

## Meeting Notes

Date: January 25, 2016

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Project: UO Oregon Bach Festival Job No: 01528

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Meeting: User Group SD Meeting

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### 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  
Dick Romm, OBF Volunteer  
Richelle Krotts, College of Education and Campus Planning Committee Representative  
Martina Oxoby, Owner's Rep, Campus Planning, Design and Construction  
Jeff Madsen, Energy Project Manager  
Phillip Carroll, Landscape Maintenance Supervisor  
David Ward, Building Automations Manager  
Mark Butler, Lease Crutcher Lewis  
Tanner Perrine, Lease Crutcher Lewis  
Corey Martin, Hacker  
Becca Cavell, Hacker  
Melissa Clark, Hacker

### Notes:

1. Tanner distributed copies of an updated cost estimate. The project is currently within budget, at \$6.147M. Changes since prior review and discussion include:
  - a. The clerestories at the rehearsal room have been deleted. Skylights and some windows remain.
  - b. Acoustic treatment in the rehearsal room is currently established at 10% of the area; this may change as the design is refined.
  - c. The building area has been significantly reduced in the rehearsal room and the office bar, and the vestibule/storage component of the rehearsal room is now located in the less expensive office bar.
2. Floor plan review:

- a. The rehearsal room reads as a unique object – an “instrument”.
- b. The board room is combined with the kitchen and is located to the north, opening to the courtyard.
- c. The Artistic Director’s Office occupies the prominent SE corner and could be used to strengthen OBF’s presence on 18<sup>th</sup>. The room could be a meeting room or green room in addition to its office function.
- d. Mechanical equipment for the rehearsal room is located on grade, with screening around. Other equipment remains on the roof.
- e. The elevator extends to the roof, with the machine room also on the roof. The team needs guidance from facilities regarding the need, if any, for additional roof access. A ships ladder is acceptable to gain access to the rehearsal room roof.
- f. The storage room on the first floor has been consolidated, with a 6’-6” hallway. Restrooms are located on this hallway, and the elevator is set back from the lobby but easily found.
- g. The number of bathroom plumbing fixtures meets code, with one unisex restroom now shown upstairs. After some discussion the User Group agreed that the upstairs RR was not preferred; the space is better used as an office/meeting space. The Women’s RR on the first floor will be expanded with one extra fixture; this will result in a slight reduction in the area of the Board Room.
- h. The storage/kitchen wall in the Board Room will be studied in more detail in Design Development; the kitchen components may be concealed behind doors or would be carefully designed to be “on view”.
- i. The second floor is currently shown open to the lobby below. The question of enclosure, and the possibility of operable screens, was discussed in prior reviews. The design team will continue to explore options.
- j. The plan is short one private office – there are 12 staff members at present.
- k. The library has been reconfigured to locate compact storage adjacent to the elevator core – this is the best location for this function with regard to structure. The design team will explore a plan option that locates the Executive Director’s office to the east, and the library to the west – an inversion of the current organization. Location of the compact storage and the public nature of any function over the first floor vestibule will be considered.
- l. The top of the main stair arrives at a lounge area; this could be used as a space for seasonal volunteer workers. This area could also be used for a receptionist’s location but is somewhat isolated.
- m. A screened area north of the open workstations includes storage, copiers, etc. While shown with the screen to its north, this could be inverted with the screen to the south. This area could include storage closets, or work space – perhaps counter height – and will be studied in more detail.
- n. Per Mike, the workroom functionality for seasonal workers could be accommodated in the Board Room if the room is scheduled carefully.
- o. The two story building is shown without separation between the two levels. Per Mike, the staff who’ll be working in the open office area may not be comfortable with the open vertical connections – they need a somewhat quiet working environment. There are various ways to mitigate this situation – fixed or movable screen walls are one strategy. Another may be to require students attending class in the rehearsal room to enter from the

north, and directly from the vestibule. This would reduce foot traffic through the building. A different strategy might be to utilize drapes in an almost theatrical manner.

- p. The lobby can be used for small performances.
  - q. A view window into the rehearsal room remains desirable.
3. Larry Gilbert presented the most recent Site Design proposal:
- a. The new proposals represent fine tuning of what has been seen in prior meetings
  - b. There are 12 parking spaces
  - c. The crosswalk at 18<sup>th</sup> and Harris is shown improved.
  - d. The CPC asked that the proposed design de-emphasize the parking area, and strengthen the open space to the west of SOMD. Also, the campus edge on 18<sup>th</sup> should be landscaped with an eye to continuity.
  - e. Three stormwater planters handle site runoff. The largest is at the SW corner of the new structure.
  - f. A pair of transformers are shown to the west of the new building; landscape screening will be provided. The adjacent walkway will be 8'-0" wide, and sized for vehicle access.
  - g. The rehearsal room HVAC equipment will be screened from pedestrians. The grading in this location is about 3'-6" higher than the equipment pad, which is level with the floor of the building. Screening was discussed, with the committee agreeing that a landscape buffer (a hedge of some kind) in front of a simple fence/gate system will be the best option. This may also be the best solution to minimize the buildup of wind-blown debris.
  - h. The terrace north of the board room will be able to accommodate 40-50 people seated at tables for an event; Larry will develop layouts showing options for use. The terrace is connected to the westerly path by steps and with a ramp, recognizing that instruments will enter the building via this access point. Trees and plantings will be selected in part for their "tidiness" – because the pathways are used to move equipment it's important that the ground plane isn't heavily littered by the plants.
  - i. A small bosque of flowering trees is proposed for the north court. These trees will be selected based on adaptability to the shaded court location, and would ideally flower during the OBF season (perhaps a May/June flowering season). Larry suggests Japanese Snowberry, a Dogwood cultivar, Magnolia, or similar. Future reviews will be necessary to finalize the plant selections. A similar seasonal flowering strategy will be employed when selecting trees along 18<sup>th</sup>. Larry noted that the trees won't reach their mature size for 20+ years, but the budget will support planting reasonably large specimens.
  - j. Larry shared images of planting strategies similar to those he proposes at OBF. In general, Larry suggests a modernist approach to planting to compliment the design intent of the new building. Modern textural layers, with low massings of plantings will predominate.
  - k. Native plantings with a strong understory will be placed along the cemetery edge. A dense shrub – Oregon grape or similar – can be used to discourage foot traffic in the area; the natural grade change will also deter pedestrians.
  - l. A vine or espaliered plant could be placed against the existing classroom wall to the north of the rehearsal room. The 40' height of the new building will result in a heavily shaded area; Larry would like to introduce greenery to soften the edge and improve the pedestrian experience. A climbing hydrangea or similar shade-tolerant plant may work well.

- m. The “secret” courtyard is intended to be viewed from the rehearsal room, and is not an occupied space. Dense shrubs could be used to deter foot traffic; a specimen tree – perhaps a Japanese maple – will be the main focus of this space.
  - n. Site paving will be concrete, without any added color. Subtle textural and color variations will be achieved through surface treatment; some areas may be acid washed to expose aggregate.
  - o. The reduction in the size of the building has increased the landscape areas to the east; this offers good opportunity to strengthen the indoor/outdoor landscape continuity.
  - p. Phil noted that landscape maintenance does not have the capacity to do detailed handwork and pruning – he is cautious about the needs of espaliered trees, for example. In general Phil sees no major maintenance issues related to the proposed plans and will review in more detail during the technical review phase.
  - q. The Campus Plan requirement for Open Space Enhancement is planned to be addressed by the work on the sidewalk on along the fire access lane, and the 18<sup>th</sup> Avenue improvements. CPC appears to be on board with this approach.
4. Corey reviewed the existing site context as a precursor to the exterior design review. The adjacent buildings include:
- a. SOMD’s Beall Hall: a colonnade marks the entry, and a strong verticality supports this notion. Brick detailing and accent materials bring a level of richness to the architecture.
  - b. The SOMD wing to the west of the OBF site is less detailed – a more stripped design and a simple, boxy proportion. A strong wall/window rhythm establishes a vertical component, emphasized by the double volume of the central door/window pairing. The pre-cast concrete window surrounds are low key but elegant. The white cornice top is simply painted brick.
  - c. The recent boora addition to SOMD includes some patterned brick detailing in response to the campus traditions.
  - d. HEDCO balances a carefully proportioned brick exterior with punched openings with a less formal interior courtyard that uses wood-type materials.
  - e. Pietro Belluschi’s Central Lutheran Church to the south (across 18<sup>th</sup>) places a simple wood box atop a strong brick base. This building is a similar height to the proposed rehearsal room component but is significantly larger in plan.
5. Corey introduced a proposed material palette for the new building. Brick will feature strongly and the team would like to use a wood-like material to express the “instrument” nature of the rehearsal room and the inner workings of the building. Wood is also a positive choice because it is warm and humane, and wood is understood as a regional material. Hacker recommends using a resin-impregnated plywood product that has been thoroughly tested in the commercial market. It could be used in panels but the design team would like to explore using thinner strips at least in some areas to introduce pattern and relief. The committee is intrigued and would like to see more data and examples of the product in use, including reassurances regarding how it ages and its maintenance needs.
6. Corey introduced three variations for the exterior of the building and the ground floor lobby spaces:
- a. The “Linear” scheme shows a colonnade of brick piers to the south, and a break in the brick at the 18<sup>th</sup> Avenue entrance plaza. A wider pier anchors the SE corner of the building. Wood paneling forms the walls of the enclosure behind the vestibule. The rehearsal room is similarly wood-clad in each of the three schemes.

- b. The “Flowing” scheme has fewer/smaller piers and strongly curving convex wood component at the entry to the building. At the interior a series of curves are introduced via the wood screens around the lobby, the staircase, and integrated benches.
  - c. The “Accepting” scheme similar provides a curve at the entry but this time the curve is concave, and the pier spacing is a little wider. The result is more subtle than the “Flowing” scheme; its interior spaces are very similar with curved screens and a sweeping curved stair.
7. The User Group discussed the various options, interior and exterior:
    - a. “Flowing” and “Accepting” were preferred to “Linear”. While the more open entrance area of “Flowing” was preferred, ultimately the “Accepting” scheme prevailed as the preferred option for exterior development. The User Group appreciated it’s quieter presence, strong entrance, and the respect it shows to its neighbors.
    - b. The “base/middle/top” aspect of the Campus Plan was discussed. The colonnade acts as a strong base, reinforced by the strong linear element of the storm water planter in front of it. [Larry noted that the planter will be significantly less tall in reality than shown in the rendering].
    - c. Richelle likened the wood/brick relationship to HEDCO, which has a wood “heart”.
    - d. The colonnade mitigates the lack of ground floor windows, and will also provide strong visual presence at night when lit.
    - e. The “accepting” wood wall to the left hand side of the entrance on 18<sup>th</sup> could include signage and/or lighting.
    - f. The window mullion organization / pattern is linear, but the verticality of the entire opening is very strong. The current proposal includes spandrel glass covering the floor plate to emphasize the vertical dimension.
  8. The User Group discussed other recent UO campus buildings that have achieved approval at CPC – specifically the Jane Sanders project at Hayward Field. This project includes a wood panel and metal panel exterior. It is nearby, and (as is OBF) is a 100% donor-funded project. The older Museum of Natural History was also cited.
  9. To support the CPC presentation, the design team was advised to relate the new design to the existing buildings, and to find long term installation photos of the proposed cladding product.
  10. Next meetings were quickly reviewed:
    - a. February 2<sup>nd</sup> User Group Check-in (10:30 AM) – exterior design update
    - b. February 5<sup>th</sup> User Group SD Meeting 9:00am-12:00pm - approve SD design
    - c. February 11<sup>th</sup> CPC Presentation / SD approval
    - d. February 19<sup>th</sup> User Group Meeting 9:00-12:00 – Design Development
    - e. Wednesday, 3/2 User Group 9:00am-12:00pm
    - f. Wednesday, 3/16 User Group 9:00am-12:00pm
    - g. Friday, 4/1 User Group 9:00am-12:00pm

**End of Meeting Notes**