

University of Oregon's Oregon Bach Festival

City of Eugene Building and Permit Services Project Consultation Meeting Application

REVISED 11/23/2015

Basic Information

Narrative description of the project and characteristics of the use/occupancy.

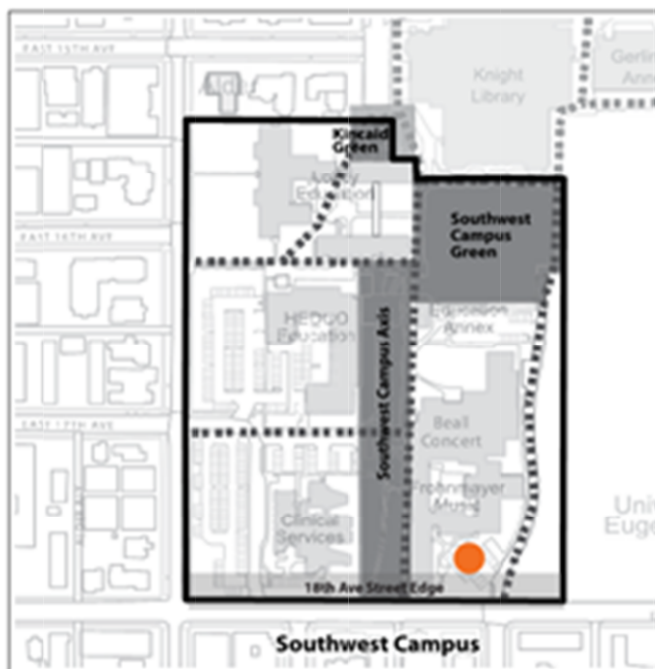
1. Project address: 975 E 18th Avenue.
2. Summary: The proposed development provides a new home for the Oregon Bach Festival and a small performance space that will be used during the Oregon Bach Festival season (an early summer event), and for other events throughout the year. The capacity of the performance space is low – around 100-120 audience members maximum. Visitors may park on campus or on adjacent streets, and some will walk from the nearby residential neighborhood. Others will filter to the building from the adjacent School of Music and Dance (SOMD)
3. Level of development of proposed design: we are at the beginning of the Schematic Design effort for this project and the final location and configuration of the building is in flux.
4. Size: approximately 11,000 GSF
5. Program:
 - a. 2,300 SF musical rehearsal room that also functions as a recital room – occupancy greater than 100, and so A occupancy. May have a balcony accessible from the second level adjacent program space
 - b. Board Room, Library, Administrative Offices and Storage spaces for the Oregon Bach Festival – all B occupancy
 - c. Total assignable SF: 6,700 ASF.
6. Construction Type: likely to be V-B
7. Height: two story structure for B occupancy spaces – approximately 25'-0 high. Rehearsal / Recital room will be a single story, taller structure: at 40' high.
8. Relationship to existing School of Music and Dance (SOMD) complex: ideally the new facility will be connected to SOMD via a covered outdoor walkway.
9. Service Road (continuance of Harris Street on UO campus: ideally this will be reconfigured along the lines of the attached sketch.

Questions:

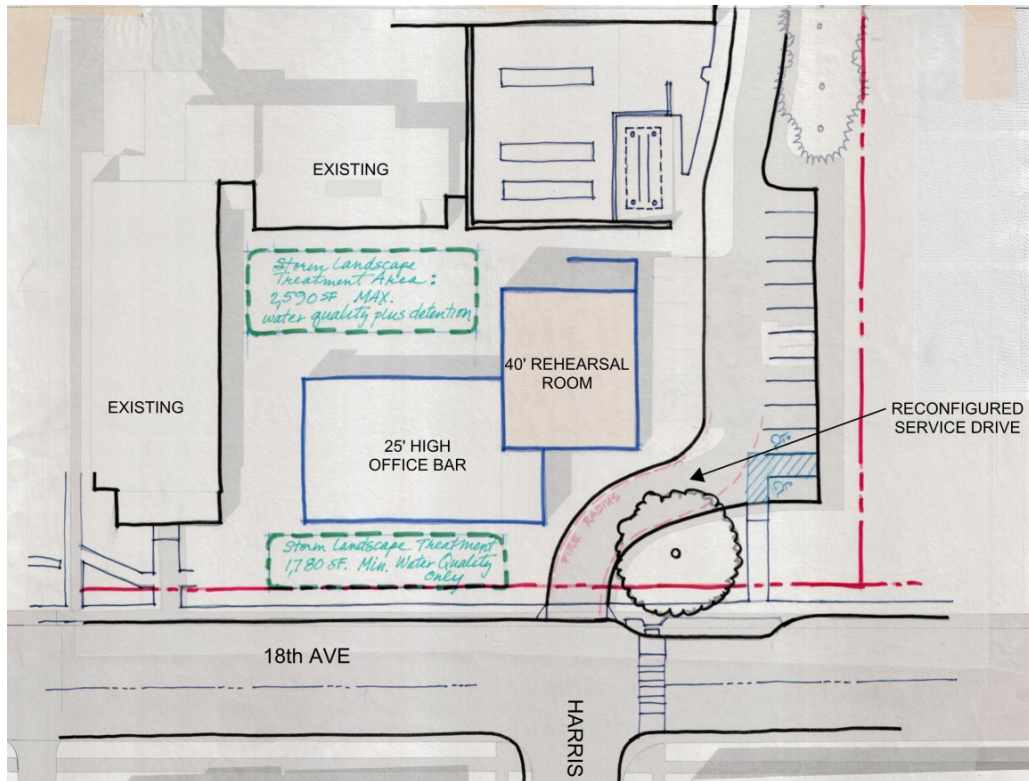
1. Setbacks on 18th Avenue: confirm required setbacks
2. Alignment of service road to the east of this proposed development and Harris Street – is alignment required? We understand that there is a 200' rule for un-aligned roads, where the campus road would need to be 200' away from Harris Street. If an adjustment to this

rule is desired please confirm the timeline/process/costs for consideration, and share any opinions about a mis-alignment at this intersection.

3. Assuming the Service Road alignment with Harris St is maintained in its current configuration, and the campus roadway reconfigured per the attached sketch, can the Fire Marshal give us preliminary approval for the proposed layout?
4. The new building will displace 18 existing parking spaces; the hope is to replace these and add up to seven additional spaces, located along the Service Road. One option is for these to be nose-in parking spaces; vehicles would reverse into the Service Road on departure. The Service Road is a fire lane. Is this basic strategy sound?
5. Please advise regarding the proposed location of accessible parking spaces
6. What would trigger a PEPI process for this project?
 - a. Prior question: [Can we create a dedicated on-street drop off zone on 18th Avenue? If so, how far from the Harris Street and service road intersection must this be? Can we do this in the currently yellow-painted curb zone in order to retain all on-street parking?]
 - b. New question: current strategy is to provide a drop off zone on 18th that doubles as a fire truck parking position point for rooftop access; is this acceptable?
 - c. We proposed to eliminate two on-street CoE parking meters to achieve (b). Is this acceptable? Is there a fee requirement?
 - d. There is an existing crosswalk on 18th Avenue on the east side of the Harris St intersection that may benefit from improvements, and UO is interested in possibly creating an additional crosswalk on the west side of the Harris Street intersection.
7. Will other improvements be required along 18th Avenue? We'd like to discuss adding a crosswalk light to the eastern crosswalk along 18th to the project site.
8. Fire Truck access to the new facility: please confirm that access to the >30' high building can be achieved from an adjacent roof ships ladder access is provided.



Campus Plan diagram with orange dot showing proposed project site



Proposed site plan showing re-configured Service Road and parking.

Proposed building massing with existing context. View is looking NW.

