



Capital Planning & Development  
**CAMPUS PLANNING COMMITTEE MEETING MINUTES**

## MINUTES

<b>DATE</b>	December 14, 2015
<b>FACILITATOR(S)</b>	David Dodson
<b>MINUTES TAKEN BY</b>	Recorded
<b>ATTENDEES</b>	Mike Bailey, Bill Callender, Ryan Contreras, Trish Daniels, David Dodson, Dan Edge, Kate Halischak, Penny Hardesty, Michael Henthorne, Steve Lawson, Carl Metz, Janet Nishihara, Patrick Robinson
<b>EX OFFICIO</b>	
<b>STAFF &amp; GUESTS</b>	Rose DeBono, Rebecca Houghtaling, Sherrie Godell, David Craig

### INTRODUCTIONS

Attendees introduced themselves

### ROLES and RESPONSIBILITIES of CPC

David Dodson discussed the role of the Campus Planning Committee

- Serves in an advisory role.
- Makes recommendations to VP of Finance & Administration on issues related to campus development.
- Responsible for reviewing plans, including Campus Master Plan, Campus Sign Plan and other plans and policies that help guide development across campus.
- Reviews site approvals and new building construction and significant renovations.
- Important for members to attend meetings to participate as well as acting as ambassadors for the university by sharing the information from the CPC meetings.
- Under the By-laws CPC can meet as often as once a month, at a minimum must meet quarterly. For now it will be quarterly.
- A quorum needs to be present in order to vote. There are 16 voting members currently. 9 voting members constitutes a quorum.
- Some things will be brought to the committee as information and others will be brought for recommendation.

David Dodson will provide a link to the electronic version of the Campus Master Plan to all committee members.

The committee generally felt that Monday – Wednesday afternoons would work best for future meeting times. David Dodson will send a Doodle poll to committee members.

- Do not schedule on second Thursday of the month. That is when the Faculty Senate meets.

## PROJECT/CONSTRUCTION UPDATES

Rose DeBono, Capital Planning and Development shared the following updates:

- **Johnson Hall**
  - New building, target completion is fall 2016.
  - Windows are going in, finishing up roofing, interior framing is starting. Brickwork to start in the next few weeks.
  - 26<sup>th</sup> street will be closed during the Holiday Break for the steam line tie-in at 26<sup>th</sup> and Orchard. The contractor will minimize the closure time.
- **Valley Football Center**
  - North End Zone expansion, target completion is Fall 2016.
  - Adding approximately 38,000 SF and renovating 26,000 SF including new building entrance and home team locker room, north end zone seating and connections to the east and west concourses inside the stadium.
  - Construction began after the last home game in November and is expected to be complete fall of 2016. The stadium will be “football ready” for the first home game. Completion of interior renovations will follow. There are plans in place to accommodate the spring game and graduation.
  - Architect is HNTB.
  - General contractor is a joint venture of Hunt Construction and Fortis Construction. Hunt, based in Phoenix, has been involved in all recent stadium renovations. Fortis is an Oregon based company.
- **Parking Lots**
  - **Lot behind LaSells Stewart Center.** Open for use. The light fixtures are on order.
  - **35<sup>th</sup> Street lot.** Under construction. Target completion is February 2016.
- **Marine Studies Institute**
  - Instructional and Research building at Newport.
  - Preliminary planning is underway. An RFP has been issued to hire an architect/engineering team.
  - Goal is to break ground in summer 2017 with the building complete in Fall/early winter 2018.

## CAMPUS PLANNING UPDATES

### Electrical Reliability Plan – Rebecca Houghtaling

- Facilities Services and CPD completed a joint project looking at reliability of electrical power on

campus, specifically looking at generators.

- Recognizing that power outages will occur, these recommendations came from this project.
  - OSU will take the following measures to reduce impacts across campus:
    - Identify and prioritize buildings requiring backup power.
    - Implement plan to install backup generators and require infrastructure on these buildings.
    - Provide uninterrupted power supply for critical and sensitive research equipment.
    - Continue discussions with PP&L regarding improvements, redundancy and increasing safety and reliability on campus.
- 57% of power failures are from off campus failures.
- Worked with UHDS, Emergency Preparedness, Facilities Services electrical shop and the Research Office to develop the priorities.
- Project implementation, from design to construction takes about 15 months.
- Looking at adding 12 generators in the next 3 years at a cost of approximately 7 million dollars.
- Once installation goals are met for these buildings, looking at upgrading or replacing current generators.
- Only 3 buildings are picked up at the time of a failure: Milam, Pharmacy and Dryden Hall.
  - Recommendation
    - 3 infrastructure update projects (Weigand Hall, Kerr Admin Building and Wilkinson/Gilfillan Auditorium) to pick up life/safety.

Question: What are the 43% of failures that originate on campus related to?

Response: It could be any number of things which is why one of the recommendations is to continue to work with PP&L on some of those issues.

Question: What can be done to encourage PP&L to deal with the 57% that originate off campus?

Response: Contact Joe Majeski or Stuart Larson with that question.

Question: How were the buildings chosen?

Response: It was a discussion between the Research Office and Facilities Services on the effort and work that goes in to picking up the buildings. They looked at the safety or the building occupants and the responders to the outage(s).

**City/OSU Interim Parking Development Agreement and Future Parking Lot Locations–** David Dodson and Rebecca Houghtaling

- OSU is regulated by the City of Corvallis through the Land Development Code and the current Campus Master Plan.
- When Campus Master Plan was approved in December 2004 there was never specific language but there was concern about the end date of the Campus Master Plan. Some viewed the language in the document as saying it was valid for 10 years and some saw it as being valid for 12 years.
- The biggest concern at the time was parking and the impact associated with OSU's growth.
- OSU and the City created the Parking Development Agreement which is in place until the end of 2016, that gives OSU the ability to operate under the existing Campus Master Plan but any displaced parking associated with new construction will need to be replaced somewhere on campus at a 1:1 basis. Any new building construction (over 3,000 SF of habitable area) OSU is obligated to provide 1.2 new

parking spaces for every 1,000 SF of additional square footage.

- OSU committed to going back prior to this agreement to address parking that was displaced with Samaritan Sports Medicine Facility and Johnson Hall.
- Parking needs to be provided on fairly short order. From the date building permits are issued, OSU has to have the new replacement parking installed and operational 6 months after the permit issuance date.
- Planning reviewed and identified areas on campus where parking is most suitable. Identified 6 locations.
- Currently developing recommendation to forward to VPFA. One of the criteria was that the eventual parking lot would be used. Many of the identified locations are already approved through the Campus Master Plan.
- We prefer to put parking to the side or in the rear of buildings.
- The identified additional parking is 200 additional spaces. We hope to work with Transportation Services to see if their efforts combined with the funding for projects already in the queue, can help construct these parking spaces and have them in surplus for future projects.

Question: How is the zone (A, B, C) determined for these spaces?

Response: Transportation Services makes that determination.

Question: Is there any thought to reserving sites for a potential (future) parking structure.

Response: Planning has been working on a transportation plan for the University. Discussions about a parking structure are ongoing.

## SITE APPROVAL REQUESTS

Site approval requests come before CPC and allow a department/group to lock-in site approval for a 3-year period. This grants them the ability to secure funding, develop refined designs and then come back to the CPC for schematic design approval.

### Bexell Grounds

- College of Liberal Arts is remodeling Bexell Hall and are interested in installing art improvements around the building and grounds. Most of the improvements are in the courtyard to the north of the building.
- Bexell is located in the OSU historic district and therefore some of the art may be subject to review and approval by the city's Historic Resource Commission.
- OSU's outdoor art committee would also review any outdoor art.
- The request is consistent with the relevant sections of the Campus Master Plan.
- Staff concerns
  - Tree in the NW corner of courtyard should be protected and existing walkways for pedestrians and bicycles should be maintained.
- Recommendation
  - Site approval

Question: Is there any consideration for replacement of the mature tree with a young tree on the east end of the area?

Response: Bill Coslow, OSU landscape manager and Rebecca Houghtaling have met with CLA staff, Bill will be actively involved.

Question: How will this be paid for in terms of long-term maintenance?

Response: There has been preliminary discussion and they will be ongoing. It will have to be funded by CLA or grants.

David Dodson commented that the purview of this committee is to determine whether or not the site is reasonable and suitable for accommodating this type of use. As a committee, if you approve this request today, you have the ability to impose conditions. One of those conditions you might want to consider would be to require CLA to reach out to at least the adjacent units that would be impacted by a change to the courtyard.

Question: Are the paths ADA compliant? If they're not are we going to run into issues if we are now making changes, that any changes will need to be ADA compliant?

Response: Any changes would need to be ADA compliant. Even the objects – if proposed for seating – would need to be compliant.

Motion to accept site approval with the conditions outlined below:

Before moving forward there was discussion about what the conditions should actually be for this request:

- Prior to outdoor art installation, CLA shall engage with adjacent building users and the campus at large to obtain endorsement on proposed changes to the courtyard.
- CLA shall obtain endorsement from Facilities Services to ensure long-term funding and maintenance of any new outdoor art installations.

Motion carried unanimously.

**Advanced Wood Products (AWP) Lab**

- A portion of the Oregon Forest Science Complex.
- A laboratory with sophisticated manufacturing systems, a high bay lab and designed to support interdisciplinary education programs.
- It will house a new National Center for Advanced Wood Products Manufacturing and Design that is a collaborative effort between OSU College of Forestry, the OSU College of Engineering and the University of Oregon School of Architecture and Allied Arts to drive the commercialization of new and innovative wood products in buildings.
- Proposed site is north of Washington Way between 30<sup>th</sup> and 35<sup>th</sup> Street. Sector B. It is not located in a neighborhood transition area.
- Not in the Historic District. It is located due west of the Historic District. May have to go through some review by the Historic Resources Commission.
- Estimated size – single story structure, appx 17,000 SF.
- There are a few displaced parking spaces. Those will need to be addressed per the development agreement.
- May trigger Washington Way upgrades to meet City standards.

Assessment

- Rebecca Houghtaling reviewed the assessment which had been completed.
- Site would have to work with CEOAS and other units that have cold storage near the site.
- The pasture site being displaced has not been in use for some time. Project Manager has been in talks with Dean of Vet Med. Solutions are being discussed.
- Three sites were discussed. The other two were ruled out because of functionality reasons or displacement of parking or safety concerns, etc.
- The future delivery trucks will be large.

Motion to accept site approval and seconded.

Motion carried unanimously.

### **Student Housing Replacement and Expansion**

- UHDS conducted a market analysis in 2013 which indicated the need for up to 350 additional housing units on campus, including replacement of 94 legacy units at Orchard Court. They are asking for approval of two sites to address this housing need.
- Site #1: Large block on Lower Campus. Targeted for future development of approximately 256 apartments or townhomes.
- Site #2: Orchard Court site. 94 existing legacy units. The 13 newer units in the NW corner of the block would remain.
- Both sites are along the campus perimeter within a transition area which imposes height limitations in those areas.
- The proposal is to construct structures that are no more than 3-stories, in compliance with the height restrictions.
- Site #1 contains a stand of trees identified by the City as highly protected significant vegetation. Future development will need to address preservation. This site is also slated for future a parking lot which may be constructed prior to or concurrent with development of the housing units.
- Site #1 is within Sector D of the main campus which has approximately 28,000 GSF of remaining development capacity. This project, if approved, would need to apply for a major adjustment to the Campus Master Plan to reassign additional development area from another sector of campus.
- There are approximately 5,000 students that live on campus. Approximately 1,000 R (resident) parking permits are issued to those students.

Recommendation:

- Staff recommends site approval, subject to three conditions:
  - Site #1 would allow for development of a new parking lot either prior to or concurrent with housing development.
  - If construction on Site #1 occurs while the current Campus Master Plan is in effect, it will be required to do a major adjustment to the Plan to increase the development allocation for Sector D.
  - The projects for both sites will be subject to coming back to the Campus Planning Committee for schematic design review.

Question: Madison Avenue is a gateway into campus. How will this housing address that and be cognizant and reflective of this gateway to the campus community?

Response: The Madison Avenue Task Force has been working on a gateway project. OSU has provide approximately \$100,000 to fund improvements that will fall between 9<sup>th</sup> Street and 11<sup>th</sup> Street. That involves making a pedestrian esplanade along that landscape medium that runs down the middle of that roadway. There will be benches, shrubbery and informational kiosks. This has been designed by the City and fundraising is nearly complete.

Motion to accept site approval with the conditions was seconded:

Majority approved; one opposed. Motion carried.

### OTHER BUSINESS

- Items that may be on the next quarterly agenda.
- There has been concern about consistency of information signage (interpretive signs).
- Not covered under the current OSU Sign Plan. Looking at doing a modification to the Sign Plan.
- There have been some discussions with University Relations and Marketing about signage.

### ADJOURNMENT

Meeting adjourned at 2:40 PM.

ACTION ITEMS	PERSON RESPONSIBLE	COMPLETED
Provide link to electronic version of Campus Master Plan to all committee members.	David Dodson	Yes