



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 DS UR DS BD
FROM	Bob Richardson, University Land Use Planning Manager DS RR
DATE	December 14, 2022
SUBJECT	CPC Recommendation: Collaborative Innovation Complex (CIC), Schematic Design Approval

Issue / Request

The Vice President for Finance and Administration is requested to consider the Campus Planning Committee's (CPC) recommendation to approve the Collaborative Innovation Complex (CIC) proposal for schematic design approval.

Discussion

The proposed project will redevelop three opportunity sites on the north end of campus for multiple new uses, consistent with the Corvallis Campus Vision (CCV). The project will include the construction of an approximately 143,000 GSF new building, the Collaborative Innovation Complex (CIC), to support research collaborations between all STEM colleges and organizations and will include signature facilities for specialized research to propel science and engineering forward at Oregon State University. Weniger Hall and the Weniger Hall East lot (3222) will be demolished, and the north end of its site will be redeveloped with a mobility hub adjacent to Monroe Avenue to support multiple transportation modes, including the OSU Beaver Bus and Corvallis Transit System. The southern portion of the Weniger Hall site will be redeveloped into a new open space quad and a new parking facility. Adjacent street frontages and bike and pedestrian facilities will be upgraded as part of the project. New public plazas and open spaces will be developed on the site.

On December 14, 2022 the CPC considered the Schematic Design 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, and Campus Master Plan), and the CPC recommended Approval. The CPC also identified several items for the project team to address or consider in the next design phases. Those items are listed below.

Items to Address

1. Memorial Place On-Street Parking – The parallel accessible parking proposed on Memorial Place creates conflicts with a south bound, contraflow bike lane on Memorial Place. As the site design is refined, this conflict must be resolved by relocating the proposed parking or reconfiguring bike facilities along Memorial Place.

2. Development Standards – Development shall comply with the plans and narrative as submitted for review by University Land Use Planning staff and the CPC and shall be consistent with the OSU Design and Construction Standards. The project shall obtain any required Building Permits associated with the proposal. Work associated with the proposal shall comply with the Building Code, as adopted and amended by the State of Oregon; and other applicable state and local codes and ordinances related to building, development, fire, health, and safety, including other provisions of the Land Development Code.
3. Sidewalk Width and Placement – As shown in current schematic design drawings, the project is proposing a reduction in sidewalk widths along 26th Street and Memorial Place street frontages. Along Memorial Place, the design also modifies the existing curb-tight sidewalk placement to a sidewalk separated from the street by a landscaped tree planting area. The proposed sidewalk widths and the proposed placement of the Memorial Place sidewalk do not conform to recommendations in the OSU Transportation Plan and Corvallis Campus Vision. As the design is refined, sidewalk placement and width should align with recommendations in the OSU Transportation Plan. Where the existing sidewalk width exceeds the minimum sidewalk width recommendations in the OSU Transportation Plan, the design should maintain the existing sidewalk width.
4. Accessible Parking – The CIC project team shall work with Transportation Services, Equal Opportunity and Access, and University Land Use Planning to determine the appropriate amount, location, and configuration of accessible parking to meet both existing and anticipated demand. The future orientation and configuration of the Weniger Hall East lot (3222) should be evaluated as part of this process. The project also shall include any modifications to existing facilities that are required to accommodate accessible parking as part of the project.
5. Bike Parking – The current location of bike parking will need further review and refinement. As the project is developed, the design team should work with University Land Use Planning and Transportation Services to identify the most appropriate quantities and locations for uncovered, covered, and secure bike parking at the CIC site and the mobility hub.
6. Existing Trash and Recycling – With redevelopment of the Park Terrace parking lots, the CIC project shall develop a strategy to provide for trash and recycling services at Plageman Student Health Center and the CEOAS Admin Building. Reconstruction of the Weniger Hall East parking lot (3222) shall maintain trash and recycling service to Gilbert Hall (Item to be Addressed 6).
7. Parking Lot Landscaping – Landscaping, including landscaping in and around the proposed new parking area, shall conform to standards outlined in the OSU Design and Construction Standards and the Corvallis Land Development Code Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting.
8. Design and Construction Standards – All utilities, lighting, and site furnishings shall comply with OSU Design and Construction Standards, unless a Design & Construction Standard Deviation Request is granted through the standard process, and shall be consistent with all other applicable codes and regulations.

9. West Entrance Design – Given its distance from 26th Street and its location relative to the CEOAS Admin Building, the western entry has a limited presence from the 26th Street frontage. As the building design is further developed, strategies for enhancing this entrance should be considered and employed.
10. Roof Mounted Photovoltaic Panels – If roof-mounted photovoltaic panels will be used, their installation shall be consistent with all applicable requirements in the Corvallis Land Development Code.
11. Accessibility Best Practices for OSU – All elements of the building and site design, including the mobility hub and the Weniger Hall East parking lot (3222), shall comply with the 2010 ADA Standards for Accessible Design and Section 01 10 02 Accessibility Best Practices for OSU.

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 J. Odenthal

Senior Associate Vice President for Finance and Administration

1/17/2023 | 09:55:10 PST

Date

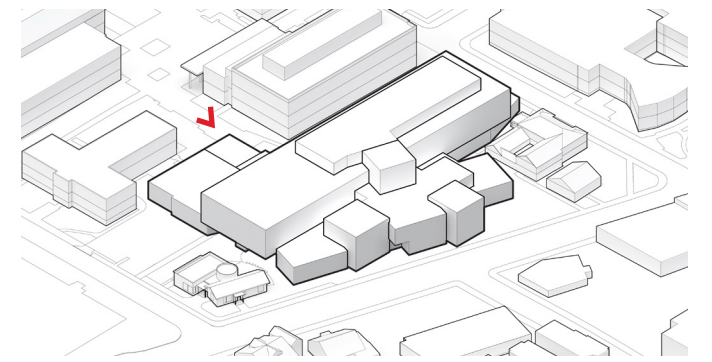
Proposed Site Plan



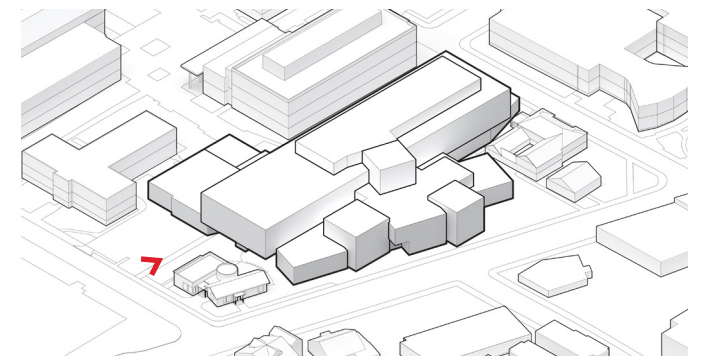
Aerial View



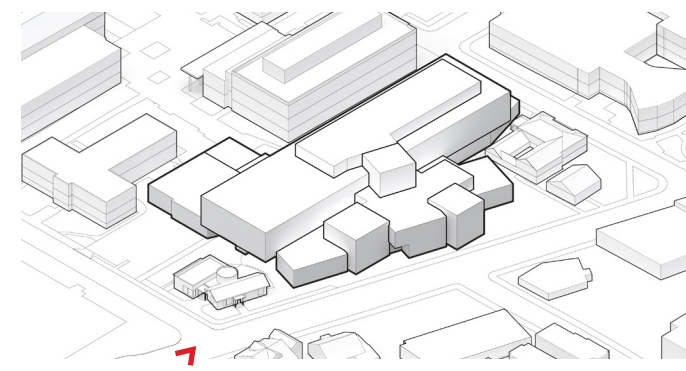
View from Kelley Engineering Building



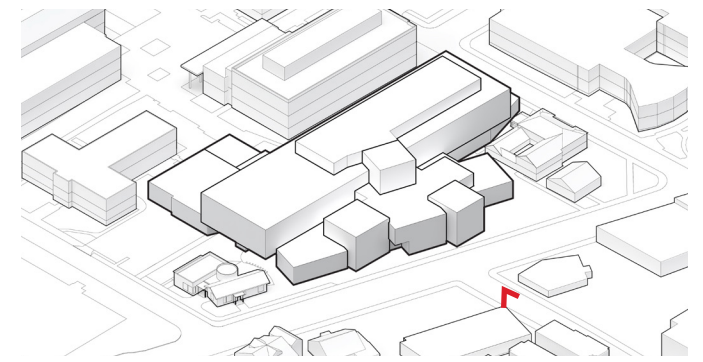
View from Memorial Place



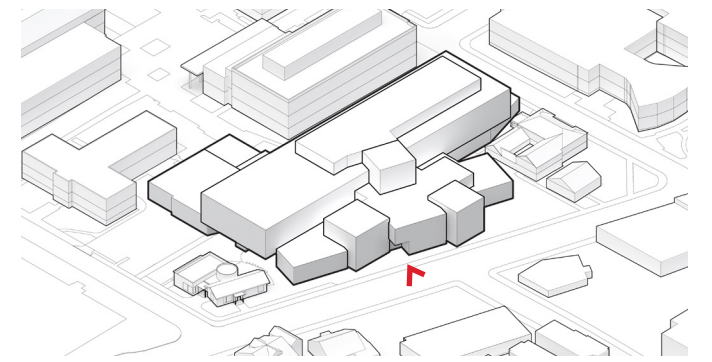
East Monroe



View from NW Monroe

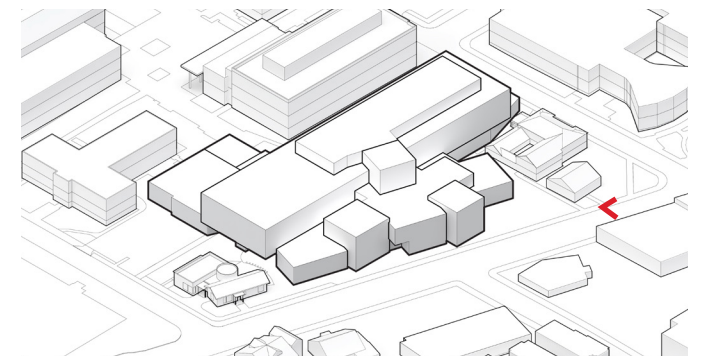


North Entry



View from NW Monroe

Signature Facility _ Maker Space



West Entry

