



Oregon State
University

CAMPUS PLANNING COMMITTEE RECOMMENDATION

TO	Paul Odenthal, Senior Associate Vice President for Administration
CC	Bruce Daley, Associate Vice President for UFIO Libby Ramirez, University Architect & Capital Resources Manager Bob Richardson, University Land Use Planning Manager
FROM	Rebecca Houghtaling, Senior Planner
DATE	February 21, 2024
SUBJECT	CPC Recommendation: Benton Place, Site Approval

Issue / Request

The Vice President for Finance and Administration is requested to consider the Campus Planning Committee's (CPC) recommendation to approve the Benton Place for site approval.

Discussion

University Facilities Infrastructure and Operations staff is recommending site approval to reconstruct Benton Place, a portion of campus between Jefferson Way and Washington Way. This area is identified in the Corvallis Campus Vision as a Vital Open Space Opportunity Site. Benton Place is part of two of the major projects identified in the OSU Transportation Plan: the Benton Place / 17th-16th Streets corridor and the Pedestrian/Bicycle Priority Zone. This corridor is envisioned to have dedicated bicycle and pedestrian facilities, which will vastly improve this north/south connection for students from Western Blvd to Monroe Ave and better serve both the variety of uses along the corridor and campus as a whole. The corridor will include a cycle-track, which will intersect with the cycle-track on Washington Way (currently under construction) and the cycle-track on SW 17th/SW 16th Street (construction summer of 24). Surface parking west of the existing Benton Place will be removed to accommodate the cycle-track, as well as provide enhanced pedestrian facilities around Goss Stadium. The space east and west of the cycle-track will be plazas, landscaping, bicycle parking, and park space.

On February 21, 2024, the CPC considered the Site approval request. After review of the staff analysis and discussion, the CPC found the proposal consistent with applicable campus plans (e.g., Corvallis Campus Vision, OSU Transportation Plan, Sustainable Transportation Strategy, Athletics Master Plan, and Campus Master Plan), and the CPC recommended Approval. The CPC also identified several items for the project team to address in the next design phase. Those items are listed below.

Items to Address

1. The Division of Finance and Administration Policy on Parking Replacement (Facilities and Grounds, Section 005-01) requires that parking removed within a construction project be replaced. If the project displaces parking spaces, the project will need to work with

Transportation Services to provide replacement parking and/or compensation consistent with the Finance and Administration Campus Facilities and Grounds Manual Policy 005.

2. The OSU Transportation Plan specifies a preferred width of 14 feet and minimum sidewalk width of ten feet. Given the adjacent uses and intended functionality of this corridor, the design should strive to achieve the preferred width.
3. The OSU Transportation Plan recognizes the need for separate pedestrian and bicycle facilities in the redevelopment of Benton Place. Refer to the OSU Transportation Plan’s Bicycle Facility Types and the Design Toolbox for design direction (<https://fa.oregonstate.edu/osu-transportation-plan-design-toolbox>).
4. For the OSU Transportation Plan’s direction for the corridor, *refer to* <https://oregonstate.app.box.com/s/km2r6nkaoftdhk94lpvk0qoql9rngrx5>
5. OSU’s Transportation Plan calls for implementation of a pedestrian/bicycle priority zone. Conversion of Benton Place into a pedestrian / bicycle corridor is part of that larger project. The redesign of Benton Place should incorporate recommendations from the Pedestrian/Bike Priority Zone project. <https://oregonstate.app.box.com/s/nty5j5ranlrd587asq9uxiwmhq9ia1ei>
6. The redevelopment of Benton Place will need to integrate with the designs for Community Hall Slope, as this project has advanced through Construction Documents.
7. The design and renovation of the Benton Place will need to protect the Redwood trees.
8. The redevelopment of Benton Place project will need to provide a detailed summary of building square footage added, removed and vacant, consistent with the signed MOU.
9. Benton Place is partially located within the OSU Historic District. As such, the project may require review and approval by the Historic Resources Commission.

Recommendation

The OSU Vice President for Finance and Administration may approve, deny, or modify the CPC recommended decision, or forward a Site Approval request to the University Cabinet for further consideration. The CPC recommends Site Approval with consideration of the items noted above.

Review and Concur

I concur with the Campus Planning Committee’s recommendations and approve the Site Approval request.

DocuSigned by:

Paul Odenthal

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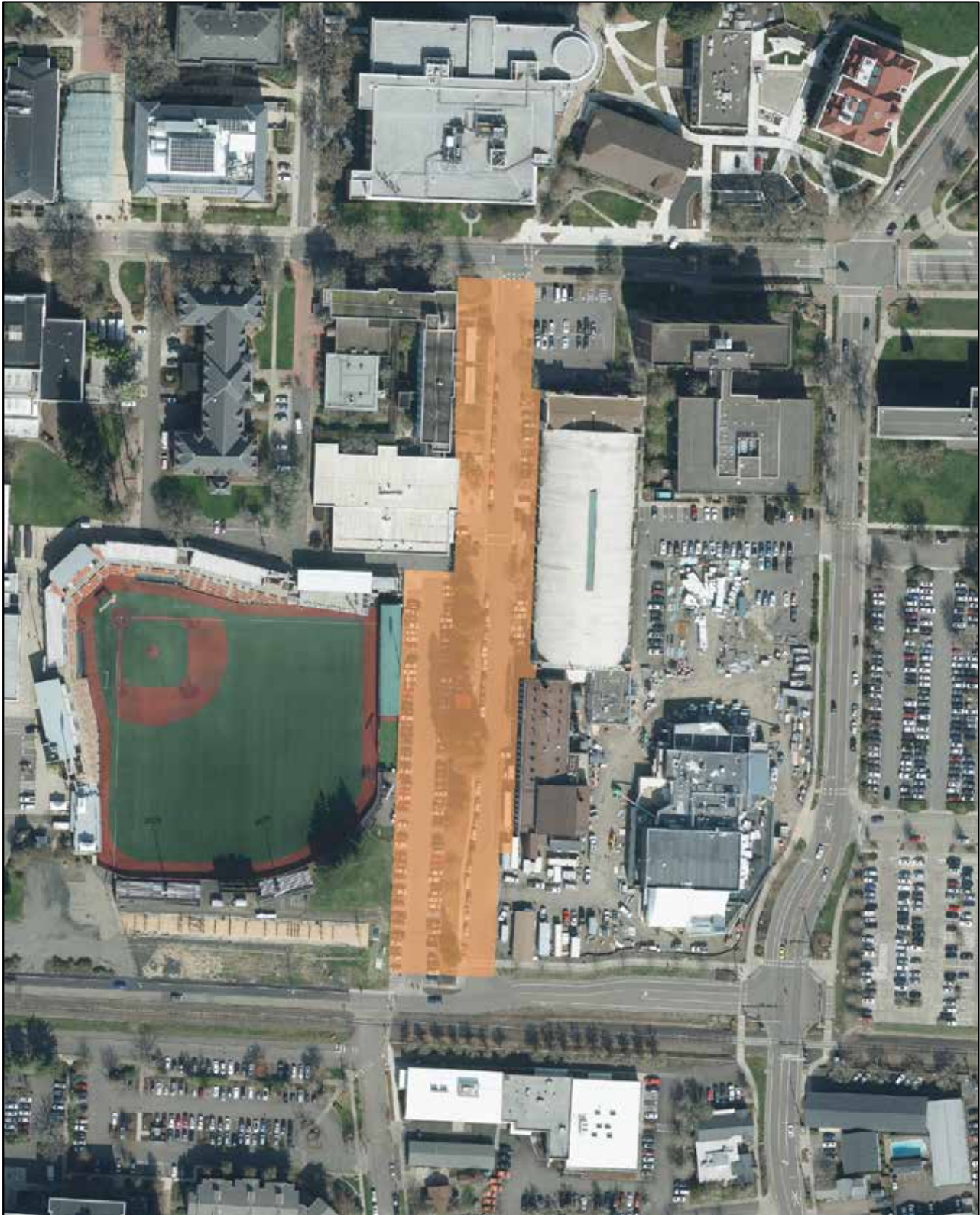
Paul Odenthal


Senior Associate Vice President for Finance and Administration


2/21/2024 | 15:42:27 PST


Date

Attachment A: Site Map



 Benton Place Renewal

 OSU Historic District



Map Produced by University Land Use Planning on 1/9/2024

