



March 31, 2016

MEMORANDUM

To: Campus Planning Committee

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

Subject: **Record** of the March 17, 2016 Design Review and Transportation Subcommittee Meeting

Attending: Dean Livelybrooks (subcommittee chair), Jane Brubaker, Sue Eveland, Alicia Going, Brian McBeth, Christine Thompson

Staff: Eleni Tsivitz (CPDC)

Guests: Michael Anderson (Oregon Bach Festival), Phil Carroll (Campus Ops), Melissa Clark (Hacker Architects), Larry Gilbert (Cameron McCarthy), Richelle Krotts (College of Education), David Mason (SOMD), Janelle McCoy (OBF), Thor Mikesell (SOMD), Martina Oxoby (CPDC), Tanner Perrine (LCL), Kay Porter (Fairmount Neighborhood), Chuck Triplett (Provost's Office)

Agenda:

1. Oregon Bach Festival (OBF) Music Building Addition Project – Landscape Design Revisions

Background: The subcommittee chair introduced the purpose of this agenda item and summarized requested Campus Planning Committee actions as described in the meeting mailing. Staff reviewed relevant conditions of approval for the schematic design.

Larry Gilbert (Cameron McCarthy) presented the changes made to the landscape design in response to the CPC's schematic design conditions of approval. The route leading to the courtyard from the east was simplified, and a single, broader set of stairs was added leading to the School of Music and Design (SOMD). The team considered the alternate position of the ramp which was suggested at the Schematic Design CPC meeting. The change was not made because it would be a more circuitous route for moving instruments from the SOMD to the OBF and the destination would not be visible from the beginning of the ramp. The shape and position of the courtyard was adjusted to improve solar access. Rain gardens were added to treat runoff from the courtyard and the roofs of both the rehearsal space and

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

administrative wing. A landscape buffer was added along the edges of the buildings in the courtyard area and the paving pattern was refined to mirror the architectural expression on the exterior of the building.

On the front (south) side of the building, the paved area was extended beyond the arcade to address safety and solar access concerns. This was possible because the team discovered ways to reduce the size of the landscaped stormwater treatment area between the arcade and the street. Stormwater structures were replaced with rain gardens at grade. The concrete paving along the street edge was extended across the driveway to make it feel more like a plaza.

To improve the quality of the pedestrian experience along the north-south pathway, the team is proposing a landscape wall, built with stone rather than concrete masonry units.

The team is developing ideas for benches that address CPC comments about ease of maintenance. They are considering a product rather than a custom-made bench, and durable materials like teak or metal.

Alternate locations for the HVAC units were explored. Adding a basement level to the project would cost one million dollars (18% of current project costs). HVAC units that work well in a basement would be more expensive, less energy efficient, and a ground-level condensing unit would still be necessary. If the transformers were placed in a vault below the building, it would need to be exhausted and access to the space would be necessary for regular maintenance.

Discussion: A member suggested adding a curb cut from the driveway to the covered and uncovered bike parking spaces for ease of movement. A guest from Campus Operations mentioned that the green roof at the SOMD needs regular maintenance. A member suggested that the design team work with Campus Ops to provide adequate access to the green roof.

A condition of approval from the previous meeting was to “attempt to maximize the effective area of the courtyard”. One member noted that the revised design did not show a significantly larger courtyard. Larry responded that the courtyard area is probably slightly bigger than it was, but that the main goal was to achieve better solar access for the courtyard. The shape and position of the courtyard was altered to meet this goal. The team is also trying to use green technology to do stormwater treatment. Thus, they have adjusted the surface paving to direct stormwater into the rain gardens instead of using piping. Melissa Clark (Hacker Architects) added that the user group does not want a big courtyard, but a beautiful, intimate, landscaped plaza. A member said that it was very helpful to know the user group’s intent for the courtyard. She added that while designing to meet the requirements of the user group, the team should continue to pay attention to solar access

and shared uses of the courtyard.

The subcommittee chair asked how the landscape design addresses stormwater runoff in front of the building. Larry explained that there is an existing manhole in the landscaped area to the east of the building which has the capacity to treat all the stormwater runoff from the parking area and from the hardscape in front of the building.

A member asked if the design team has taken adequate steps to ensure that noise from the mechanical equipment is not transferred to the rehearsal space. Melissa affirmed that they have. The team consulted with an acoustical engineer to ensure excellent acoustics in the performance space.

In response to a member's concern, Larry described the ADA route from the parking area to the front entrance of the building. There is a curb cut between the ADA parking spaces leading to a sidewalk that parallels 18th Avenue before it takes a 90 degree turn to the front entrance of the OBF building. Larry acknowledged that the route appears to be somewhat circuitous on the site plan, but it is a very short distance in reality, and is much safer than crossing the parking lot.

CPC members who were not able to attend sent comments to staff and these were presented at the meeting. One member suggested using paving (instead of planting) in the southeast corner of the courtyard outside the lobby doors. A second member mentioned that it would be helpful (from an ADA perspective) if benches or planter walls were appropriately placed such that individuals could use them to rest when needed. Another member advised the design team to work with campus planning and campus operations as they refine the bench design.

Action: The committee agreed unanimously that the proposed landscape design revisions for the **Oregon Bach Festival (OBF) Music Building Addition Project** are consistent with the *Campus Plan* and recommended to the president that they be approved subject to the following conditions:

1. Ensure ease of access (e.g. by means of a curb cut) for bikes from the driveway to bike parking.
2. Work with Campus Ops staff to allow continued access to and ease of maintenance of the existing green roof on the School of Music and Dance.
3. Continue to look for ways to enhance the shared use of the courtyard, particularly with regards to solar access (while recognizing the intended programmed use of the courtyard).
4. Work with Campus Ops and Campus Planning staff to review the proposed bench design.

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, Eugene Planning
- Gwen Bolden, Parking and Transportation
- Phillip Carroll, Campus Operations
- Melissa Clark, Hacker Architects
- Darin Dehle, CPDC
- Pete Deshpande, UOPD
- Will Dowdy, Eugene Planning
- Kassy Fisher, Finance and Administration
- Larry Gilbert, Cameron McCarthy
- Terri Harding, Eugene Planning
- George Hecht, Campus Operations
- Robin Hostick, Eugene Planning
- Karen Hyatt, Community Relations
- Richelle Krotts, College of Education
- Jeff Madsen, CPDC
- David Mason, Music Building Manager
- Janelle McCoy, OBF
- Thor Mikesell, SOMD
- Pamela Miller, South University Neighbors
- Eric Owens, Education
- Martina Oxoby, CPDC
- Kay Porter, Fairmount Neighbors
- Noah Parsons, Fairmount Neighbors
- Tanner Perrine, LCL
- Brett Rogers, Campus Operations
- Helena Schlegel, ASUO
- Fred Tepfer, CPDC
- University Senate Executive Coordinator