



**Oregon State**  
University

## CAMPUS PLANNING COMMITTEE RECOMMENDATION

<b>TO</b>	Mike Green, Vice President for Finance and Administration
<b>CC</b>	Paul Odenthal, Senior Associate Vice President for Administration; Libby Ramirez, University Architect & Capital Resources Manager
<b>FROM</b>	Bob Richardson, University Land Use Planning Manager
<b>DATE</b>	December 31, 2019
<b>SUBJECT</b>	Cordley Hall Renovation, 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 Cordley Hall Schematic Design approval request, and make a decision regarding this request.

### Discussion

Improvements proposed to Cordley Hall include fire sprinklers and alarms, seismic safety, accessibility, modern mechanical and electrical systems, standby power, lighting, windows and entries, and interior finishes. The renovation will result in a more resilient building that will be responsive to current and projected research needs.

On December 18, 2019, 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. The Cordley Hall renovation project should provide direct continuous pedestrian facilities and incorporate the design guidance for width and design per the OSU Transportation Plan and the OSU Construction Standards - Preferred Street Profiles. (2.10.11)
2. Cordley Hall should have only one (1) sign, which shall be located along Campus Way, unless otherwise required by Emergency Services. The location of the sign(s) should be consistent with OSU Construction Standards and applicable land development codes. (5.2.1.b)
3. The project will need to provide landscaping, buffers, screening and street trees consistent with the Corvallis Land Development Code (Chapter 3.36 and 4.2). (5.2.f)

4. Benches should be as proposed on L2.0 or OSU standard. (5.2.g)
5. The project will need to modify the curb cut on the southwest corner of 27th Street and Orchard Avenue to ensure ADA access to the building from the north. (5.2.h.13)
6. The current site plan does not show a light on the southwest corner of the building (along Campus Way, west of the ALS bridge). The design team should review this location to determine if a light is necessary. (2.9.3)
7. The current site plan does not include replacement of sidewalk on the southwest side of Cordley Hall and retains the existing asphalt at the bike parking area. The project team should revisit whether to extend the proposed vehicle rated concrete to the north and create a wider pedestrian facility, consistent with recommendations in the OSU Transportation Plan (refer to Attachment 3 – item B2)(2.10.11).
8. Window replacements (5.2.h.8), trash enclosures (5.2.1.4), rooftop screens (5.2.h.11), and site improvements (5.2.c) are subject to review and approval by the City of Corvallis Historic Resources Commission (HRC). ULUP staff will work closely with the project team on any design modifications necessary to receive approval by the HRC.
9. To the maximum extent feasible, provide universal access to Cordley Hall at all building entrances/exits.

**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 Schematic Design approval request.

DocuSigned by:  
*Michael J. Green*  
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Michael J. Green  
Vice President for Finance and Administration

5/11/2020 | 09:55:41 PDT  
Date