

Meeting Notes

Date: November 23, 2015

Project: UO Oregon Bach Festival Job No: 01528

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Meeting: User Group SD Meeting #3

This meeting was a hosted online meeting with attendees present in Eugene and via remote access

Attendees :

Michael Anderson, OBF Director of Artistic Administration & Interim Exec. Director; Project Sponsor.

Alison Snyder, Assoc Professor, Architecture

Brad Foley, Dean, SOMD; User Group Co-Chair

Dave Goudy, Interim Director of Education, OBF

David Mason, Director of Facilities Services, SOMD

Sandy Cummings, Director of Finance, OBF

Cole Blume, Graduate Teaching Fellow, Music

Janet Yood, Construction Inspector, Campus Planning, Design and Construction

Nate Bick, Director of Development, OBF

John Manotti, Assoc VP Advancement and International Programs

Dick Romm, OBF Volunteer

Richelle Krotts, College of Education and Campus Planning Committee Representative

Martina Oxoby, Owner's Rep, Campus Planning, Design and Construction

Matt Pearson, Lease Crutcher Lewis [by phone]

Tanner Perrine, Lease Crutcher Lewis

Corey Martin, Hacker [by phone]

Becca Cavell, Hacker [by phone]

Melissa Clark, Hacker [by phone]

Notes:

1. CPC Check-In meeting review: Martina distributed draft meeting notes from the 11/16 CPC meeting to the committee earlier in the day; most attendees had reviewed the notes. Corey shared the presentation and discussed the issues raised by the committee:
 - a. Clearly the committee wanted an orthogonal scheme - the skewed Rehearsal Hall was not accepted by the CPC; Martina and others agreed that this approach was never likely to meet with committee approval, and the team agreed to not continue this approach.
 - b. Corey felt that there was clear direction during the meeting to respect the SOMD setback on 18th. Martina noted that Christine's notes reflect the general tenor of the discussion and, while one member was quite vocal about this issue there was not consensus. Subsequent discussions with Christine and Chris Ramey have confirmed that building to the property line on 18th is an option.

- c. The notes discuss integration of the new work into the existing complex – not “subordination”. The OBF committee, in contrast, recommends the new OBF distinguish itself as separate from the SOMD complex.
 - d. The 18th Ave crosswalk improvements suggested by the CPC included a suggestion that the west sidewalk on the service road be eliminated, requiring pedestrians to travel south to 18th and then traverse to the west. The OBF committee is concerned that this will lead to pedestrians walking in the driveway and will be safety issue.
 - e. CPC recommended a review of the position of the access road and reconsideration of its current alignment with Harris. Brad recalled the requirement to align at 18th in the prior project. The OBF committee expressed a great deal of concern about safety at this intersection and recommended the design team NOT pursue investigations into moving the service drive to the east. [Larry Gilbert is checking with his City of Eugene contact regarding the procedures for a review of such a move]
 - f. The CPC committee recommended the bike parking move to the SOMD green roof area. This approach is also preferred by the OBF committee and will be developed by the design team.
 - g. CPC asked if the roof could accommodate photovoltaics; while the project can’t afford PVs within its current budget, the roof can be planned to allow future installation of PVs.
 - h. CPC requested the entire route to the SW Green be considered for improvement, and that the Pioneer Cemetery edge be reconsidered; the team agrees, and Larry Gilbert had developed some ideas that will be shared later in this meeting.
 - i. CPC suggested providing fewer parking spaces at this location; Martina indicated that 12 parking spaces on the north side of the north parking lot will be allocated to the general pool (currently assigned to Facilities). This may ease the parking pressure but the OBF committee remains keen to maximize parking adjacent to the addition. One space could be allocated for loading area (20 minute limit); the OBF committee suggested studying the area where Larry had previously sketched the bike shelter.
2. Review of further massing models: Corey presented a series of massing models showing the Rehearsal Room and Office Bar in various configurations. Variables include: distance between Rehearsal Room and SOMD, setback from 18th, and distance between Office Bar and SOMD to the west. Not shown, but discussed during this meeting, is the relationship between the Board Room and the Rehearsal Room, as well as public access to the Rehearsal Room and the position / access to any second floor balcony. Discussions ensued:
- a. The Board Room’s function as a Green Room makes it preferable that the Board Room be directly adjacent to the Rehearsal Room. This will allow musicians to proceed directly from the Board Room to the stage area. The musicians can walk through a public space but should NOT walk past the seated audience to arrive at the stage.
 - b. The overlap between the Rehearsal Room and the Office Bar should be increased to assist interior planning
 - c. Consider easing the corner of the Office Bar at its western edge, adjacent to the SOMD on 18th.
 - d. The balcony is very much desired. LCL suggested this could be a \$600K cost to the project; this could be somewhat offset given the balcony may not be entirely cantilevered, and its elimination would require an INCREASE in the size of the Rehearsal Room’s main floor to accommodate the entire audience. Also, the storage rooms currently planned for below the balcony are well located.

- e. In a discussion of cost alignment, the committee asked what could be cut from the project to pay for the retention of the balcony (and associated two-sided elevator). Corey replied that rather than cutting specific parts of the project it was more likely that a general downgrading of many aspects of the project would be necessary.
 - f. A committee member asked if the Festival would find a 120-140 seat venue useful. Mike responded that, hypothetically, 140 seats at \$50/per seat could support a \$6-\$7K performance; this would be a soloist or a small ensemble – perhaps a quartet. This sort of intimate experience would be very attractive to OBF patrons as a high end, even exclusive performance experience.
 - g. The OBF committee recommends:
 - i. Move the OBF addition south of the SOMD building on 18th
 - ii. Increase the size of the internal courtyard
 - iii. Increase the space between OBF and SOMD on 18th but take care with the proportion of the Office Bar – it can't be too deep in the N/S direction.
 - iv. Maintain an L-shaped balcony
 - v. Continue to explore /refine the position of the elevator.
3. Estimate and the CPC approval process: while LCL and Hacker met on Friday to review the design, Hacker has been unable to develop floor plans as it focuses on the CPC massing and materials issues. LCL can't complete its estimate without plans, but believes it should be able to deliver an estimate in three weeks. [Note: after this meeting, LCL contacted Hacker to request plans; Hacker does not have plans ready for LCL's use; any plans are several days from being ready]. Martina noted that the SD Approval set for CPC needs to be on budget. Becca noted that this would not be possible, given that the LCL estimate is three weeks out, and the CPC preview materials are due in a little over one week from today. After a brief debate the OBF Committee recommended that the CPC SD Approval Meeting be deferred to early January; the December date will be retained for now as a second check-in opportunity. The January date shouldn't affect the project delivery schedule, as SD is officially complete in the middle of that month.
 4. Larry Gilbert has developed three site sketches in response to the CPC meeting. One shows maximized parking (18 spaces) and the second shows just 12 spaces on the east side with no west parking. The second scheme locates ADA parking to the south, with an access aisle which transitions behind the spaces to meet the sidewalk on 18th. Parallel parking is not recommended to the east due to the turnaround issues and inhospitable grades in this vicinity for wheelchair users. The third scheme shows a paved entry plaza at the intersection, with parking on both side of the service road (ADA parking remains to the east, likely a result of grade challenges on the west side). The third scheme was the preferred approach. Discussion:
 - a. The fire lane will probably require red striping or pavers.
 - b. Bollards are not liked on campus – consider planters, etc
 - c. Can the ADA parking move to the west?
 - d. Consider reducing the width of the walkway that connects to 18th on the east side.
 5. Martina and Melissa reported on the HVAC discussions:
 - a. It isn't possible to extend the utility tunnel to the OBF location – it is too far away and cost prohibitive for the size of the project and lack of proximate projects.
 - b. Two alternatives are in play to bring electrical and telecom services to the building from the tunnel: a route through SOMD, and a pathway around the building. LCL will review both options.

- c. Water and gas will be achieved from 18th, not the tunnel. This reduces the project's energy efficiency by 5%, further compromising its ability to meet the OMSD requirements.
 - d. The building equipment will be located on the roof or site; there are likely to be split systems. The Rehearsal Room equipment will most likely be located on the ground, and the design team will begin to look at options for this location.
6. Corey introduced some concepts regarding building materials and conceptual strategies for façade development, sharing images of the adjacent context to support the discussions:
- a. In the Campus Plan, the section on Architectural Style states that “the design of new buildings and additions shall be compatible and harmonious with the design, orientation and scale of adjacent buildings, though they need not (and sometimes should not) mimic them”
 - b. Corey asked “How can the new OBF building be both compatible and unique at the same time?”, and he shared a series of slides showing the adjacent context and some precedents for possible materials.
 - c. Alternate materials were discussed; a concrete composite product that has a range of color variation could be an interesting alternative to brick for portions of the building. The Rehearsal Room is a large and mostly windowless mass and some form of relief might be interesting – Corey noted this could be a possible location for art.
 - d. The Belluschi church on the south side of 18th Avenue is liked by the committee, particularly for its strong base and the contrasting upper wood composition.
 - e. The committee very much likes the existing entry to Beall Hall. Hacker will review this and the composition of the south side of the SOMD on 18th to find geometries that might inform the composition of the new building.
 - f. The committee recommends that the new building stand out – and be a gem in comparison to its adjacent context, however, there should be brick on the building. This should be introduced with care to the CPC at the next meeting.

End of Meeting Notes