



Capital Planning & Development
CAMPUS PLANNING COMMITTEE MEETING MINUTES

DATE	September 18, 2019
FACILITATOR(S)	Bob Richardson, ULUP Manager
MINUTES TAKEN BY	Recorded
ATTENDEES	Bob Richardson, Sara Robertson, Susan Padgett, Rebecca Houghtaling, Lori Fulton, Rick Freeman, Dustin Sievers, Christina Vinson, Kate Hunter-Zaworski, Marion Rossi, Gabriel Merrell, Brandon Trelstad, Patrick Robinson, Bill Callender, Daniel Bartholomae, Joe Majeski
VISITORS	None

I. Call to Order

Bob Richardson, ULUP Manager called the meeting to order shortly at 2:00 PM. See sign in sheet for those present (Attached). A quorum was not present.

II. Project / Construction Updates

Lori Fulton provided construction updates and noted that Magruder Hall is scheduled to open next week, Gill Plaza is expected to be complete by the second week of October, and the Forest Science Complex is on track for a spring 2020 completion. She explained that a number of parking lot improvements occurred over the summer, as well as path of travel improvements, e.g. Dixon Recreation Center, the east side of the parking structure, and Cauthorn Hall, with the goal of making the campus fully accessible. There were many other interior building projects.

Lori provided an update on the Campus Vision. She explained it is a companion document to the University's Strategic Plan. The Vision has been in progress for more than a year and has included a number of opportunities for the public to provide input. An initial draft was submitted in late summer and reviewed by the project team. A revised draft will be reviewed with the Steering Committee in late 2019 or early 2020, with the goal to complete the document after the first of the year.

Rebecca provided an update on Washington Way. She explained the project is at 60% drawing review. Meetings are ongoing to review the drawings. Rebecca reviewed renderings of the street corridor and described how the facility will look and function. Kate asked if the roadway was moving, and Rebecca explained that the roadway is moving 10-ft to the north compared to its current location. Rebecca explained that the roadway would still encroach 5-ft on the railroad ROW. She also briefly described the design and location of the proposed cycle track. She explained that the shed extending from the Vet Dairy Barn – the last remaining Bennes Barn on campus – was original and is a historic structure. She described how the sidewalk would be designed to run under the building to allow the building to be preserved. Kate asked if the final street design would be brought back to the CPC for their review. Rebecca answered no, but she offered to connect interested persons with the project manager. Brandon suggested the design be reviewed by the Transportation Committee (note: the project manager did share the design with the Transpiration Committee at their October 17th meeting).

Bob provided an update on active land use applications. He noted a Historic Preservation Permit application would be reviewed by the HRC to attach banners to the east side of Gill. A land use application for the Autzen House was being developed to increase the usable space inside the building. He explained a conditional use permit is needed because the office space, located in a residential zone, would be increased. He also mentioned a zone change application was being developed for the Campus Operations site to apply the OSU zone to the entire parcel of land. Currently, the south part of the site is zoned Research Technology Zone. The Upper Division and Graduate Student Housing Project is still making its way through City approval processes. Bob summarized the process to date and next steps in City decision making process.

III. Minutes Approval

Bob asked if there were any recommended change to the minutes. No comments were provided. The June 5, 2019 minutes were not approved because there was not a quorum of members.

IV. Site Approval and Schematic Design Approval Requests

There was discussion about how to proceed without a quorum. There was general consensus to go through the prepared presentations, ask questions, but not vote. A vote would be requested electronically later and all could listen to the audio recording.

A. Arts and Education Complex Site Approval

Rebecca presented the AEC Site Approval Request. She explained that the site was at the northwest corner of Washington Way and 15th Street, south of the Kerr Administration Building. She identified a need to coordinate the alignment of mid-block crossing of 15th Street at Adams Avenue, so it would align with existing and future pedestrian connections on the east side of 15th Street. She explained that the OSU National Register Historic District boundary is on the west edge of the site and that some improvements would occur within the District. ADA accessible walkways and connections would need to be provided, and parking would need to be provided consistent with the OSU-City Parking Development Agreement. Benton Place does not currently meet City street standards and half street improvements would be required. The City recently adopted a new Transportation Systems Plan, which may require additional ROW dedicated along SW 15th Street.

Four conditions of approval were recommended and are written in the staff report.

Kate asked why this site was chosen for this project and suggested that future reports explain the reasons why a given site is selected. Lori explained some of the thinking that went in to choosing this site. Discussion ensued. Lori acknowledged that more information should be provided in reports to the CPC regarding reasons for proposing development sites. There was additional discussion regarding the future programming of the building.

Kate asked about required transportation improvements. Rebecca explained street ownership and noted that the design team has been asked to be prepared to accommodate street improvement requirements with development. Kate encouraged consideration of raised crosswalks across 15th Street.

B. North District Chiller Plant Site Approval

Susan gave a presentation and explained that this facility would replace existing failing chillers in Burt Hall, Cordley Hall, and the Agriculture and Life Sciences building. The site is south of Orchard Ave, north of the East Greenhouses. Susan identified six items that deserve special attention with the proposal: 1) The site is in the OSU National Register Historic District; 2) sound impacts will need to be considered and mitigated; 3) Orchard Avenue may not meet City standards and may need to be brought up to those standards; 4) electrical utilities extended to the structure will need to be located underground; 5) pedestrian connections to the building and through the site will need to be provided; 6) the project will displace parking spaces and reconfigured spaces will need to meet City code. Dustin noted that roughly between 22 and 28 parking spaces would be lost.

Kate asked if the North District Chiller Plant could have been buried. Dustin explained that that option was considered but was not feasible.

Susan noted one condition is recommended, which is that the project team coordinate with OSU Transportation Services to ensure displaced or replaced parking is done in accordance with University policies.

Bill asked if there would be impacts to surrounding buildings or uses from steam from the chiller. Dustin explained that this was considered and steam and lighting are not expected to affect surrounding buildings, including the abutting greenhouses.

Kate inquired about how and where displaced parking spaces would be provided. Bob and Rebecca explained possible options and referred to the University policy that is referenced in the recommended condition of approval. Rebecca explained that parking utilization studies show there is existing parking capacity that could absorb the loss of the spaces. Kate requested this information be provided in the report. Discussion ensued. Sara provided information directly from the latest parking utilization study. Kate asked for this information to be documented as an amendment to the current staff report that would be sent back out to the CPC. Bob agreed that this would be provided in an amended staff report that could be considered as the CPC takes its future vote on this request.

C. Campus Operations Schematic Design Approval

Sara gave a presentation regarding the Campus Operations Schematic Design approval request. Her presentation focused first on the proposed shops building, then on the site. The subject site is at the northwest corner of SW 35th Street and SW Western Blvd. The project includes renovating the interior of the existing office building on this site and the construction of 66,000 sq. ft. shops building including outdoor storage area and vehicle parking.

Sara explained the shops building would be two stories – possibly three stories – and reviewed the major design elements of the proposed building as illustrated in the staff report. She then reviewed major components of the site plan and site features.

Kate asked how loading and unloading would work along the east elevation. Bob explained that the design intention is for vehicles to park parallel to the roll up door openings, not to back into them. Since vehicles would not back into the openings conflicts with pedestrians walking under the colonnade would be minimized.

Sara explained that the project would be responsible for half street improvements along SW Western Blvd, and additional right of way and some improvements along SW 35th Street may also be required.

Sara explained that the proposed building was a shop building and designed for that purpose, which makes it difficult to fully satisfy some design guidelines which call for classical collegiate building design. Sara reviewed the four recommended conditions of approval provided in the staff report, including a conditions that elements such as the proposed colonnade, windows, and entries be applied to ensure consistency with design guidelines.

Kate asked how the proposed building was meeting sustainability goals. Sara explained that the building was going to meet certain Energy Trust of Oregon performance standards. Christina explained the building would not use air conditioning, but rather operable windows to achieve passive ventilation. Brandon explained that the Sustainability division has adopted sustainability performance standards, which this building will meet. He also explained that the building will likely be built to be solar ready, though solar panels are not proposed with the project.

Marion expressed concern about how well the new building and site will fit with the existing building so that the site will work together as a whole. Rick explained that the new building would include a clear-story window to reflect the clear-story window on the existing building. Bob explained the challenge in that the two building have two very different functions. Rebecca suggested adding a condition that the building be integrated with the site through other features such as landscaping, screening elements, building colors, site furnishings. Marion agreed that this would be a good approach. Bob suggested that this would best be included as a development related concern rather than a condition of approval.

V. OSU Sign Plan – Update of Banner Section

Sara reviewed proposed revisions to the OSU Sign Plan regarding banners recommended by University Land Use Planning and University Relations and Marketing. Proposed changes are intended to update approved light pole banner locations, add an improved gateway banner, and clarify some existing sign policy language. The intent is to improve place-making throughout campus and add banners along Washington Way which will be reconstructed in the

near future. Sara noted that some banners would be in areas under the City's sign-code jurisdiction.

Marion noted that there was quite an increase in the allowable areas for sign banners. Rebecca clarified that just because the identified areas allow banners that all poles in these areas would not have banners. Gabe asked if URM could put banners on all poles with banner arms. Rebecca explained that that would be the case.

Joe asked that consideration be given to the height of banner arms so that pedestrians would not bump into them. Rebecca said construction standards were recently updated to ensure such conflicts wouldn't occur. There was additional discussion prompted by a question from Gabe as to why banners are not approved for Jefferson Ave and Campus Way between 30th and 35th. Rebecca noted that those areas were outside of the OSU Sign Exemption area and could not be put up as easily, but could be included as OSU pre-approved sites.

VI. Other Business

Gabe Merrel, Patrick Robinson and Deb Mott have been reappointed to the CPC.

VII. Next Meeting

December 18, 2019

VIII. Adjourn

Bob adjourned the meeting at 3:55 PM