Meeting Minutes

Project: Multnomah County Library Operations Center  
Project No. 21008  
Date: 18 November 2021 6:00 pm

From: Tereza Wiest  
twiest@henneberyeddy.com  
To: Meeting Attendees

Attendees: 
Project Delivery Team:  
Tereza Wiest – Hennebery Eddy Architects  
Meg Matsushima – Hennebery Eddy Architects  
Pooya Bakhsheshi – Hennebery Eddy Architects  
Haley Teske – Hennebery Eddy Architects  
LauraBeth Lewis – Fortis Construction

Ownership Team:  
Katie O’Dell – Multnomah County Library  
Liz Sauer – Multnomah County Library  
Alene Davis – Multnomah County Library  
Greg Mexicott – Multnomah County Library  
Anthony Trapani – Multnomah County

(5) Other Community Members (names withheld)

RE: Multnomah County Library Operations Center Neighborhood Meeting

1. Introductions, Purpose of the Operations Center, Project Goals
   A. Tereza Wiest introduced the design and ownership team.
   B. Katie O’Dell explained the purpose of the Operations Center and how it relates to the Library’s overall Bond program.
   C. Tereza described project goals and how these relate to overall county goals. She mentioned that the building design will take community needs and feedback into account.

2. Site Context and Proposed Site Plan
   A. Tereza described the site location in relation to the greater Library system, the region, and the immediate surroundings.
   B. Tereza described the proposed site plan.
      a. The existing parking lot will remain generally in its existing configuration, with the addition of a secure parking area for the Library’s fleet and expanded areas of landscape to meet the zoning requirement that 15% of the site must be landscaped.
      b. A pedestrian crossing across NE 122nd Avenue is currently being planned by PBOT, and the driveway to the north of the building will reduce to two lanes. The sidewalk along 122nd Avenue will be increased in size due to a property dedication, which will create a more pedestrian-friendly experience.
      c. The building footprint will remain similar, but will expand to the north into the existing portico and a few feet beyond it. A second level addition will be built along the eastern edge of the building.
d. The existing loading dock will remain in its existing configuration, and a covered trash enclosure will be added to the west of it.

e. Seating and landscaping will be added along NE 122nd Avenue. The intent is to use plants that are attractive to pollinators and to also add an educational component.

3. Proposed Floor Plans
   A. Tereza gave an overview of the proposed floor plans.
      a. The main entrance to the building is at the northeast corner of the building next to 122nd.
      b. The intent of the design is to include workspace and meeting uses along NE 122nd Avenue to activate the streetscape and to create “eyes on the street”.
      c. The program will serve many purposes for the employees of the library by creating collaborative spaces for internal purposes, as well as creating room for tools to better serve the community. This includes a space for an Automated Materials Handling system, which will help turn around holds very quickly.
      d. Much of the square footage is dedicated to the general collection, which will include items that are now held at Library branches and will in turn allow for more community spaces as branches are remodeled throughout the Bond program.
      e. The northwest corner of the building will be the home to Friends of the Library, a non-profit associated with the library that will sell used books and other items out of a retail space. This will be the only publicly-accessible space in the building.
      f. The second floor primarily holds training and conference rooms, as well as a terrace and workspaces.

4. Exterior Design Concept
   A. Pooya gave an overview of the exterior design concept and shared renderings.
      a. The concept of the design is centered around the flow of knowledge throughout the library system. By looking at the patterns of a bookshelf, varied rhythms of books start to emerge between the different shelves. The exterior façade translates this by using the floors as the ‘shelves’ that hold patterns of books in the form of the windows and metal panels.
      b. The photovoltaic array that is visible on the roof also play a significant role in shaping the exterior design. Their visibility gives character to the building and highlights the Library’s value of sustainability. Two types of solar panels will be used: traditional panels and bifacial panels that can collect sunlight from both sides.
      c. Public art will also be incorporated near the main entrance, and the process of engaging regional artists to develop a design concept is underway with RACC.
      d. Primary materials on the project include a variety of metal panels and glass, including fritted glass.

   B. Tereza shared proposed building sections. Locating the second floor addition along the east side of the building, away from the Hazelwood Apartments, mitigates the impact on views for the residents.
5. **Project Schedule**  
   A. The project is currently in the heart of the design phase. Construction is planned to begin in summer 2022 by Fortis Construction. The intent is for the building to open by the end of 2023.

6. **Questions and Discussion**  
   A. There was a question in the chat about whether there would be plants under the solar panels, similar to Multnomah County Courthouse. Tereza explained that there generally would not be, with the exception of plants on the employee terrace, which will be partially shaded by solar panels. There is no green roof planned for the project.
   
   B. Liz Sauer shared that the community can learn more about the Operations Center project and the Bond program at [https://multcolib.org/library-building-bond/preface-project](https://multcolib.org/library-building-bond/preface-project) and [https://multcolib.org/about/library-building-bond](https://multcolib.org/about/library-building-bond).
   
   C. No other questions were asked during the presentation or Q&A segment at the end. No additional comments from attendees were made.

7. **Attachments**  
   A. 21_1118 MCL Operations Center Neighborhood Meeting Slides.pdf

*If these meeting minutes do not concur with your understanding of the issues discussed and/or the resolution of those issues, please notify the preparer within seven days of issue date of the meeting notes or they will stand as written.*