



CITY OF NEWPORT BEACH LIBRARY LECTURE HALL DESIGN COMMITTEE MINUTES

Zoom

Wednesday, February 3, 2021 at 1:00 PM

I. CALL MEETING TO ORDER

Chair Jill Johnson-Tucker called the meeting to order at 1:00 p.m.

II. ROLL CALL

Present: Chair Jill Johnson-Tucker, Vice Chair Janet Ray, Committee Member Karen Clark, Council Member Diane Dixon, Committee Member Matthew Witte

Absent: None

III. NOTICE TO THE PUBLIC

None.

IV. PUBLIC COMMENTS

Ms. Deborah Allen requested an edit to the December 7, 2020 minutes. Specifically, that term "Height Plane" should be changed to "Sight Plane Ordinance" in the minutes.

Mr. Jim Mosher noted the agendas are not very informative as to the topics that will be discussed during a meeting. He pointed out that originally it was said there would be community meetings to discuss the projects. Finally, he noted Mr. Rabben's last name should be spelled with two "b's" and not one.

V. CONSENT CALENDAR

1. *Approval of Minutes*

Council Member Dixon asked that the word "dressed" regarding her comments be changed to "design."

A motion was made by Committee Member Clark, and was seconded by Vice Chair Ray to approve the *Draft Minutes of the December 7, 2020, Library Lecture Hall Design Committee Meeting, as corrected*.

The motion carried unanimously with the following vote:

AYES: Chair Jill Johnson-Tucker, Vice Chair Janet Ray,
Committee Member Karen Clark, Committee Member Matthew Witte, Council
Member Diane Dixon

NOES: None

ABSENT: None

ABSTAIN: None

VI. CURRENT BUSINESS

1. Project Review

Mr. Coffee laid out the agenda for the meeting. He noted the goal is to settle on a direction without having to make a final decision. He stated he would address the discussion from the last two weeks and would point the Committee in a direction.

Chair Johnson-Tucker noted there was a subcommittee meeting at Mr. Coffee's office where they discussed exteriors, colors, carpet and upholstery samples.

Mr. Coffee stated the Committee would discuss the site plan, building design, interior and exterior, technological issues regarding acoustics, and sun control. He clarified their goal for schematic design is to present the library foundation with a number of exhibits to present to City Council and the Irvine Company and to potential donors.

Mr. Coffee started the discussion with the building design aesthetic.

Council Member Dixon asked whether the Committee would be tracking the proposed budget.

Mr. Coffee noted a preliminary budget was done after the site plan was completed. He noted that for the building, they had to assume costs per square foot based on other similar buildings and were only able to provide an estimate. He clarified after the meeting today, they would be able to get a better cost estimate.

Council Member Dixon expressed her concern they might be operating outside of budget.

Committee Member Witte stated it would not be helpful to have an estimate until now because the project has evolved. He stated the Committee first has to settle on major design choices and if the project was over budget, there are a number of aspects such as material choices to look at and the Coffee team would have to determine how to bring the project back within the budget. According to Committee Member Witte, value engineering along the way would not work.

Council Member Dixon stated she would like the Committee to be mindful that the project has to be within the budget.

Committee Member Witte noted he has not seen anything that seems "over the top" to him.

Mr. Coffee showed the Committee the schemes discussed in the previous meeting. He noted the first scheme contained vertical fins and a glass façade and the second contained a metal façade which they called the "ocean wall." He pointed out two concerns with the façade in addition to aesthetics were sun angles and acoustics.

Mr. Coffee provided a simulation to show the sun angles with the sun position at different times of day and on different days of the year- December 20th, June 20th, and September 20th. He also addressed acoustical issues with regards to the glass wall. He noted sound transmitted from the stage to that wall will be reflected.

He pointed out the server room was taken out of the AV room, and was placed by the electrical room. He asked Mr. Jeff Miller to explain why he is proposing the longer console and that the room be closed.

Mr. Miller explained the room will have multiple functions and needs to be versatile so the equipment does not have to be changed to do different things. He noted that in this project,

there are no rooms behind the backwall because the backwall is the glass to the street and the enclosed space, with windows that can be opened when necessary, would be helpful.

Mr. Coffee explained another opportunity for design is the glass window which parallels the ramp space and goes into the lecture hall.

Mr. Coffee then proceeded to discuss design. He noted the primary idea is that the project prioritize unity between the various buildings. He also addressed Mr. Mosher's concern that trees could block the view and stressed the trees would actually create an entry corridor. Mr. Coffee discussed the truncated domes and the curb.

Mr. Coffee asked Mr. Bill Rabben to explain.

Mr. Rabben explained that a water element in the original design was an important, focal element, but they considered the comments about the water feature and considered keeping it hidden and elevating it from the source creating a light veil treatment.

Mr. Coffee noted the concern of feeling exposed to the street with the glass wall. He explained the glass could be obscured and outlined the way it would work. He recommended they use a darker grey shade.

Committee Member Witte noted it adds an acoustic baffling element.

Mr. Coffee depicted what they would like to do with the glass wall. He explained how the wall would affect the acoustics and how it would be integrated to the design. Mr. Coffee depicted how the angled panel would cut the sun penetration. He opined however, that it takes the elegance away.

Mr. Coffee then discussed the "ocean wall" scheme. He discussed changing the color scheme to neutral. He noted both Chair Johnson-Tucker and Committee Member Witte liked the lighter color on the inside better. Mr. Coffee discussed shades will be needed along the whole wall.

Mr. Coffee then discussed interior finishes such as aluminum panel, glass, and marble elements. He demonstrated how panels can color change depending on the light. He discussed color schemes further and noted a "muddied" color is not desired. Mr. Coffee pointed out the backs of the chairs will have a wood back and described the lights, and the speakers and the way in which elements will be accommodated in the stage area. Ultimately, he said the most favorable feeling is to use a lighter-colored carpet.

Mr. Coffee explained the best solution is the "ocean wall" because it provides a memorable façade, addresses the obscurity requested, but at the same time, provides adequate views out. He provided renderings of the same. He noted he would like to discuss the purpose of the wall and the optional variations. He discussed how the patterns have been changed. Mr. Coffee discussed the option of a "rainscreen."

2. Robert Coffee and the architectural team presentation and discussion of possible interior and exterior layouts to the Library Lecture Hall Design Committee

Chair Johnson-Tucker opined the initial improvements and changes worked out very well. She expressed how much she likes the simplification of the colors. She asked that the screen be denser by the right-hand side panels.

Mr. Coffee commented that it would be possible. He commented that the value of the approach they are taking is that it is a systemized approach.

Chair Johnson-Tucker commented that she does not like the "thin-looking" metal like the one at the environmental center. She noted that she agrees with Committee Member Witte's

comment that the ocean wall exterior looks more like a culture and arts building. She commented her second favorite is the one that Mr. Coffee is reluctant to do because of plagiarism.

Mr. Coffee noted he does not like the design.

Chair Johnson-Tucker then explained she does not like the chair fabric patterns in the interior. She would prefer a simple solid, high-use friendly material such as "pleather." She likes the light, gray-green color in the last picture. Finally, the carpet does need a subtle pattern so it does not show stains.

Council Member Dixon commented the material in city chambers is probably faux leather. She stated she likes the "sea foam" but it will be a conversation piece. She suggested that the design not be chosen to solve the issues with the sun. She agreed the interior should be lightened up significantly and expressed her worry about the community reaction.

Committee Member Clark noted she is drawn to the fins and likes this "sea foam" more than the last presentation. She commented that the green and blue seem a bit "gaudy" and she is not sold on the version of the "sea foam." She would also prefer plain color seats with a simple carpet with a minimal pattern. She asked Mr. Coffee about the tiles with the color shift and where they would be placed.

Mr. Coffee answered that they are not tiles but metal painted with a prismatic paint so it reflects light differently. He noted this would work well on the fin.

Committee Member Clark asked if there as an example of where they could see these. She noted she did not care much for the diamond panel.

Mr. Coffee stated the Disney headquarter offices are an example.

Vice Chair Ray stated that she prefers the "ocean foam" design and likes the solution to the light problem with the shades and asked whether this also helps with the acoustic problem.

Mr. Miller explained there are options for tuning the room differently for different events. He explained there are three issues- sunlight, acoustics and feeling too exposed, which the shades help solve but other aspects like the sea foam screen also help when the shades need to be up.

Chair Johnson-Tucker opined that having the shades down all the time defeats the purpose. She noted that Committee Member Witte asked how open they would like the area to be. She opined that there is no need for a completely open space because the opening is to Avocado.

Vice Chair Ray commented that people will not be peering in at the level where the windows are. She likes the idea of the pleather with a neutral color because it is durable and easy to clean. Her opinion is that the current choice is too dark.

Chair Johnson-Tucker pulled up a picture of City Hall because she likes the plain vanilla color with the wood chairs.

Council Member Dixon suggested another computer simulation of the view plane into the building from across Avocado Avenue because there is no sidewalk there.

Mr. Coffee commented on the view level for people sitting in the building and across the street and is not sure whether visibility is actually a problem.

Chair Johnson-Tucker explained the "sea foam" design was not created based on the visibility problems. She commented on the available lobby space and opined that once patrons are in

their seats, no one can see in. Her concern is people will feel exposed at night when there are no lights on outside.

Vice Chair Ray commented that she sees the opposite, because the light will be coming out from the lecture hall onto Avocado. She stated that she believes this design has a lot of energy and she is not concerned about public response.

Council Member Dixon agreed as long as safety is not an issue, she would prefer this design because it is more inviting whereas other designs are trying to obscure what is inside.

Committee Member Witte explained that the façade and elevation of this building will be what sets it apart as a cultural venue, because the other buildings are more solid and curtailed. He considers this an opportunity for branding or imaging, and because this is a cultural building it should not look institutional or industrial. He noted that he is not opposed to the idea of a vertical fin but commented that using vertical fins along the façade does not look like a cultural building. Committee Member Witte expressed that this could be a cultural and artistic building and he agrees people will talk about it and be intrigued, which is a good thing because this building should not disappear.

He also agreed with Vice Chair Ray that the complexity of the fabrics should be downplayed for presentation purposes because they are not a focal point right now. Finally, Committee Member Witte suggested that the entry be more important because right now it looks like a shopping center entryway. He commented that he is prepared to recommend this scheme and would like to ask at the next stage of design, to further develop the design. Ultimately, he would like for this building and its entrance to be more exciting and dramatic.

Chair Johnson-Tucker asked that Tim address the blinds. Tim opined that they are a good idea because there are certain periods of the year where the sun may be blinding.

Mr. James Houlihan, Public Works Deputy Director/City Engineer, asked whether they will be able to undulate the back wall given acoustic needs.

Mr. Coffee explained they will be able to design the glass independent of the screen.

Mr. Peter Tauscher commented that he likes the proposed designs but feels like that the interior should appear clean and easy for fundraising purpose.

Council Member Dixon asked whether Mr. Coffee looked at the brick between the community room and the chambers and whether that would dress up the area.

Mr. Coffee noted they can address the undulating wall and the brick when they discuss costs.

Ms. Deborah Allen noted her concern with the lights. She also shared Tim's concern about the blinds and the need to keep the light out of the building. She asked the Committee to consider keeping the parking lot lights facing downward.

Mr. Coffee showed Ms. Allen a portrayal of the view of the building, which he discussed at the October 26, 2020 meeting. He noted the only part that is visible is the area in the courtyard.

Ms. Allen commented that she trusts the Committee and architectural team will keep the lights in mind.

Mr. Jim Mosher commented that this is a public building and both design options should be kept available so the public can decide what design is the preferred design. He agreed the entry is blasé and suggested art or decoration above the entry door.

Ms. Dorothy Larson from the public was present but unable to connect remotely. (*Comments via email which are attached.*)

3. Continued discussion of project schedule, programming and concepts

Chair Johnson-Tucker noted there have been discussions about timing and the information from the presentation will be presented to the Board of Library Trustees and the Foundation and wait for the City to add to the Council agenda.

Council Member Dixon noted the cost will have to be put together before it is taken to Council.

Chair Johnson-Tucker agreed. She commented the steps added to improve the sightlines led to a need for ADA ramps, which added to the total square footage added square footage, as did the addition of the restrooms.

Mr. Tauscher asked whether a decision on the concept would be made today or at a later meeting.

The Committee decided to wait to see the progress Mr. Coffee makes to discuss further.

Mr. Coffee stated they would put a package together with the "ocean wall" schematic. He asked that the Committee make a decision before he can get a cost estimate because he needs to consult with contractors.

Committee Member Witte agreed with Mr. Coffee that a determination of a specific scheme is dispositive but the Committee needs to decide whether there is enough information to take the next step. He opined the building cannot get smaller, shorter, or oriented differently and still accomplish everything they would like so ultimately, what the Committee is left with, are material decisions because the structural, HVAC systems, etc. are set. They will not be able to get accurate cost numbers unless they have all the information that is needed.

Council Member Dixon asked whether this can go to the cost estimator.

Mr. Coffee confirmed this can go to the cost estimator.

Chair Johnson-Tucker asked Mr. Coffee to proceed with the cost estimate before they decide whether they need to meet again in two or three weeks.

VII. MATTERS WHICH COMMITTEE MEMBERS WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION OR REPORT (NON-DISCUSSION ITEM)

None.

VIII. ADJOURNMENT

Chair Johnson-Tucker adjourned the meeting at 2:58 p.m.

APPROVED BY:

Chair Jill Johnson-Tucker

From: Dorothy Larson <dlarson@larsoncpas.com>
Sent: Wednesday, February 03, 2021 3:29 PM
To: Tauscher, Peter
Subject: FW: Library Lecture Hall input

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

My apologies Peter, your address in my email put an extra . in your address!
Dorothy Larson

From: Dorothy Larson
Sent: Wednesday, February 3, 2021 3:18 PM
To: Jill Johnson-Tucker; Karen Clark; Janet Ray; 'ddixon@newportbeachca.gov';
Matthew.Witte@related.com; PTauscher@newportbeach.ca.gov
Subject: Library Lecture Hall input

Hi all,

Thank you so much for all your hard work on this. I know I have been 'invisible' on the sidelines for now, but wanted to express my opinion regarding today's meeting, re: the exterior wall.

Some of the renditions of the vertical columns look lovely, but some look boring. We talked from a while ago about this being an iconic building. And it definitely needs to stand out as a cultural arts building. So I really appreciate what Diane said regarding the 'sea foam' wall – people will talk about it. That is a good thing. People talked about the Eiffel Tower, and a lot of people didn't like it. But it is iconic!

So as a member of the public, and someone whose heart is in this project, I vote for the 'iconic' sea foam wall. We want people talking, and I believe that it will be mostly good talk!

Sorry for my technical issues today, with my mic! Thanks again for all your work. So excited and looking forward to this long-awaited for building.

Dorothy Larson
Corona del Mar
949-636-6688