



## CAMPUS PLANNING COMMITTEE RECOMMENDATION

<b>TO</b>	Paul Odenthal, Senior Associate Vice President for Administration
<b>CC</b>	Bruce Daley, Associate Vice President UFIO Libby Ramirez, University Architect & Capital Resources Manager Nicole Neuschwander, Director of Leasing and Real Property Management
<b>FROM</b>	Bob Richardson, University Land Use Planning Manager
<b>DATE</b>	10/21/22
<b>SUBJECT</b>	Fire Station Expansion, Schematic Design Recommendation

### Issue / Request

The Vice President for Finance and Administration is requested to consider the Campus Planning Committee's (CPC) recommendation to approve the Fire Station Expansion Schematic Design approval request, and make a decision regarding this request.

### Discussion

Improvements proposed to Fire Station #2 include parking lot reconfiguration, building expansion, window and door alterations, new building siding, site improvements and right of way improvements at Washington Way that include lighting, street trees and sidewalks. The renovation will result in a more modern building that meets current and future fire station and community emergency response needs.

On September 21, 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 Master Plan policies and recommended Schematic Design 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. Provide additional design refinements that allow the plaza area to communicate the design intent of an open space, pedestrian oriented amenity.
2. Development shall substantially comply with the plans and narrative as submitted for review by University Land Use Planning staff and the CPC. 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. (5.2.a)
3. All outdoor mechanical equipment will require screening consistent with the requirements of the OSU Zone.

**Recommendation**

The OSU Vice President for Finance and Administration may approve, deny, modify, or forward a request to the University Cabinet for further consideration. The CPC recommended Schematic Design approval with consideration of the items noted above.

**Review and Concur**

I concur with the Campus Planning Committee's recommendations and approve the Fire Station Expansion Schematic Design approval request.

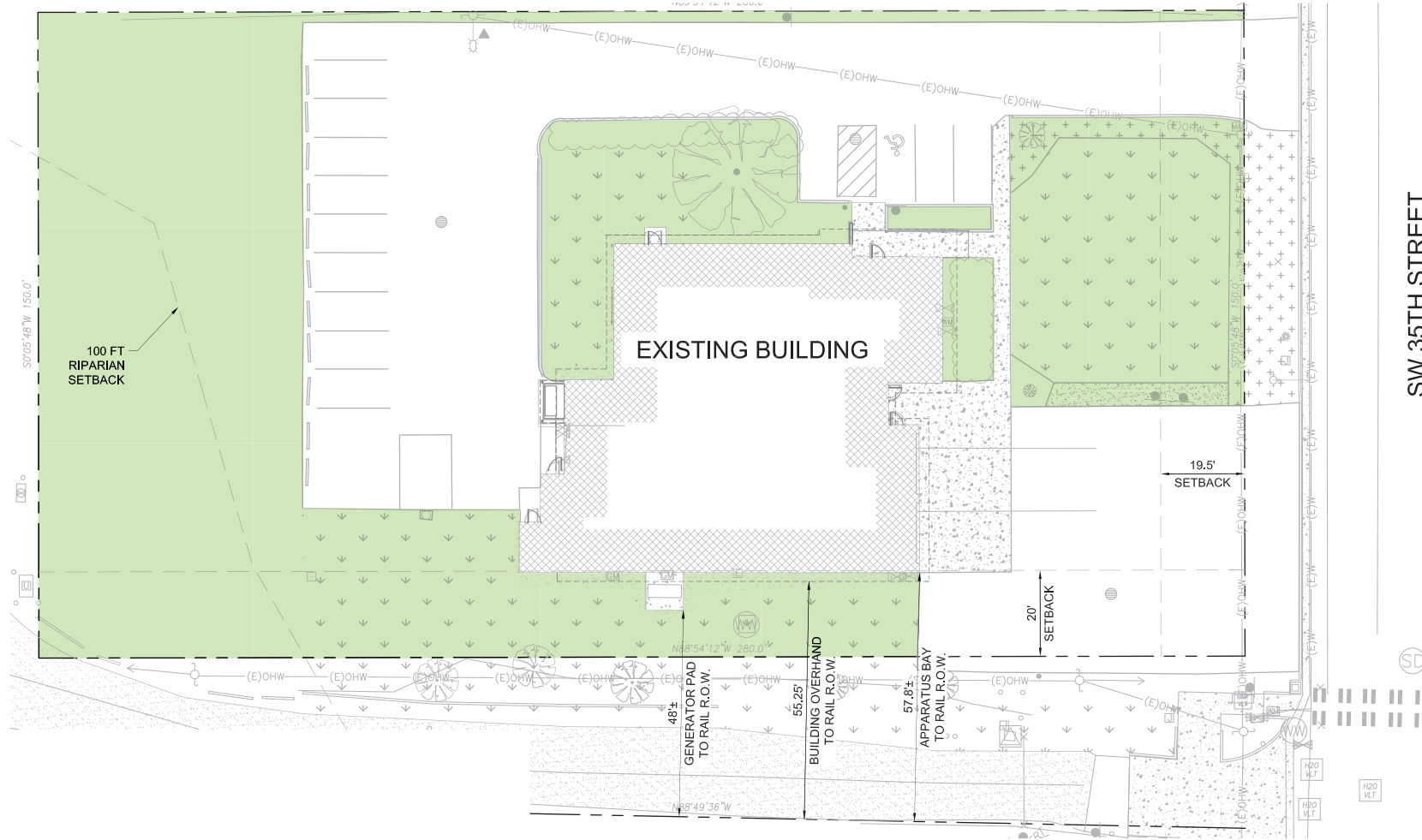
DocuSigned by:  
*Paul Odenthal*  
1B1E9BEEF6504AA

Paul J. Odenthal  
Senior Associate Vice President for Administration

11/29/2022 | 16:27:54 PST

Date

# Attachment B 1



SW 35TH STREET

EXISTING SITE PLAN  
1" = 10' 0"



Portland, OR  
823.241.8800  
Massachusetts, MA  
351.665.2670  
Seattle, WA  
206.342.8872  
www.mckenzie.com

**MACKENZIE**  
ARCHITECTURE - INTERIOR PLANNING - ENGINEERING

Client  
**CORVALLIS FIRE**  
500 SW 35th St.  
Corvallis, OR 97333



Project  
**STATION 2 REMODEL**  
500 SW 35th St.  
Corvallis, OR 97333

Mechanical  
**ARRIS CONSULTING, LLC**  
2022 SE 25th Ave., Suite A,  
Portland, OR 97202



Electrical  
**LANDIS CONSULTING**  
5335 Meadows Rd., Ste. 388,  
Lake Oswego, OR 97035

**Landis Consulting**  
ENGINEERING SERVICES  
Salmon Lake Oregon  
503.644.1176  
www.landisconsulting.com

© MCKENZIE 2021. ALL RIGHTS RESERVED. THESE DRAWINGS ARE THE PROPERTY OF MCKENZIE AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER WITHOUT PRIOR WRITTEN PERMISSION.

REVISION SCHEDULE		
Date	Issued As	Issue Date

SHEET TITLE  
**SITE PLAN - EXISTING**

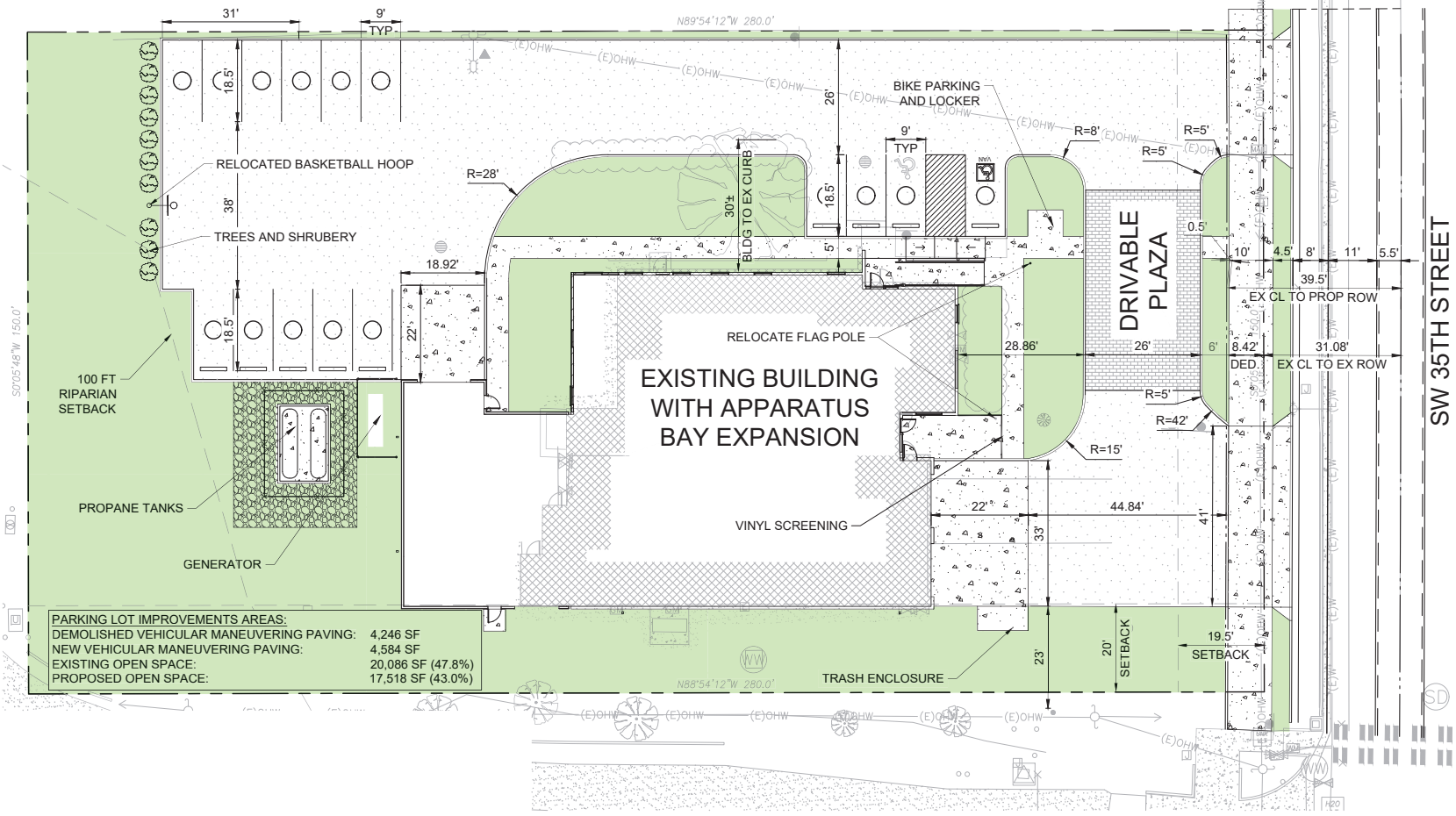
DRAWN BY: CX  
CHECKED BY: RSA  
SHEET

**CPC4.0**

JOB NO. **2220090.00**

**CAMPUS PLANNING COMMITTEE 09/21/2022**  
Address: DocuSign Envelope ID: AE9B583E-5D96-4E3B-9460-85762EFD0AB4

# Attachment B 2



**PARKING LOT IMPROVEMENTS AREAS:**

DEMOLISHED VEHICULAR MANEUVERING PAVING:	4,246 SF
NEW VEHICULAR MANEUVERING PAVING:	4,584 SF
EXISTING OPEN SPACE:	20,086 SF (47.8%)
PROPOSED OPEN SPACE:	17,518 SF (43.0%)

**PROPOSED SITE PLAN**  
 1" = 10'-0"

**SITE STATISTICS AND CALCULATIONS**

**VEHICULAR MANEUVERING PAVING**  
 DEMOLISHED: 4,246 SF  
 NEW PAVING: 4,584 SF  
 \*INCLUDES PARKING LOTS. EXCLUDES WALKWAYS AND PEDESTRIAN PLAZAS

**BIKE PARKING:**  
 EXISTING: 0  
 PROPOSED: 3

**3 BIKE PARKING STALLS AT INVERTED U-RACK AND (1) BIKE LOCKER FOR COVERED PARKING REQUIREMENT**

Standard	Compliance
Since building addition is for space not open to customers or to the public, only standard from 4.10.70.02 and two standards from 4.10.70.03 are required.	
4.10.70.02 - Building Orientation (since building addition is for space not open to customers or to the public, only one standard from 4.10.70.02 is required)	
4.10.70.03.a (Entrances, Building Orientation)	Northern building side faces NW Circle Boulevard and includes one customer entrance.
4.10.70.03.c (Parking and Vehicle Circulation)	No new off-street parking or vehicular circulation between building and street.
4.10.70.03.b (Pedestrian Circulation Standards (since building addition is for space not open to customers or to the public, only two standards from 4.10.70.03 are required)	
4.10.70.03.a.3 (Continuous Internal Sidewalks and Multi-use Paths)	5' continuous sidewalk provided from building entrance to public sidewalk on NW Circle Blvd.
4.10.70.03.a.4 (Sidewalk and Multi-use Path Surface Treatment)	5' concrete grade internal sidewalk provided.
4.10.70.03.a.6 (Connection to Adjacent Properties or Streets)	Sidewalk connections provided between internal sidewalks and along NW Circle Blvd.
4.10.70.04 - Vehicle Circulation and Design Standards	Driveway is at least 50' from street intersections.
4.10.70.05.b.6 Windows	Ground floor windows and doors are exempt since the building addition is for space neither adjacent to a street nor open to customers or the public. Building has no upper story.
4.10.70.05.b.7 Design Variety (since building addition is for space not open to customers or to the public, only one standard from 4.10.70.05.b.7 is required)	
4.10.70.05.b.7.c (Entrances)	Primary entrance is defined by recess and is under roof overhang.

© MACKENZIE 2022. ALL RIGHTS RESERVED. THESE DRAWINGS ARE THE PROPERTY OF MACKENZIE AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER WITHOUT PRIOR WRITTEN PERMISSION.

**REVISION SCHEDULE**

Date	Issued As	Issue Date

**SHEET TITLE:**  
**SITE PLAN - PROPOSED**

DRAWN BY: CX  
 CHECKED BY: RSA  
 SHEET

**CPC4.1**