



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

<b>DATE</b>	September 21, 2022
<b>FACILITATOR(S)</b>	Bob Richardson, ULUP Manager
<b>MINUTES TAKEN BY</b>	Bob Richardson, ULUP Manager (Zoom Video Recording)
<b>MEMBERS IN ATTENDANCE</b>	Joe Majeski, Deb Mott, Patrick Robinson, Gabe Merrell, Matteo Paola, Kate Hunter-Zaworski, Jason Yaich (Bill Calendar provided votes electronically)
<b>LOCATION</b>	Video Conference

**I. Call to Order**

Bob Richardson, ULUP Manager called the meeting to order at 2:04 PM.

**II. Project / Construction Updates**

Libby Ramirez provided construction updates. Reser Stadium construction is on schedule. It is expected to be substantially complete before graduation of 2023 with full completion by the 2023 football season. The health center at Reeser Stadium is also on schedule and on track for an April 2023 completion.

Withycombe Hall has an Historic Preservation Permit application in for exterior alterations. Fencing has been installed around the building and abatement work is underway.

There is funding for several solar projects across campus that Brandon Trelstad is working with John Gremmels to coordinate on priorities and timing.

Washington Way reconstruction is scheduled to begin in October 2022, with completion in 2023.

Phase I of the Community Hall Slope project is nearly complete, and there are two other phases planned. Libby offered thanks to Gabe Merrell for his leadership on this project.

The Heat Plant project is beginning programming and schematic design work is expected to begin in spring 2023. It will be a full abatement and renovation project, and it is expected to house the Physics department as they move out of Weniger Hall. This will include an extensive renovation of Community Place (formerly Benton Place) and will include improvements to bicycle and pedestrian facilities.

The AEC is on schedule.

The Milam roofing project experienced an issue leading to some water intrusion, but those issues are being addressed. A February completion is expected.

Fairbanks Hall has portions of the building that won't be complete until February 2023, but the lower floors will be available to occupy for classes at the start of the Fall term.

Patrick Robinson mentioned that UHDS was getting ready to begin the childcare play yard project on the west side of Dixon Hall.

### III. Minutes Approval

Patrick moved to approve the March and June 2022 meeting summaries. Deb seconded. All voted to approve.

### IV. Schematic Design and Site Approval Requests

#### Fire Station #2 Schematic Design

Susan Padgett explained that City of Corvallis Fire Station #2, located at 500 SW 35<sup>th</sup> Street needs expansion and renovations. The existing Fire Station is roughly 6,177 square feet (SF), and the proposed additions would add 2,183 SF, increasing the building size to 8,360 SF.

This land is owned by OSU and leased to the City of Corvallis. Susan identified various site constraints and described the project. The project scope includes additions to the existing building for a new apparatus bay, turnout room, physical training room, and bunk rooms. Other parts of the building will be remodeled to include private bunk rooms, non-gendered restrooms, a new storage room, a decontamination area, and a reconfigured kitchen and dining room. The existing apparatus bay will not be remodeled.

Susan explained that exterior site improvements will consist of upgrading accessibility at the front entrance and within the public right-of-way, screening of exterior mechanical equipment, and a pedestrian plaza which can be utilized for truck access if the primary apron is blocked by vehicles waiting at the railroad crossing. The sidewalk along SW 35<sup>th</sup> Street will be upgraded per the OSU transportation plan and City standards to accommodate multi-modal transportation including bikes and pedestrians.

Susan showed images of proposed alterations to the building and concluded her presentation by noting “items to address” as provided in the staff report. In summary, items to address include the need to refine the shared parking and plaza area to communicate it is a pedestrian amenity, ensure conformance with OSU and City development standards and guidelines, and screen outdoor equipment and trash enclosures.

Deb asked about the tower on the south side of the station, Ben Janes, Corvallis Fire Department Fire Chief explained that the tower will be removed. Gabe asked about plans for when the rest of 35<sup>th</sup> Street will be redeveloped with sidewalks. Bob responded that OSU is subject to an agreement with the City that describes when OSU will be required to improve other sections of 35<sup>th</sup> Street. Rebecca noted that installing sidewalks is complicated because of the need to accommodate public and franchise utilities.

Lisa Scherf, City of Corvallis, asked about how the proposed cycle track on Washington Way will interact with 35<sup>th</sup> Street. Rebecca noted that the cycle track is being designed to be received on 35<sup>th</sup> Street.

Dave Craig asked when the fire station work would occur. The Fire Department representative stated they are hoping to start next spring.

Joe moved to approve the Schematic Design request, including the items to address. Deb seconded the motion. All voted in favor.

#### Goss Stadium Expansion, Site Approval

Rebecca gave a presentation regarding OSU Athletics' request for Site Approval to expand Goss Stadium. Rebeca explained that the expansion would occur in several phases, the first of which is a hitting building that would include four hitting bays, small rooms for storage and meetings, two single user bathrooms, and a viewing mezzanine. The new facility would allow OSU Athletics to exit its current space within McAlexander Fieldhouse, and that space would be returned to Education and General use once the new hitting facility was opened.

Rebecca noted that the while the proposed expansion is larger than what was identified in the CCV and OSU Athletics Master Plan, the location is generally consistent with what has been identified in both documents. Rebecca also shared the six "items to address" identified by UFIO staff. In summary, these items are related to the need to address impacts to the ROTC obstacle course; address any future impacts to vehicle parking; ensure development in the approved site is consistent with the OSU Transportation Plan and coordinates with adjacent projects; update the Athletics Master Plan to ensure the stadium expansion is supportive of adjacent development and plans; consider potential Sector Allocation constraints; and ensure future construction is historically compatible.

Deb moved to recommend approval of the Site Approval request; Mateo seconded the motion. All voted to approve.

#### **V. Other Business**

Bob gave a presentation responding to general questions from the CPC over the past several months regarding the role of the Campus Planning Committee. Bob provided an overview of the capital projects review process and where land use planning and the CPC become most involved in that process. Bob explained that next steps will be for planning staff to review design guidelines to determine if they should be revised in anyway. Bob also mentioned his desire to review and update the CPC bylaws, for example to evaluate the number and required make-up of CPC members, and to make sure the stated purpose of the CPC addresses today's needs.

#### **VI. Next Meeting Date**

The next meeting is tentatively scheduled for December 2022 or January, 2023.

#### **VII. Adjourn**

The meeting adjourned at 2:57 PM