



Capital Planning & Development CAMPUS PLANNING COMMITTEE MEETING MINUTES

DATE	June 5, 2019
FACILITATOR(S)	Bob Richardson, ULUP Manager
MINUTES TAKEN BY	Recorded
ATTENDEES	Bob Richardson, Sara Robertson, Susan Padgett, Rebecca Houghtaling, Kate Hunter-Zaworski, Joe Majeski, Marion Rossi, Gabriel Merrell, Brandon Trelstad, Deb Mott, Patrick Robinson, Bill Callender, Meredith Williams, Taragon Van Denburg, Pete Schoonover, Brandon Trelstad
VISITORS	Jason Yaich, City of Corvallis Planning Manager

I. Call to Order

Bob Richardson, ULUP Manager called the meeting to order shortly after 2:00 PM. See sign-in sheet for those present (Attached).

II. Project / Construction Updates

Bob provided update of summer activities that will impact parking, pedestrians, and building entrances. These projects include the on-going construction of the Forest Science complex, replacement of Gill Plaza (east side of Gill along SW 26th Street), reroof and interior work at Finley Hall, on-going construction at Magruder Hall, Chiller replacement at Dixon Rec. Center, and Burt Hall roof replacement.

Rebecca gave an update on the Campus Vision project and noted that they held community outreach events at the Corvallis Farmers Market and the public library.

Bob updated the Committee on the status of the upper division and graduate student housing project and noted that there was a Planning Commission hearing June 5, 2019. He mentioned a Historic Preservation Permit had been approved to install a scupper on Hawley Hall and Historic Preservation Permit applications for signs on the east side of Gill and steps for the east plaza had been or would be submitted in the near future.

Marion asked what options were available if the current housing proposal or other land use applications were not approved. Bob responded that with respect to the housing project, the options would be determined by UHDS staff, but that they might do something smaller or move on to another project. More generally, if a land use application is not approved, one option is to revise the application to address the issue and seek approval a second time.

Bob noted that the Washington Way street reconstruction project was progressing through the design phase. Rebecca provided an overview of the project schedule, and said she would provide a more detailed update in September.

Discussion returned to the Campus Vision, and the need to illustrate and explain more clearly how land is used, not just building footprints, especially in the south and west areas of campus. There are often

larger land areas that appear unused, but these areas are actually used for other purposes or constrained with natural features. Meredith asked if or how the Campus Master Plan design guidelines would apply once the Campus Vision was complete. Bob explained that even if the Campus Master Plan wasn't used in total, the design guidelines could still be used to evaluate projects. The Campus Vision won't remove the design guidelines, though there may be recommendations to modify them.

III. Minutes Approval

Meredith moved to approve the minutes. Marion seconded the motion and it passed unanimously.

IV. Complex for Resilient Infrastructure and Safety (CRIS) Site Approval

Rebecca gave a presentation on the CRIS site approval proposal. It is a College of Engineering (COE) proposal to construct a new facility, including a 33,000 sq. ft. laboratory, to be completed in three phases on the east side of O.H. Hinsdale Wave Research Laboratory. Phase 1 would complete Construction and Transportation Simulation labs, Phase 2 an Infrastructure Materials lab, and Phase 3 a Structural High Bay Testing Area. Funding for phase 1 is expected to be in place by FY20 with design and completion of phase 1 by 2024.

Rebecca noted that five conditions of approval were recommended. One condition requires the College of Engineering to withdraw their current site request for the west side of Hinsdale before approval for the site to the east of Hinsdale can be granted.

Tarragon Van Denberg from the COE provided additional information on why the CRIS building is now proposed for the east side of Hinsdale. Discussion ensued regarding the need to consider long-term plans for the site and possible impacts on other university groups. Rebecca explained that only the first phase is in on the Capital Forecast; therefore, only the first phase can be considered for Site Approval. However, the impact of constructing all three phases is being considered now.

There was additional concern that future project phases might interfere with Farm Services activities to the east and south of Hinsdale. It was agreed that before recommending Vice President Green approve the site request, that the College of Engineering meet with the College of Agriculture to share the proposal and discuss possible impacts. There was also discussion about the need to consider ways to share funding between projects for items such as street improvements.

Bill moved to approve with conditions of approval, Gabe seconded. The motion passed with Kate abstaining because she is a member of the College of Engineering.

V. Fire Studies Research and Material Testing and Staging Yard Site Approval

Sara gave a presentation on the site approval request for Fire Studies Research and Material Testing, and Staging Yard site, which would be located in an area on the west side of the Hinsdale Wave Research Laboratory. Sara noted that there are no known natural features on the site and historically the area has been used informally for materials testing and storage, and it housed a river testing facility. The College of Engineering is requesting Site Approval to formalize the historic use of this site for similar purposes, though the proposed area of about 9,500 sq. ft. is smaller than has been used in the past. Sara explained some of the expected benefits of using this site as proposed, which include increasing OSU's ability to conduct interdisciplinary research; improving the quality of data collected due to the reduction of environmental factors; relocating smoke

producing research to a less populated part of campus; and, creating an area for this type of study that is in line with safety protocols.

Jason Yaich noted that if a DEQ air quality permit is required, a City land use permit would also be required. Tarrigon indicated that COE determined that a DEQ permit was not required. Marion suggested, in general, that with site approvals the affected site be cleaned up.

Bill moved to approve the request with staff recommended conditions of approval, Marion seconded. The motion passed with Kate abstaining.

VI. Environmental Health and Safety (EH&S) Storage Shed Schematic Design Approval

Susan provide a summary of the EH&S schematic design proposal. She explained that in March of 2018, EH&S received approval to construct a 312 sq. ft. masonry block building, however, construction of that building was cost prohibitive. EH&S is now requesting approval for a 196 sq. ft. prefabricated shed that would be placed in the same location as the previously approved masonry building. This area is on the northeast corner of the EH&S site and is currently grass landscaping. Susan also noted that a new roll-up door is proposed on the north side of the existing building to facilitate

Susan explained that typically the construction of new small buildings on campus is discouraged because they have relatively short life-spans, are resource intensive to maintain, and can detract from the attractiveness of campus. Approval is recommended for this building because it would be used to store biohazardous waste and it is preferable to keep this type of waste separate from other types. Additionally, the EPA does not allow hazardous waste to be stored off-campus; they must be stored close to where the waste is generated. The proposed shed at the EH&S site allows for the most efficient and compliant storage of OSU’s hazardous materials and the supplies used to manage this waste. In closing, Susan reviewed the recommended conditions of approval.

There was discussion about setting a precedent for using smaller buildings. Bob explained that there was no other place to accommodate biohazard waste storage on campus or in spaces within existing buildings. The smallest functional building seemed better than a larger 300-400 sq. ft. building. Mabelle Bamberger explained biohazardous waste is stored for about 2 months, and last year there was about 117 thousand pounds of hazardous moving through the facility.

Discussion ensued about how to evaluate when small buildings are appropriate. Bob proposed returning to the CPC with a policy that would more specifically address small buildings.

In addition to other conditions of approval recommended in the staff report, Joe moved to approve the request with a three year temporary limitation. After three years, the building must be removed or a second approval is required to ensure it complies with future policies regarding small buildings. Patrick seconded the motion and it passed unanimously.

VII. Other Business

Bob noted the CPC membership terms of Deb Mott, Gabe, and Patrick were expiring and they needed to reapply for membership on the CPC.

VIII. Adjourn



Bob adjourned the meeting at 4:02 PM.