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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 – Campus Operations

On September 18, 2019, the Campus Planning Committee (CPC) reviewed the University Facilities Infrastructure and Operations request for Schematic Design approval to develop a new Campus Operations Center at the former OSU Foundation site at the northwest corner of SW Western Blvd and SW 35th Street.

The Campus Operations Center will provide a new location to house the majority of UFIO units in one location. The project will move UFIO operations that are currently located within or near the campus core to the campus perimeter, thereby freeing up the campus core locations for academic, teaching, and research uses. The project proposes to: 1) Renovate the former OSU Foundation Building to house the office and administrative functions of Facilities Services, Campus Operations, and Transportation Services; 2) Construct an approximately 66,000 GSF shops and equipment storage building, as well as secure service vehicle parking, and secure outdoor equipment storage for Facilities Services shop functions. In the future, other smaller structures may be constructed for similar purposes.

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

1. Development shall 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 (LDC). (5.2.a)
2. A clearly marked and accessible pedestrian walkway shall be provided from the primary entrance of the new shops building through the parking lot to the primary entrance of the existing Campus Operations Admin Building (Admin Building). Where the pedestrian walkway crosses vehicle travel lanes, the crossing shall be clearly marked. (2.5.11) (5.2.e)
3. Where new pedestrian lighting is required in areas outside of parking lots, historic style fixtures shall be used in conformity with OSU construction standards and the Corvallis Land Development Code. (2.9.3)
4. Required bike parking shall be placed near building entrances, but it shall not obstruct building access. Bike parking shall conform to all code requirements and the OSU construction standards. (2.9.8)
5. To minimize the path of travel from accessible parking to the buildings, some accessible parking spaces shall be provided near both the existing Admin Building and the new shops building entrances. Future revisions to the parking lot layout shall be developed with ULUP to address concerns regarding access and flow. (5.2.d)

6. Landscaping shall conform to standards in the OSU Construction Standards and the Corvallis LDC. (5.2.f)
7. All site furnishings shall comply with OSU Construction Standards and other code requirements. All parking lot and pedestrian lighting shall direct light downward. A stormwater detention or retention facility shall be provided. Utilities shall be developed consistent with established standards and reviewed through the PIPC process if required. (5.2.g)
8. The visual design features of the northern façade shall be similar to those used on the southern and eastern facades as show in the schematic design drawings. (5.2.h .1) (5.2.h.5)
9. All windows, except the clearstory windows on the southern façade and the windows in the western façade, shall use transparent glass. (5.2.h .1)(5.2.h.8)
10. The building entry shall be highlighted by the use of a material or design treatment that makes it readily recognizable. (5.2.h .1) (5.2.h.9)
11. The project shall comply with ADA regulations and the Accessibility Best Practices for OSU. (5.2.h.13)
12. The project shall comply with the OSU Construction Standards. (5.2.h.14)

In addition, the following item was identified to be addressed during project development.

1. The Campus Operations Center is a complex that will consist of the existing Campus Operations Admin Building as well as the new Shops Building and equipment buildings planned for the northern portion of the site. Care should be taken in the design of the site and the new facilities to ensure that all components of the Campus Operations Center form a cohesive whole. The project team should consider using landscaping, site design, materials, architectural features, and/or other design elements to unite all parts of the complex.

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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Michael J. Green

Vice President for Finance and Administration

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

Date