



February 5, 2016

MEMORANDUM

To: Campus Planning Committee

From: Eleni Tsivitz
Campus Planning, Design & Construction (CPDC)

Subject: Campus Planning Committee Meeting, February 11, 2016

The next meeting of the Campus Planning Committee (CPC) will be held on Thursday, February 11, 2016 from 2:00 p.m. - 4:00 p.m. in the Student Recreation Center (SRC), Room 87.

Please visit the project sites prior to the meeting.

All meetings are open to the public.

Agenda:

1. Oregon Bach Festival (OBF) Music Building Addition Project - Schematic Design Approval

Background: The purpose of this agenda item is to review the proposed schematic design for the Oregon Bach Festival (OBF) Music Building Addition Project.

Please review the attached project background materials prior to the meeting.

Also please review the *Campus Plan* for relevant policies and patterns as presented at Meeting One.

- Policy 2: Open-space Framework
- Policy 5: Replacement of Displaced Uses
- Policy 6: Maintenance and Building Service
- Policy 7: Architectural Style and Historic Preservation
- Policy 8: Universal Access
- Policy 9: Transportation
- Policy 10: Sustainable Development
- Policy 11: Patterns

The CPC held Meeting One for this project on April 15, 2015. The committee agreed to

CAMPUS PLANNING, DESIGN AND CONSTRUCTION

1276 University of Oregon, Eugene OR 97403-1276 T (541) 346 - 5562 <http://uplan.uoregon.edu>

recommend to the president the following actions related to the **Oregon Bach Festival (OBF) Music Building Addition Project:**

Support the identified Campus Plan patterns and policies for the project with the understanding that the following comments will be considered as the project moves forward:

1. Thoughtfully consider ways to improve the service drive so that it is more pedestrian and bike friendly.
2. Thoughtfully consider ways to improve the safety of the 18th Avenue pedestrian crossing.
3. Carefully consider ways to improve the cemetery edge.
4. Carefully address how the addition fronts 18th Avenue and relates to the existing SOMD building. Take advantage of the opportunity to activate the public edge. The resulting design should ensure that it feels like a “front,” not a “back.”
5. Clarify wayfinding. More clearly define entrances and how/where to access SOMD, OBF, and Beall Hall, whether they are shared or separate access points.
6. Look into the potential to shift the service drive further east to enhance the development site and increase options to resolve pedestrian, bike, and vehicular conflicts.
7. Pay particular attention to trees in the vicinity.
8. Carefully consider the impacts on the existing building, in particular natural light and views.

In addition, the CPC reviewed draft design concepts at its November 16, 2015 and December 10, 2015 meetings. The following is a compilation of committee members’ comments and suggestions:

December 10, 2015

- Enhance the plantings in the open space along 18th Avenue and create positive outdoor space framed by the building facades.
- Consider the continuity of open space along the street edge when refining the alignment of the building facade.
- Take advantage of the south-facing porch to enhance and activate the pedestrian environment along the street edge.
- Consider ways to draw pedestrians into the plaza from 18th Avenue.
- Look into ways of de-emphasizing the drive.
- Consider how a potential rooftop solar array might look from the street and whether it would require screening.
- Take advantage of plantings to enhance the courtyard between the proposed building and the music building.
- Keep the *Campus Plan* pattern - Quiet Backs in mind when designing the courtyard

between the new building and the existing music building.

- Ensure that there is adequate bike parking in proximity to main building entrances.

November 16, 2015

- Research options to move covered bike parking closer to building entrances in a more convenient location for regular cyclists. Keep in mind the UO Transportation Policy, which prioritizes bike parking over vehicular parking.
- One possible location to consider is north of the proposed addition near (or on) the existing green roof. Proximity to entrances is more important than being in direct public view.
- Regarding Policy 10: Sustainable Development, consider solar panels on the proposed addition, which seems well positioned for solar access.
- Reassess the proposed development's relationship to the 18th Avenue streetscape (e.g., the existing Music Building façade, designated open-space, drive, and Pioneer Cemetery). The proposed addition should be integrated into the existing building complex versus the dominant feature.
- Carefully assess proposed changes and improvements to the drive. Consider its relationship to the existing designated open-space and circulation network. If pedestrian travel is encouraged along the drive, improvements along the entire route to the Southwest Green should be considered, not just a portion.
- Carefully consider treatment of the Pioneer Cemetery edge. While not UO-owned, it is an important open-space element and should be treated as such.
- Reconsider the merits of the proposed "tipped" rehearsal building. Buildings that are not aligned with the campus's orthogonal structure are generally not acceptable unless there is a very compelling reason.
- Reassess ways to enlarge the new courtyard by reorienting and shifting the proposed addition further east. Ensure that the courtyard is a welcoming and functional positive outdoor space.
- Ensure access needs for the 100-140 capacity rehearsal hall are addressed.
- Keep in mind the need to transport instruments from the parking area and Music Building.
- Reassess the possibility of shifting the drive entry further east to resolve limited development space and simplify pedestrian/bike circulation (recognizing the need to work with the City).
- Consider ways to decrease and/or shift the number of parking spaces adjacent to the proposed addition to resolve pedestrian circulation and enhance landscaping connections to Pioneer Cemetery.
- Account for service access.
- Carefully assess ways to create more direct and clearer routes for pedestrian and bicyclists traveling from 18th Avenue along the north/south drive as well as to the existing Music Building and proposed addition entrances.

Please refer to the meeting records for a full description of the committee's discussion.

Action: The committee is being asked to determine if the proposed schematic design for the

Oregon Bach Festival (OBF) Music Building Addition Project is consistent with the *Campus Plan* and to formulate a recommendation to the president.

2. Main Library Terrace Enhancements - Shading Device - Schematic Design

Background: The purpose of this agenda item is to review the proposed schematic design for a new shading device on the south terrace of the main library. Please refer to the attached background materials. This item is subject to review because the shading device will likely be visible from the adjacent open space.

Please review the attached project background materials prior to the meeting.

Action: The committee will be asked to determine if the proposed schematic design for the new **Main Library Terrace Enhancements - Shading Device** is consistent with the *Campus Plan* and make a recommendation to the president. Typically, the committee takes one of the following four actions:

1. Recommends approval
2. Recommends approval subject to a series of conditions
3. Does not recommend approval
4. Delays action until a future meeting

Please contact this office if you have questions.

- cc. Michael Anderson, Oregon Bach Festival
Steven Asbury, Fairmount Neighbors
Bill Aspegren, South University Neighbors
Camilla Bayliss, Fairmount Neighbors
Erik Berg-Johansen, City of Eugene Planning
Gwen Bolden, Parking and Transportation
Mark Butler, LCL
Phillip Carroll, Campus Operations
Becca Cavell, Hacker Architects
Darin Dehle, CPDC
Will Dowdy, Eugene Planning
Amy Grainger, Knight Library
Terri Harding, Eugene Planning
George Hecht, Campus Operations
Robin Hostick, Eugene Planning
Karen Hyatt, Community Relations
Richelle Krotts, College of Education
Corey Martin, Hacker Architects
David Mason, Music (Building Manager)
Carolyn McDermed, UOPD
Jen Miley, CPDC
Pamela Miller, South University Neighbors

Lorri Nelson, Rowell Brokaw
Adriene Lim, Knight Library
Eric Owens, Education (Building Manager)
Martina Oxoby, Campus Planning, Design & Construction
Noah Parsons, Fairmount Neighbors
Brett Rogers, Campus Operations
Helena Schlegel, ASUO
Nancy Slight-Gibney
Greg Stripp, President's Office
Fred Tepfer, Campus Planning, Design & Construction
University Senate Executive Coordinator

Oregon Bach Festival Building Addition to the School of Music and Dance
Campus Planning Committee - Meeting 3 February 11, 2016

Project Description

The Oregon Bach Festival (OBF) has received donor funds to build a new building at the south side of the School of Music and Dance (SOMD) building. The project will take advantage of the natural synergies between OBF and SOMD. Since the project was presented to the committee last, the project has undergone significant cost reduction strategies to get back to budget. One major strategy was a reduction in overall building square footage. The building is now under 10,000 gsf. The new 9,550-sf building will house the OBF staff offices, meeting space and a 1,920-sf rehearsal space and serve as the public face of this organization to the campus and community.

The total project budget is approximately \$8.725M. The project is anticipated to be completed by June 2017.

Schematic Design Approval Request

The project is coming to the committee on February 11 as the Schematic Design Approval meeting. The project team has revised the site plan and will present building elevations in response to the feedback received at the previous check-in meeting on December 10, 2015, described below.

Discussion: A number of members supported the revised schematic design and expressed the opinion that the design team had responded well to the previous comments. In an effort to provide continuity with the quad at the music building, a member suggested further de-emphasizing the drive and enhancing the plantings of the open space along 18th Avenue. In this way the building and the landscape together would create positive outdoor space. Larry agreed with the concept of reinforcing the interconnected series of open spaces that create the campus framework, but he cautioned that there is a need to balance that desire with making the driveway accessible and easily seen from the street.

Becca responded to a member's question by explaining that a number of technical constraints (including acoustical control), dictate that the entry to the rehearsal space can only be provided through the office space.

A member stated his preference for aligning the new building with the music building to maximize the size of the courtyard. He said this would support the *Campus Plan* pattern- Quiet Backs. Another member felt the setback option ensured better continuity along the street edge. Becca added that the north side of the rehearsal room is used only for access to the music school, and given that it is the north side of a tall building, it is not the ideal orientation for an open space. A member pointed out that the porch, being a covered outdoor space facing south, would be a very popular gathering place. He suggested maximizing the size of the porch to enhance and activate the pedestrian environment along the street edge.

In response to a member's question, Corey said the plaza could be drawn nearer to 18th Avenue. This would bring people into the plaza from the street more effectively. However, he pointed out that this might adversely affect the desired continuity along the street.

A member noted that the mechanical equipment on the roof is shown as being screened. He

asked the design team to consider how a potential rooftop solar array might look from the street and whether it would also need to be screened.

A member suggested that the plantings be articulated to reinforce the positive space in the courtyard between the proposed building and the music building.

In response to a concern about proximity of bike parking to main building entrances, Larry highlighted a number of short-term uncovered bike racks closer to the entrances than the long-term covered bike parking.



LEGEND

-  PROPERTY LINE
-  EXISTING TREES TO REMAIN
-  PROPOSED DECIDUOUS TREES
-  PROPOSED CONIFEROUS TREES
-  TREE GRATE
-  PEDESTRIAN LIGHT POLE
-  RETAINING WALL
-  BIKE PARKING
-  BENCH
-  CONCRETE WALK
-  AC PAVING
-  PLANT BED
-  STORMWATER PLANTER







UPPER ROOF
40'-0"

LOWER ROOF
25'-0"

LEVEL 2
12'-0"

LEVEL 1
0'-0"



UPPER ROOF
40'-0"

LOWER ROOF
25'-0"

LEVEL 2
12'-0"

LEVEL 1
0'-0"





UPPER ROOF
40'-0"

LOWER ROOF
25'-0"

LEVEL 2
12'-0"

LEVEL 1
0'-0"