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DATE: October 3, 2019
TO: Paul Odenthal
Senior Associate Vice President for Administration
FROM: Michael J. Green
Vice President for Finance and Administration
SUBJECT: Notice of Decision – Arts and Education Complex

On September 18, 2019, the Campus Planning Committee (CPC) reviewed the College of Liberal Art’s request for site approval to develop an Arts and Education Complex project that will create a new, approximately 60,000 square foot facility to be used primarily for OSU educational arts programming including a recital hall, black box studio, and museum.

After review and discussion, the CPC found the proposal consistent with the Campus Master Plan policies and recommended **SITE APPROVAL** subject to the following conditions:

1. In developing the walkway between McAlexander Fieldhouse and Kerr Administration building, the College of Liberal Arts shall engage with adjacent building users and the campus at large to obtain endorsement of the proposed changes.
2. The Arts and Education Complex will use the recently finalized Community Hall Slope project schematic design and recommendations as a basis for design for any improvements within the same space boundary.
3. The AEC is responsible for designing Interim Parking Development Agreement required parking within the site limits and/or contributing to the upgrade of the parking lot at the Campus Operations Center.
4. The OSU Transportation Plan will serve as the basis for design for transportation facilities (location, size, etc.).

In addition, the following items were identified to be addressed during project development.

1. It is anticipated that the Arts and Education Complex will include enhancements to the mid-block crossing of 15th Street and improvements at 15th Street and Washington Ave to improve access and pedestrian connectivity (2.3.1). The design at Adams Avenue should coordinate with design for the pedestrian plaza between 15th Street and 13th Street.
2. The siting of the AEC will need to take into consideration the OSU National Historic District boundary, as well as maintain space between buildings to ensure adequate areas for landscaping and circulation for pedestrians, service vehicles, and bicycles (2.5.11).
3. The Arts and Education Complex will enhance pedestrian walkways and mitigate known ADA barriers within the complex, including the walkway between Kerr Administration Building and McAlexander Fieldhouse and the sidewalk along 15th Street from Washington Way to Jefferson Way (2.7.3).
4. The AEC is responsible for designing DA required parking within the site limits and/or contributing to the upgrade of the parking lot at the Campus Operations Center. If parking

facilities are constructed with the Arts and Education Complex, the parking shall be located such that it does not create a barrier between the street and the primary entryway. This will generally orient parking facilities to the side or behind the building. Where existing development patterns limit or otherwise make this orientation unattainable, efforts should be made to provide, to the maximum extent practicable, direct pedestrian access to the street or accessway (5.2.b.2 and 7.2.1). Additionally, Parking should be located in a manner consistent with the OSU Transportation Plan.

5. Potential half-street improvements along Benton Place frontage, which may require a Historic Preservation Permit as portions are within the OSU National Historic District. The design of Benton Place improvements should use the OSU Transportation Plan to inform the layout and access of the site and work with a future implementation of the Benton Place concept, as well as coordinate with the team working on the Washington Way reconstruction. The limits of the development frontage along Benton Place should be confirmed with city staff.
6. Confirm with City of Corvallis Development Review on whether any additional ROW dedication is needed for 15th Street.
7. The design team should review and incorporate where possible the Traffic Operations Study's recommended mitigation strategies for 15th Street and Washington Ave intersection, which currently does not meeting city standard.
8. The Arts and Education Complex project team will coordinate with CPD and EHS staff working on the Heat Plant site remediation efforts.
9. The Arts and Education Complex project team will coordinate with CPD and the Washington Way project team on street design and intersection design, utility extension, and construction timing.

I **APPROVE** the Campus Planning Committee's site approval recommendation for the proposed Complex for Resilient Infrastructure and Safety.

DocuSigned by:

Michael J. Green

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Vice President for Finance and Administration

10/14/2019 | 08:49:53 PDT

Date