MINUTES

DATE | March 15, 2017
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FACILITATOR(S) | David Dodson
MINUTES TAKEN BY | Recorded; transcribed by JayLene Seeley
ATTENDEES | Mike Bailey, Bill Callender, Ryan Contreras, Trish Daniels, David Dodson, Kate Halischak, Penny Hardesty, Cathy Kerr, Joe Majeski, Gabriel Merrell, Carl Metz, and Patrick Robinson
STAFF & GUESTS | Lowell Fausett, Lori Fulton, Libby Ramirez and Brandon Trelstad

APPROVE JULY and SEPTEMBER 2016 MEETING MINUTES

It was noted that the July meeting minutes were already approved at the September 2016 meeting.

Committee members pointed out needed corrections. Item 1, page 1, under Project/Construction Updates, under Parking Lots: it should read 16th and A. Item 2, under 10-Year Forecast Plan Presentation: Strike the word dollars in 6 locations following $XX million dollars.

Motion to approve the September 21, 2016 meeting minutes as amended by today’s recommendations was made and seconded.

Approved. Motion passed unanimously.

PROJECT/CONSTRUCTION UPDATES

David Dodson informed the committee of the following:

- Valley Football Center – This project is nearing completion.
- Ag System Management Center – Under construction. The completion date is scheduled for June.
- Forest Science Complex – Libby Ramirez indicated that demolition would be complete in the next 4 weeks. We will start working on staging, parking in the lot just west of Richardson. Contracted with Mass Timber subcontractors. We anticipate that we will start construction on the AWP Lab in June and we hope start construction on Peavy in July. Completion is slated for winter term 2019.
  - Was there any decision made about the barn?
    - The Bennes barn will remain. David Dodson indicated plans are still pending submittal to the city and negotiations will need to be worked out. Worse case is that the manure shed would be removed and repurposed for a similar use or for a covered bike shelter. It is hard to provide a definitive answer due to its age and association with the barn.
    - Libby Ramirez indicated that the manure shed has nothing to do with the Forest Science Complex. If any modifications are required, it is because of Washington Way reconstruction.
• **New Steam Tunnel** – We will discuss later on the agenda. We are looking to begin construction this summer.

• **Parking Lot at 16th Street and A Avenue** – This parking lot is in for permits. Improvements will be made to sidewalks, etc.
  - As staff, we have to get the Interim Parking Development Agreement out in front of the project because the city will not accept the submittal for building permits until the Interim Parking Development Agreement has been submitted.
  - The current Campus Master Plan had a 10-12 year planning horizon. At the time, City Council members were concerned that OSU was displacing parking and not replacing it. There was a concern that they might come back and deem the Campus Master Plan expired. We would then have to take every project to the Planning Commission for review and approval. In lieu of going through this process, what we did was agree to the terms of this agreement.

**SITE APPROVAL REQUEST - THE OREGON QUALITY FOOD & BEVERAGE INITIATIVE**

Lowell Fausett with College of Ag Sciences is with us today.

The site is at the SW corner of 35th Street and Campus Way. It has historically been used for sheep grazing and contains a small livestock pavilion.

The new facility will be designed to support value added agriculture. The Oregon Quality Foods & Beverages Initiative will create three research and learning pilot facilities within one building for Brewing Science, Wine Science, and Dairy Science. The finished facility will house pilot production plants, open laboratory, an education and distance education classroom, as well as administration space, retail space, and storage.

Lowell has provided a conceptual site plan that shows how the facility integrates with the surrounding uses and an enlargement for what it might look like.

Planning staff is recommending approval of the site request with 3 conditions dealing with road frontage improvements, multi-use path improvements and compliance with the interim parking development agreement before the project comes back before the CPC for schematic design approval.

That concludes my presentation and I would be happy to answer questions or entertain a motion.

• **Q**: Delivery would be on the south side of the building. So if you increase the set back from 5 ft. to 12 ft., is that going to impact deliveries?
  - **A**: There is sufficient room to accommodate both.

• **Q**: At what point is the critical mass where we can get a blinking light at the intersection of 35th and Campus Way?
  - **A**: We continue to ask the city about this because 35th Street is a city street. We were able to get a pedestrian refuge along Western Blvd near INTO, but to date, nothing at this intersection.
Q: The two buildings are exceeding the available open space square footage. Is that the only solution to this?

A: Under the current regulations, yes. For background information, when the Campus Master Plan was approved there were some assumptions made about how much building square footage would occur during the ten-year planning horizon. There was also concern about open space and making sure not too much was lost. There is a metric for square footage, a metric for open space, and a metric for the building footprint. We will most likely be doing a major adjustment to the Campus Master Plan where we will do adjustments to sector D, for the housing project, and sector A to accommodate these two projects.

Q: Is 35th Street going to meet accessibility requirements?

A: The north crossing is in good shape. The project will build the southwest corner, and staff will probably push to include the southeast corner as well.

Q: Is there a natural conflict for pedestrians using a multi-use path to get to the main entrance to the building?

A: Possibly. It depends on the volume of bicycle traffic. I think that typical commuters are likely to stay on the pavement section unless there is significant vehicle congestion.

Q: What is the proposed population of the building?

A: Two hundred per day.

Motion to approve was made and seconded.

Motion approved unanimously.

SITE APPROVAL REQUEST – MAGRUDER HALL EXPANSION SITE

The College of Veterinary Medicine is proposing to expand Magruder Hall's Small Animal Veterinary Teaching Hospital and to remodel some instructional spaces. Approximately 6,600 SF of additional space is proposed to be located to the north and to the east of the existing facility in several locations.

With a continued increase in small animal caseload, the existing space is inadequate. The lack of hospital space has caused bottlenecks in service, has required the hospital to turn away potential clients, and has inhibited the addition of needed specialty services such as radiation oncology.

The expanded and renovated instructional space in Magruder would support an increase in the annual class size to 72 students. The current instructional space is sufficient to meet current instructional needs, but the expanded instructional space will allow an additional 16 students per year the opportunity to study at OSU.

Planning staff is recommending approval of the site request with 3 conditions dealing with on-site pedestrian improvements, new bike parking facilities and compliance with the interim parking development agreement before the project comes back before the CPC for schematic design approval.

That concludes my presentation and I would be happy to answer questions or entertain a motion.
Libby Ramirez commented that they were instructed not to come close to the Heritage Tree. The area around the Heritage Tree is being talked about as a place for hospice care for their pets that are coming to be euthanized. They are talking about this area as a healing garden space.

Libby Ramirez commented that they are in programming right now. The blue area, which you see on the north side of the building, would be beneficial because you could utilize existing waiting areas and to the small animal hospital and it could really benefit the project. Same thing with the red area that is indicated. There could be some expansion because of increased waiting space. The yellow is an idea because you are adjacent to the large animal hospital. However, it is truly an exploratory time right now.

Joe Majeski commented that the trees would take no disturbance whatsoever to cause the tipping point. The equilibrium of those trees to be tipped to the death side is small. They did a decent job last time. He would like to see tighter restrictions on these trees. With that said, any one of those trees could fall over at any point.

Motion to approve was made and seconded.

Friendly Amendment: The design developed for this site shall consider retention of these trees.

Motion approved unanimously.

SEED LAB PARKING LOT

This lot is the seed lab parking lot. Just to the east is the Motor Pool. It is essentially a gravel lot. Transportation Services has developed a capital plan where they are looking to do upgrades to some of those unimproved parking areas. We are looking at essentially paving the lot and adding additional parking. We typically lose parking spaces when we pave parking lots. There is a net gain of 30-35 spaces, which will go into the bank when we have projects that have displaced parking or require parking.

STEAM TUNNEL UPGRADE AND ROAD IMPROVEMENTS

As you may know, when the Energy Center was built at 35th Street and Jefferson Way, there was a decision made that instead of extending the tunnel to this location, there would be a direct burial steam line. The steam line was a double walled line so that in the event there was a leak to the main pipe it would be captured in the second outer line. However, there was a failure, which is difficult to determine when the steam starts coming out of your second (safety) pipe. There was a determination made that another tunnel should be developed out to this location, and that this tunnel would carry other utilities. The tunnel location will be on the north side of the street and it will cross the street, across from the Energy Center. This will allow OSU to make improvements to the tunnel. We will be widening the street by 12 feet to accommodate bike lanes, as well as a 12-foot sidewalk along the north side of the street.
Joe Majeski indicated that time is of the essence. If it fails, we would lose steam for the entire campus. We have a forensic engineer who is trying to figure out why it was compromised. It has sacrificial anodes on it to protect the pipe, and all those are in perfect condition. It was a 24” pipe with 65 pounds of steam in it at about 310 degrees. If it does blow, we will dig it up and weld a big giant patch on it, and turn it back on. The new tunnel will have two 18” pipes. The one pipe will provide steam to the campus, while the other one is being worked on.

**BYLAW REVISIONS**

At our meeting in September, there was considerable discussion about projects that come before the Campus Planning Committee that were not identified on our capital forecast, and concern about why we should be approving a project that isn’t even in our ten year plan. We have looked back on documents that guide the process of anyone making a request for site approval or schematic design approval. The one that we found to be the most pertinent to this group are the Bylaws. We looked at amending the Bylaws, and the only items specific to that concern you will find on the first page.

On the first page, Article 4, Duties, b) – Review new campus buildings an facilities for consistency with adopted plans, the OSU Capital Forecast, and compatibility with the existing development. Under Article 3, Membership – We struck University Space Committee since that committee no longer exists on campus. Under Article 4, Duties, f) – We changed Review Campus capital construction priorities to be informed of capital projects annually. Article 5, Administration – The CPC is chaired by the AVP of Capital Planning and Operation or designee.

- Article 3, Membership, Section 2 – the Office of Equity and Inclusion no longer exists. It is going back to Equal Opportunity & Access.
- Article 4, Duties, f) – Should we be aware of ALL capital projects. We will add the word major.
- Article 5, Administration – The CPC is Chaired by the AVP of Capital Planning and Facilities Services or designee. Capital Planning and Facilities Services staff…

Motion to approve was made and seconded.

Motion approved.

**ADJOURNMENT**

Meeting adjourned at 3:36 pm.