INFORMATION:

**TAX MAPS:** 17-03-32-44, 2400  
 18-03-5-11, 2000  
 18-03-05-11, 1900  
 18-03-05-11, 1800  
 18-03-05-11, 1700

**TOTAL SITE AREA:** 56,044 SF +/-  
**LANDSCAPE AREA:** 6,440 SF, ON SITE (11.5%)  
 1,488 SF, PARKING BUFFER

## EAST CAMPUS DEVELOPMENT POLICY

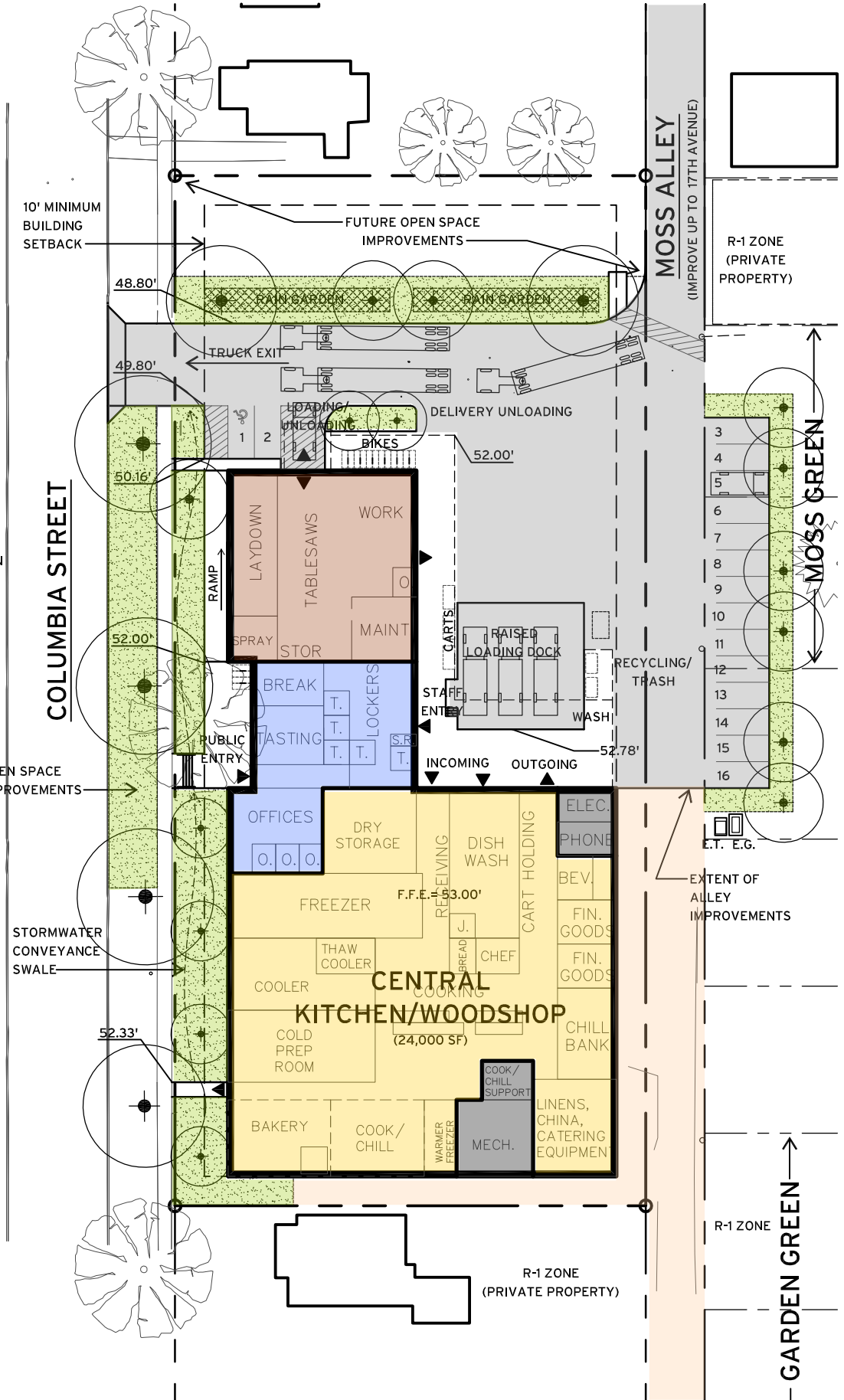
**DESIGN AREA:** H  
**DESIGN SUBAREA:** 36  
**MAX. COVERAGE:** 0.300  
**MAX. F.A.R.:** 0.500  
**OPEN SPACE REQ'T:** 10% OF BUILDING AREA  
 2,400 SF REQUIRED  
 (2,670 SF SHOWN IN STREET SIDE LANDSCAPE STRIP)

## CITY OF EUGENE ZONING

**ZONING:** PL (PUBLIC LAND)  
**OVERLAY ZONES:** /EC (EAST CAMPUS)  
 /SR (SITE REVIEW)  
**METRO PLAN:** GOVERNMENT/EDUCATION  
**BUILDING SETBACK (MIN):** 10'  
**BUILDING HEIGHT (MAX):** 45' / 30' IF WITHIN 60' OF R-1  
**LANDSCAPE AREA:** NO MINIMUM REQ'T EXCEPT AT PARKING AREAS

## BUILDING AREAS:

**WOODSHOP:** 4,160 SF  
**ADMIN/SUPPORT:** 3,340 SF  
**KITCHEN:** 15,135 SF  
**MECHANICAL:** 1,365 SF  
**TOTAL BUILDING AREA:** 24,000 SF (0.43 FAR)  
**OUTDOOR COVERED AREA:** 3,815 SF



OPTION  
**1A**

# UO Housing Central Kitchen & Woodshop

## CONCEPTUAL SITE PLAN

7 APRIL 2014

SCALE: 1" = 50'



Robertson Sherwood Architects pc

# SITE INFORMATION:

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 18-03-5-11, 2000  
 18-03-05-11, 1900  
 18-03-05-11, 1800  
 18-03-05-11, 1700

TOTAL SITE AREA: 56,044 SF +/-  
 LANDSCAPE AREA: 13,140 SF, ON SITE (23.4%)

1,148 SF, PARKING BUFFER

## EAST CAMPUS DEVELOPMENT POLICY

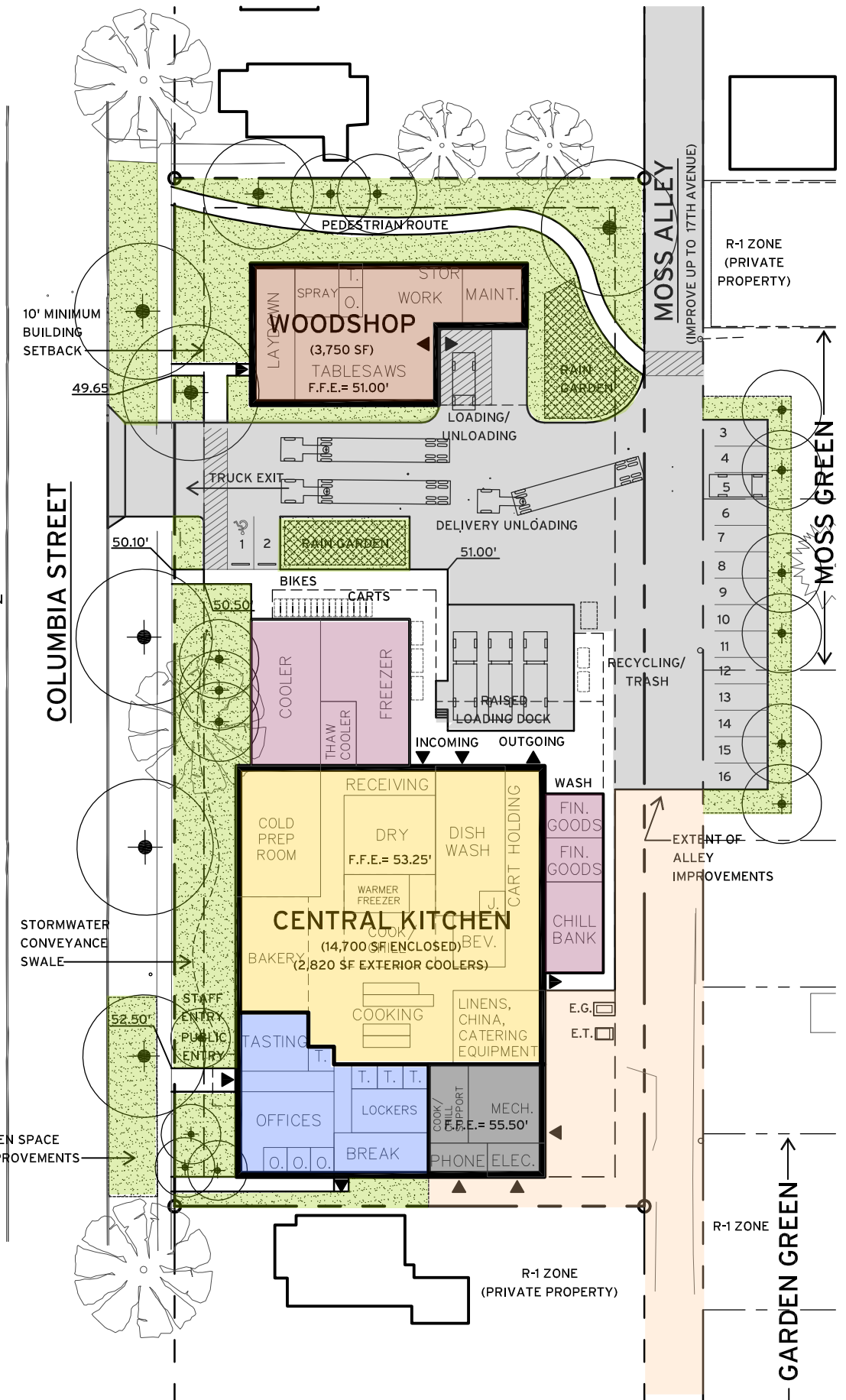
DESIGN AREA: H  
 DESIGN SUBAREA: 36  
 MAX. COVERAGE: 0.300  
 MAX. F.A.R.: 0.500  
 OPEN SPACE REQ'T: 10% OF BUILDING AREA  
 2,127 SF REQUIRED  
 (2,582 SF SHOWN IN STREET SIDE LANDSCAPE STRIP)

## CITY OF EUGENE ZONING

ZONING: PL (PUBLIC LAND)  
 OVERLAY ZONES: /EC (EAST CAMPUS) /SR (SITE REVIEW)  
 METRO PLAN: GOVERNMENT/EDUCATION  
 BUILDING SETBACK (MIN): 10'  
 BUILDING HEIGHT (MAX): 45' / 30' IF WITHIN 60' OF R-1  
 LANDSCAPE AREA: NO MINIMUM REQ'T EXCEPT AT PARKING AREAS

## BUILDING AREA:

WOODSHOP: 3,750 SF  
 ADMIN/SUPPORT: 3,175 SF  
 KITCHEN: 10,008 SF  
 EXTERIOR COOLERS: 2,820 SF  
 MECHANICAL: 1,517 SF  
 TOTAL BUILDING AREA: 21,270 SF (0.38 FAR)  
 OUTDOOR COVERED AREA: 2,800 SF



OPTION

**2A**

# UO Housing Central Kitchen & Woodshop

## CONCEPTUAL SITE PLAN

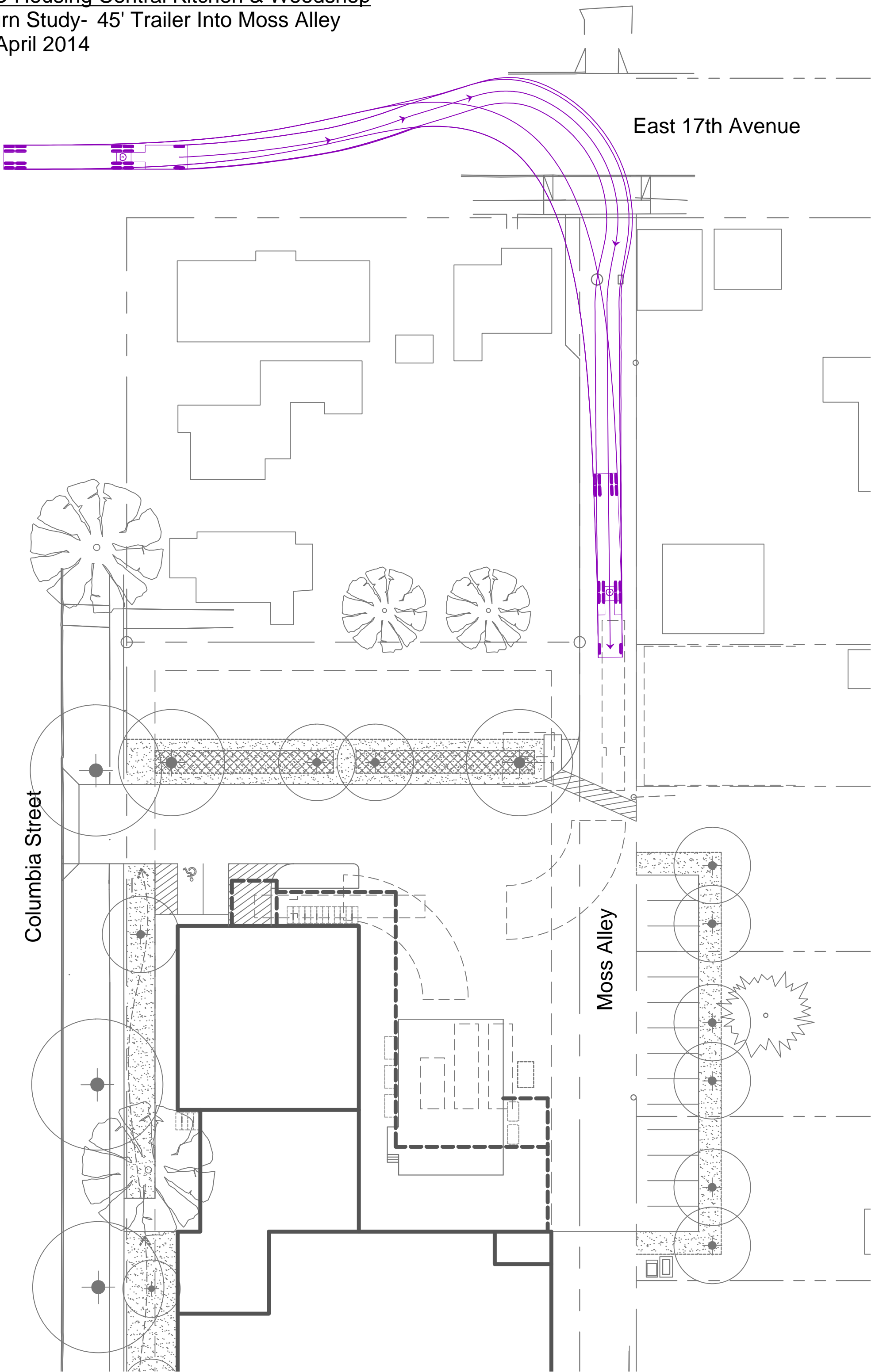
31 MARCH 2014

SCALE: 1" = 50'



Robertson Sherwood Architects pc

UO Housing Central Kitchen & Woodshop  
Turn Study- 45' Trailer Into Moss Alley  
7 April 2014

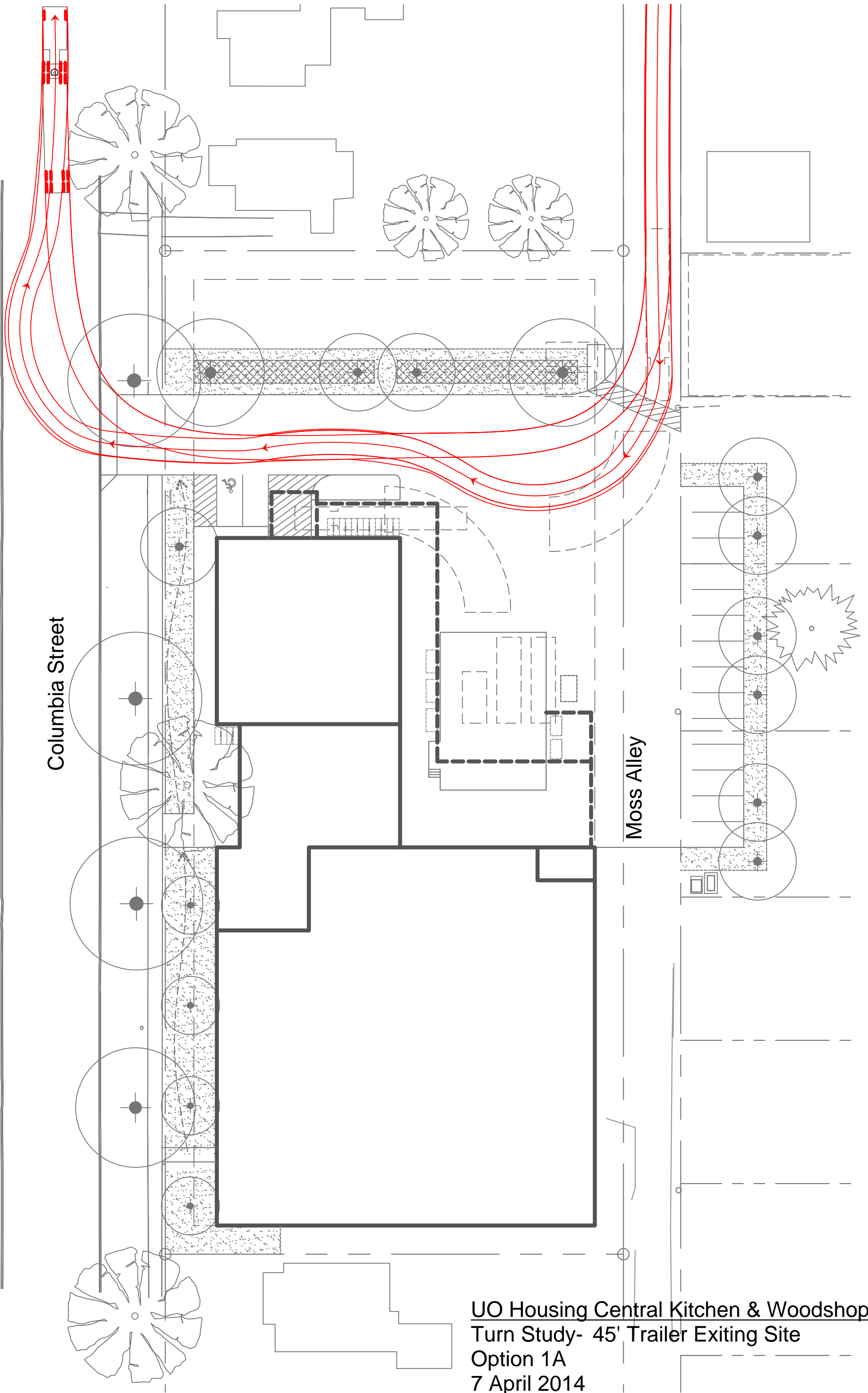


East 17th Avenue

Columbia Street

Moss Alley





Columbia Street

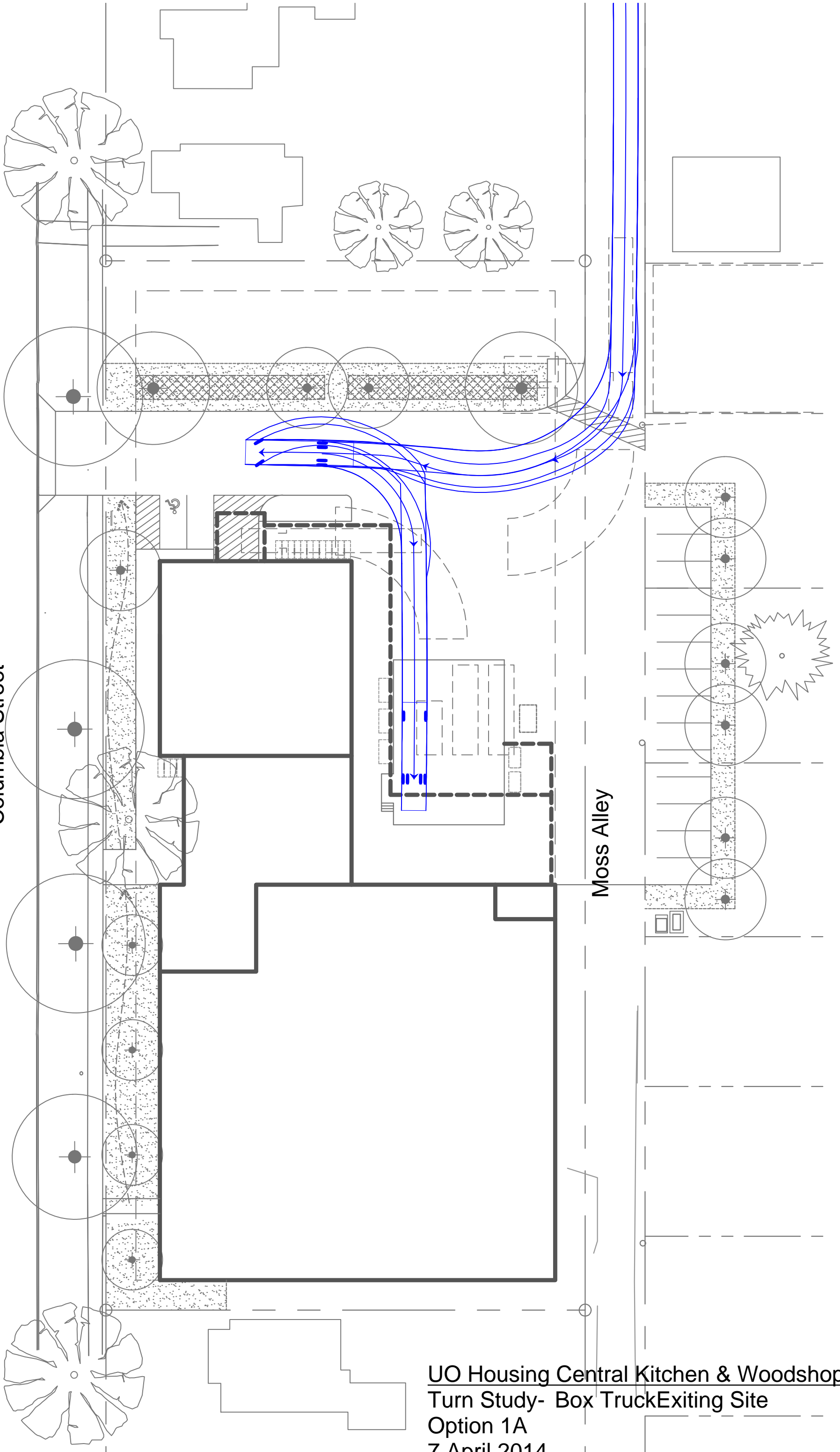
Moss Alley

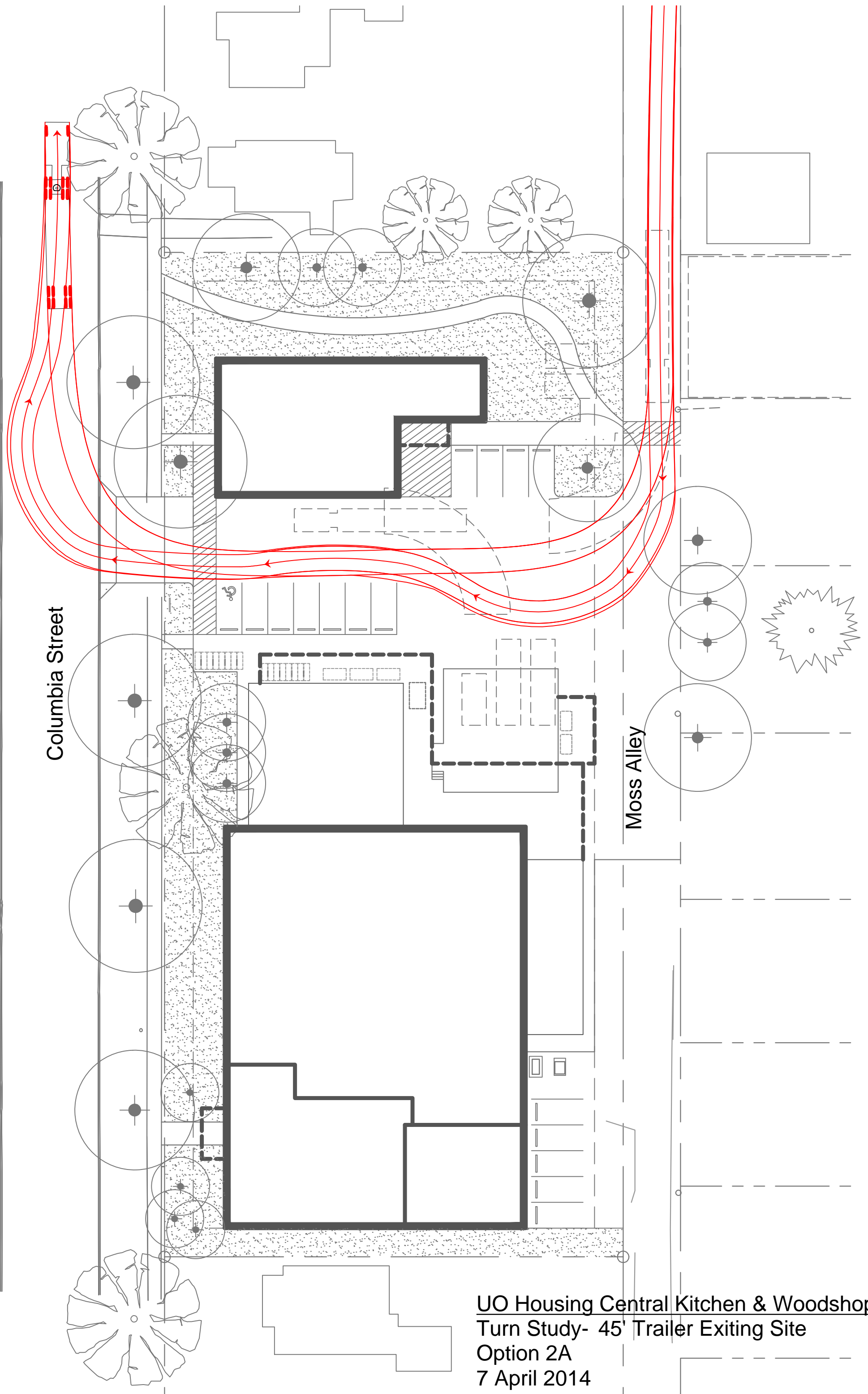
UO Housing Central Kitchen & Woodshop  
Turn Study- 45' Trailer Exiting Site  
Option 1A  
7 April 2014

Columbia Street

Moss Alley

UO Housing Central Kitchen & Woodshop  
Turn Study- Box Truck Exiting Site  
Option 1A  
7 April 2014





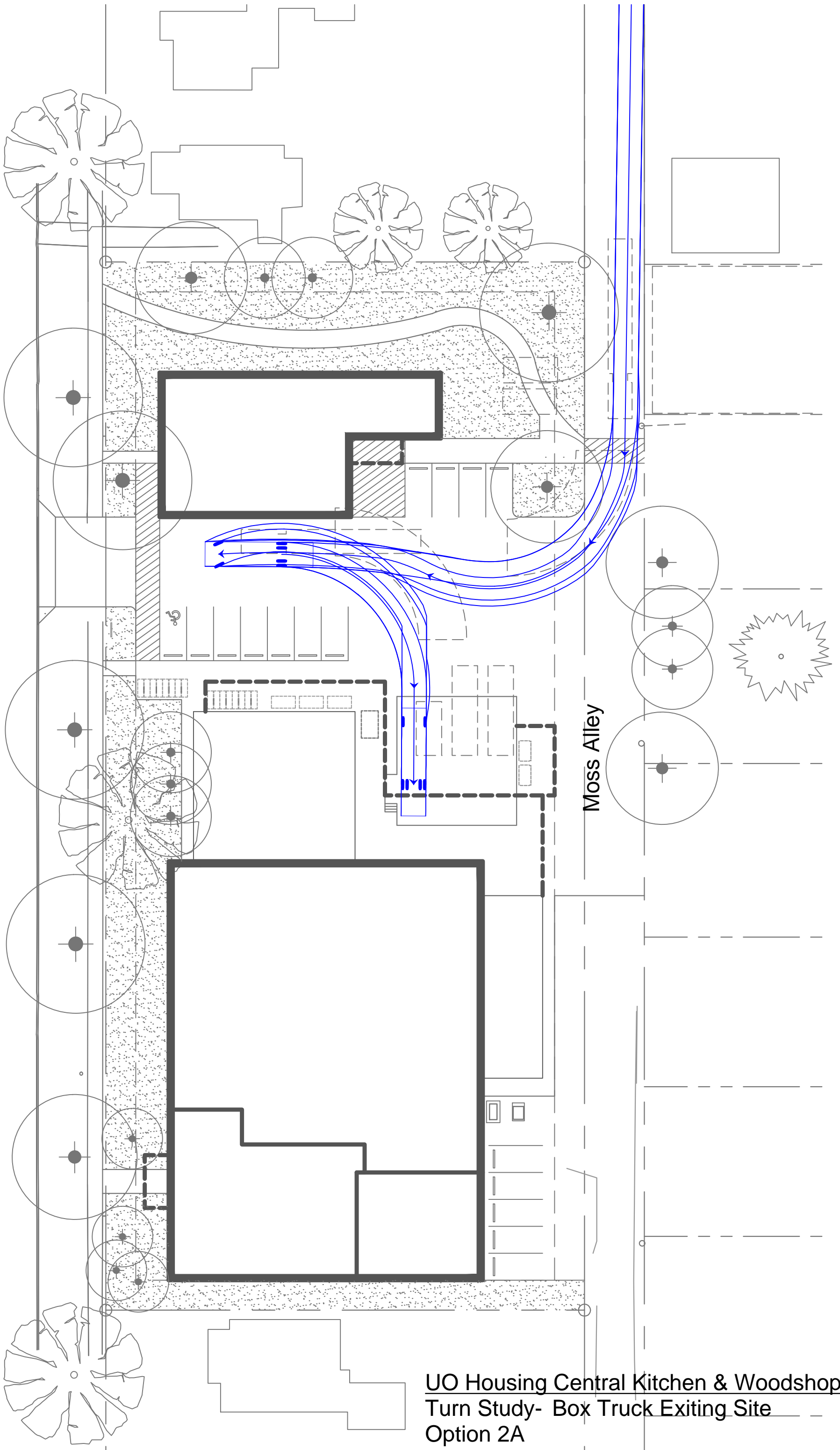
UO Housing Central Kitchen & Woodshop  
Turn Study- 45' Trailer Exiting Site  
Option 2A  
7 April 2014

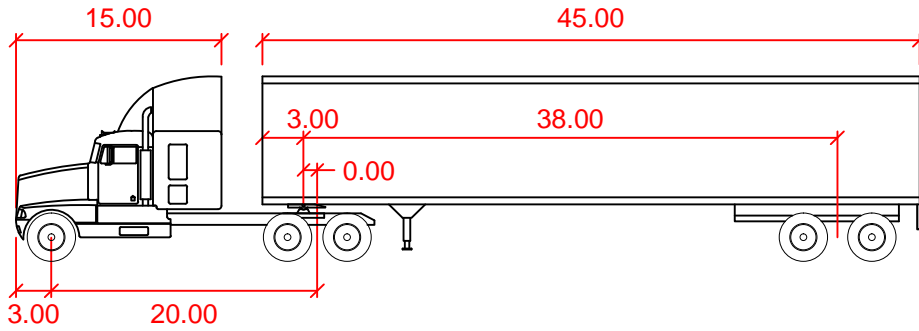


Columbia Street

Moss Alley

UO Housing Central Kitchen & Woodshop  
Turn Study- Box Truck Exiting Site  
Option 2A  
7 April 2014

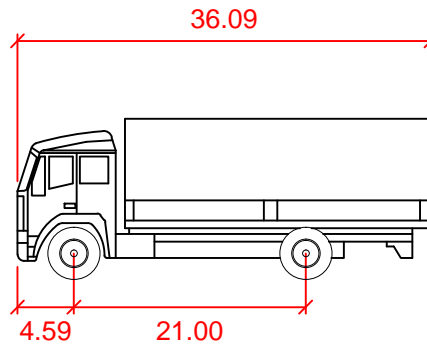




### CA LEGAL-65

feet

Tractor Width	: 8.50	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 26.3
Tractor Track	: 8.50	Articulating Angle	: 70.0
Trailer Track	: 8.50		



### LASTEBIL

feet

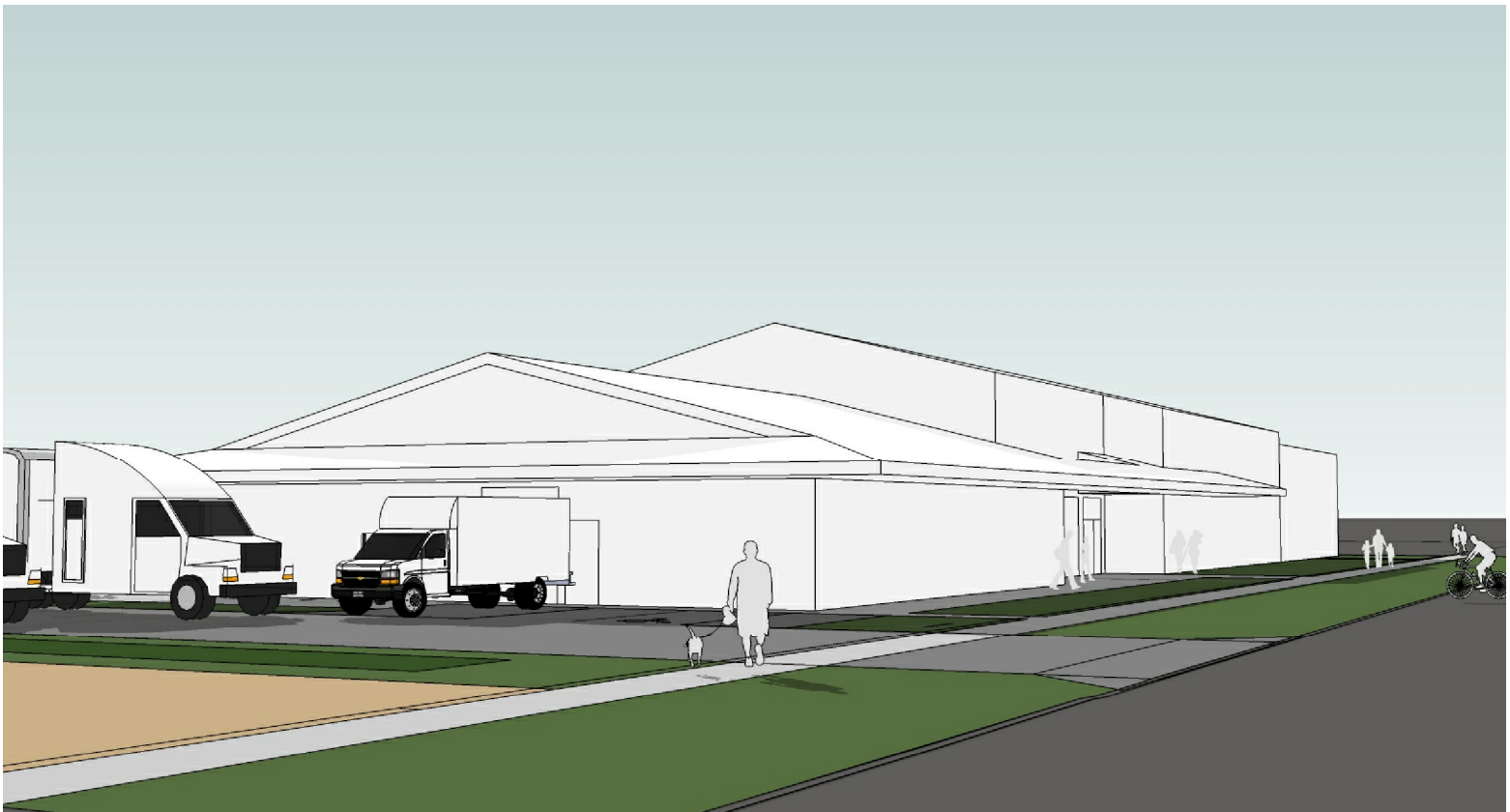
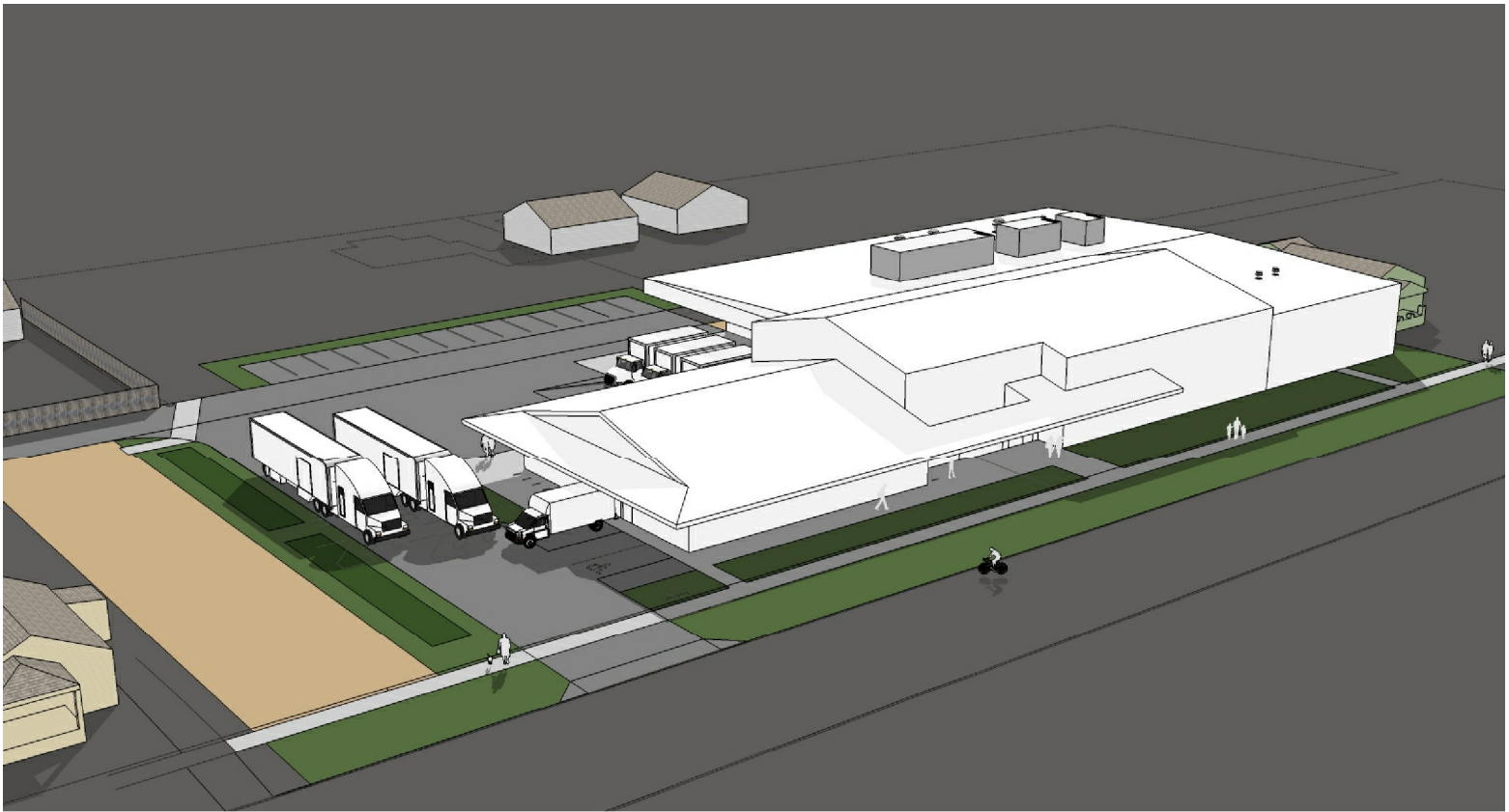
Width	: 8.20
Track	: 8.20
Lock to Lock Time	: 6.0
Steering Angle	: 35.8



# UO Housing Central Kitchen & Woodshop

CONCEPTUAL MASSINGS- OPTION 1A, MASSING A

7 APRIL 2014



# UO Housing Central Kitchen & Woodshop

CONCEPTUAL MASSINGS- OPTION 1A, MASSING B

7 APRIL 2014



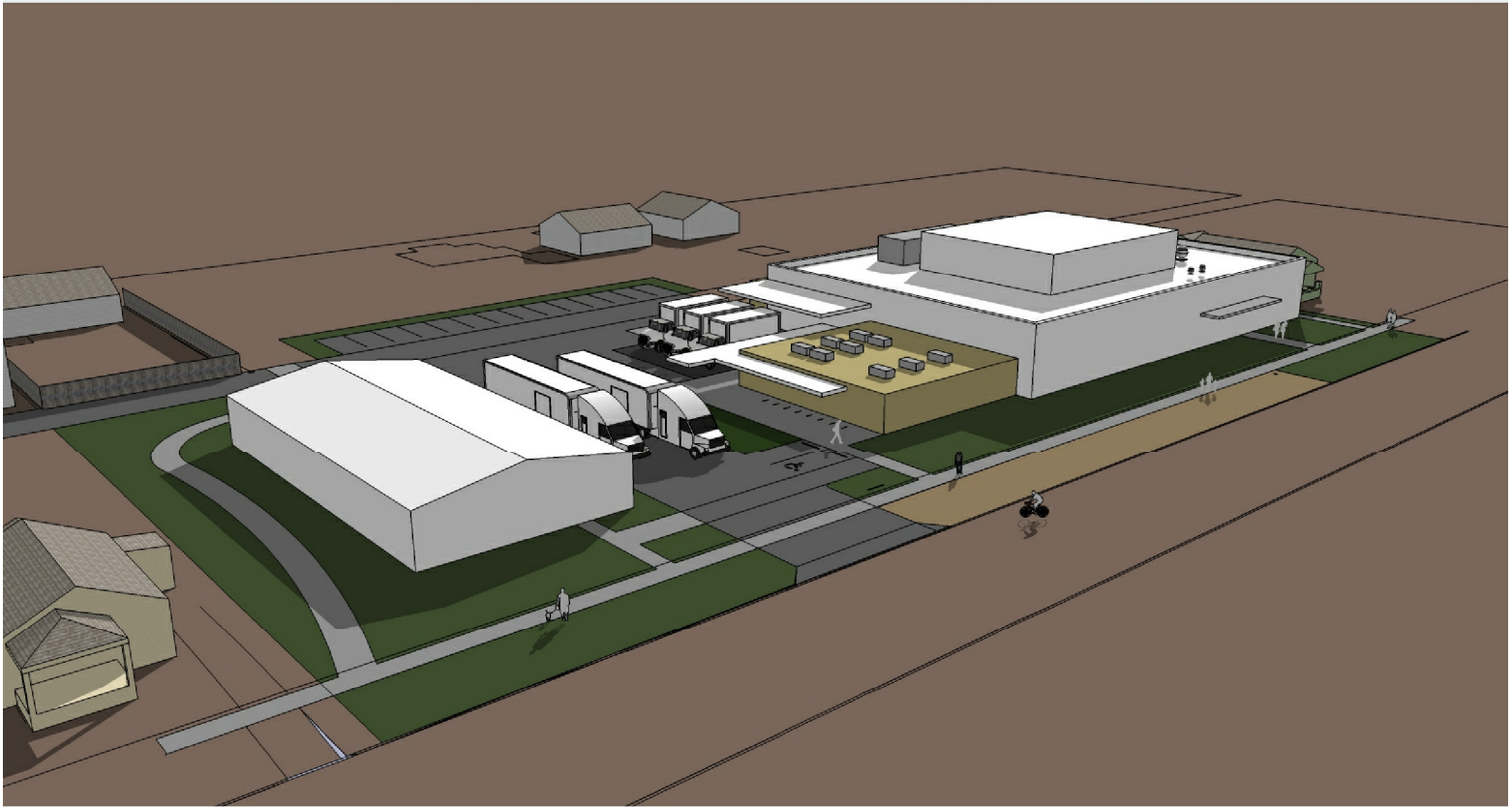


# UO Housing Central Kitchen & Woodshop

CONCEPTUAL MASSINGS- OPTION 2A, MASSING A

7 APRIL 2014





# UO Housing Central Kitchen & Woodshop

CONCEPTUAL MASSINGS- OPTION 2A, MASSING B

7 APRIL 2014





