



Oregon State
University

University Facilities, Infrastructure and Operations

CAMPUS PLANNING COMMITTEE MEETING SUMMARY

DATE	June 15, 2022
FACILITATOR(S)	Bob Richardson, ULUP Manager
MINUTES TAKEN BY	Bob Richardson, ULUP Manager
MEMBERS IN ATTENDANCE	Matteo Paola, Joe Majeski, Kate MacTavish, Selina Heppell, Deb Mott, Patrick Robinson, Kate Hunter-Zaworski, Damoni Wright
STAFF / VISITORS	Libby Ramirez, Sara Robertson, Rebecca Houghtaling,
LOCATION	Video Conference

I. Call to Order

Bob Richardson, ULUP Manager called the meeting to order at 2:02 PM.

II. Project / Construction Updates

Libby gave construction updates. She noted that the walls to the recital hall and black box theater have gone up at the Arts and Education Complex. The Milam Hall roof project is ongoing and slated to finish October 2022. The Community Hall Slope, phase 1, is finishing up, and it is scheduled to be completed September 2022. The west side of Cordley Hall is now complete, and building users are moving back in this summer. Fairbanks Hall has landscape work underway, and users will move back in during July and August. All of the vertical concrete work at Reser Stadium is finished. The Health Center at Reser Stadium is beginning to take shape, and it will be complete in April or May 2023. Gilkey Hall is finishing its construction documents, the construction start date is not yet known. Graf Hall interior work is nearing completion. Washington Way construction will get under way in June 2022; this summer Pacific Power's underground distribution lines and the city's waterline will be replaced.

Bob gave an update on the sign program for Reser Stadium, including the Health Center and Wellness Clinic. He referred to the materials in the CPC packet and noted that the project had requested to vary from two policies in the *OSU Sign Plan*. One is the policy that requires primary identification signs to be separated by 100-feet, the other is a policy that states that the university logo will not be added to primary or secondary facilities identification signs. Bob noted that the *OSU Sign Plan* allows for these kinds of variations to be reviewed by the University Land Use Planning staff. As explained in the packet, ULUP supports the proposed sign program. Bob asked if there were any questions or comments from the CPC. There were none.

III. Minutes Approval

Bob asked if there were any requested changes regarding the March 16, 2022, draft CPC minutes. Selena noted that part of the conversation regarding the UDGH Schematic Design approval in March was not fully captured. She questioned why we were building large buildings without proportional amounts of parking nearby to serve users of the building. She said many graduate students have

families, making it necessary to have a car parked nearby if the children need to be driven places and for graduate housing in particular we need to think about this.

Bob explained that the March minutes were inadvertently not recorded, and that he would update those minutes to include the requested revision. The March and June draft minutes will be provided for review during the next CPC meeting.

IV. Schematic Design and Site Approval Requests

Collaborative Innovation Complex (CIC), Site Approval

Sara summarized information in the staff report to the CPC, explaining the CIC project is proposing redevelopment of three opportunity sites identified in the Corvallis Campus Vision on the north side of campus near NW Monroe Avenue. The area currently includes the location of Weniger Hall and the Weniger Hall east parking lot, and the two Park Terrace parking lots located between NW Monroe Avenue, the Lonnie B. Harris Black Cultural Center, CEOAS Administration Building, Johnson Hall, and Plageman Student Health Center.

Sara explained that the proposal is to construct an approximately 150,000 SF building complex of one or more buildings to support research collaborations between all STEM colleges and organizations. Weniger Hall will be demolished and a mobility hub will be constructed on the north end of the Weniger Hall site adjacent to NW Monroe Avenue. The mobility hub will support multiple transportation modes including the Beaver Bus and the Corvallis Transit System. The southern portion of the Weniger site will likely be redeveloped into open space or a new parking facility.

Sara reviewed reasons why this site was selected for the CIC. She explained current parking regulations and noted that the project would potentially remove up to 175 vehicle parking spaces from the Park Terrace East and West lots, and 48 spaces from the Weniger Hall East lot. She then noted pedestrian and bicycle corridors that would be strengthened with the CIC. Additionally, she indicated a memorial tree should be retained, though a replacement tree/location would be needed if the tree had to be removed. Sara concluded her presentation by reviewing items to address as the project progresses.

Kate noted that bike parking should not conflict with pedestrian walkways and suggested that we install secure bike facilities to prevent theft and including charging stations, especially with more people buying electric bikes. Joe emphasized the need for consistency with the Campus Master Plan and a building design to reflect historic buildings, and encouraged the creation of plazas outside buildings and adjacent to NW Monroe Avenue.

Damoni expressed concerns about removing parking near the BCC because it was used by visitors coming from out of town to the BCC who need a place to park. He suggested that if there is other parking available, it would be helpful to identify which spaces in the area could be used by the BCC. He also expressed concerns about the height of the CIC, and impacts to light, blocking visibility of the BCC, and overpowering the BCC and making the area less comfortable for users of the BCC and of other adjacent buildings. He also identified concerns about how the BCC would be accessed during construction. Selena and Dave expressed concerns that when removing parking, issues of equity need to be considered, as many who drive to campus to do so because they cannot afford to live in Corvallis where

other transportation modes to work are more available. Gabe identified the the need to ensure sufficient ADA parking in the area, which was added as an item for the project team to address.

Libby responded to the comments in-turn based on her involvement with the CIC design and conversations she had around the identified issues. She explained the project gives the opportunity to improve OSU's presence along NW Monroe Avenue and that items like the mobility hub and secure bike parking will improve transit use and make it safer for pedestrians and bicyclists. She also explained that she and the project team have been having conversations with representatives from the BCC and the project team was chosen because of their strength in "designing for inclusive excellence". She also explained some of the programming and design ideas so far that respond to concerns that Damoni raised, and offered to discuss in more detail outside of the CPC meeting. She noted that direction has been given to the design team to incorporate red brick, and also reiterated university goals to promote sustainable transportation as a way to balance parking reductions on campus.

Joe moved to approve Site Approval with items to address, Damoni seconded the motion. All voted to recommend Site Approval.

Jefferson Ave Mobility Hub, Schematic Design Approval

Rebecca gave a presentation and explained that the university, in collaboration with the Council of Governments, received a grant to design a mobility hub to serve intercity transit and improve the attractiveness and visibility of transit as a means to get to and from the Corvallis campus. Rebecca highlighted the following design features:

- Transit shelters on both sides of SW Jefferson Avenue with a raised mid-block crossing.
- Shifting the curb line of the existing parking north to accommodate shelters and amenities while maintaining the existing through walkway and McNary plaza functions.
- The footprint of the mobility hub's interior will extend approximately 30 feet west of the existing parking lot's western edge to accommodate transit turns. The southern curb of SW Jefferson Avenue will also be relocated approximately 3 feet south to accommodate a bus pull out, bicycle lane, and eastbound through lane on SW Jefferson Avenue.
- Vehicular access to the mobility hub will be restricted to buses only.
- Larger, frequent-service buses (standard 40' buses) will remain on SW Jefferson Avenue. Smaller regional connections such as the Coast to Valley Express will access the two 35' spaces within the mobility hub.

Rebecca then explained how the proposal was consistent with the Corvallis Campus Vision, the OSU Transportation Plan, and Campus Master Plan guidelines. She also identified items for the project team to address as the project progresses. Items to address were provided in the staff report to the Campus Planning Committee.

Joe commented that improving the convenience of transit as this design would do should encourage more transit use. Selena asked about the ability of vans and buses going to the airport to use the mobility hub. Rebecca explained that there would be sufficient space and also described some of the vehicles expected to use the facility, which included inter-city bus services and providers of airport connection. Kate asked if there was information about ridership on Corvallis Transit. Rebecca explained

that OSU staff did not have that information. Kate also asked about impacts to cyclists on SW Jefferson Avenue. Rebecca explained that a dedicated bike lane would remain, so impacts should be minimal. Patrick asked if there would be opportunities to use the mobility hub area for move-in days and deliveries. Rebecca explained that other alternatives to this area would most likely be needed, but that conversations regarding curb space were ongoing with the City. Patrick moved to approve, Matteo seconded. All voted to recommend approval.

V. Other Business

Joe asked for time on an upcoming agenda to review the bylaws and purpose of the CPC, as well as the Campus Master Plan guidelines as they relate to the historic district. Patrick supported this idea, noting that there have been new plans implemented over the past few years, but that we still rely on the CMP for decision making guidance. Bob concurred and expressed that he has had similar thoughts and some conversations with planning staff on this topic. Rebecca noted that through creation of the CCV, we heard that students and faculty really valued the appearance of campus and its buildings and the CCV promoted a cohesive design approach across campus.

VI. Next Meeting Date

The next meeting is tentatively scheduled for September.

VII. Adjourn

The meeting adjourned at 3:41 PM