



Capital Planning & Development  
**CAMPUS PLANNING COMMITTEE MEETING MINUTES**

<b>DATE</b>	September 15, 2020
<b>FACILITATOR(S)</b>	Bob Richardson, ULUP Manager
<b>MINUTES TAKEN BY</b>	Bob Richardson, ULUP Manager (Zoom Video Recording)
<b>MEMBERS IN ATTENDANCE</b>	Members: Bob Richardson, Dan Bartholomae, Bill Callender, Kevin Dougherty, Kate Hunter-Zaworski, Joe Majeski, Gabriel Merrell, Patrick Robinson, Marion Rossi, Deborah Correa, Isabel Nunez Perez, Selina Heppell, Meredith Williams, Jason Yaich, Deb Mott, Dwaine Plaza
<b>VISITORS</b>	Bruce Daley, Libby Ramirez, Lori Fulton, Rebecca Houghtaling, Sara Robertson, Erin Martin, Brandon Trelstad, Amy Keene, Bethany Gelbrich
<b>LOCATION</b>	Videoconference

**I. Call to Order**

Bob Richardson, ULUP Manager called the meeting to order at 2:02 PM.

**II. Project / Construction Updates**

Lori provided construction updates. The Navy ROTC Quonset hut has been demolished. New bleachers are being installed at the soccer field and a new softball hitting practice facility is being constructed. Work is underway at the campus operations site (Western Complex) at SW 35<sup>th</sup> Street and SW Western Blvd, and there also will be road work occurring on Western Blvd west of 35<sup>th</sup> Street. Cordley Hall construction is underway, as is construction on the new North District Utility Plant northwest of Cordley Hall. A new canopy will be installed on the motor pool canopy. Work will be occurring inside Owen Hall, requiring some temporary storage containers outside by Community Hall.

Tents will also be installed at various places around campus to provide additional space for socially distant class work. Dwaine inquired about the use of the tents, Libby and Marion provided responses. There was a short discussion regarding cleaning protocols in the tents.

Bob provided an update on land use applications. In August, the City's Historic Resources Commission approved OSU's request to demolish the building at 3036 SW Orchard Avenue. This building was a Nonhistoric/noncontributing structure moved to its current location; previously, it the building had been located on Monroe Avenue and housed the Black Cultural Center.

Planning staff is developing land use applications to request that walls not be required on the roof of Valley Library to screen cell antennas. The City's land development code requires rooftop screening, but Capital Planning and Development staff believe the screen walls would be more intrusive than the antennas themselves. Therefore, OSU is seeking to vary from this standard.

Rebecca informed the CPC that a draft of the Corvallis Campus Vision has been completed and that we are developing outreach plans to share the draft and hear from stakeholders to determine if any revisions are needed before it is finalized. Erin and Rebecca both mentioned on campus outreach activities that have already occurred.

Meredith asked if the design standards in the Campus Master Plan would continue to be used. Bob responded that the guidelines, for the most part, were still useful and would continue to be used, but should be revisited when the Vision document is complete. He noted that the Vision document is a higher level document which will help expand our view and balance competing interests or perspectives in ways that the more focused design guidelines cannot. Rebecca added that the Campus Vision will be a useful tool in helping to determine which sites should be developed.

### III. Minutes Approval

The CPC reviewed the June 17, 2020 minutes. Marion moved to approve, Dan seconded. All voted in favor and the minutes were approved as written.

### IV. Schematic Design and Site Approval Requests

#### Fairbanks Hall Schematic Design

Rebecca provided a presentation on this approval. She explained that the building is a historic contributing building constructed in 1892, and located at the northwest corner of Jefferson Way and 26<sup>th</sup> Street. This building is one of the few remaining academic all wood structures from this era.

Rebecca described the proposed renovations to the building, which include modifications to entrances to meet accessibility requirements, a new elevator, various upgrades to comply with the building codes, and a new roof. Modifications to landscaping, sidewalks and the parking lot are proposed to meet accessibility requirements, and the remaining portions of the Fairbanks Annex are proposed to be demolished.

In addition to these changes, the east porch is proposed to be redesigned to be more similar to its original construction using a flat roof with an ornamental roof railing and columns. Some windows will be replaced, such as those impacted to by porch renovation, and those that are in disrepair or impacted by ventilation needs.

A number of items were identified as needing additional attention by the design team. These include exterior lighting, sidewalk widths, parking lot modifications and replacement parking, trash enclosure location and screening, landscaping, and locations of mechanical equipment. Proposed changes to the building and site will also require approval of a City of Corvallis Historic Preservation Permit.

Rebecca stated that ULUP staff found the proposal was consistent with the Campus Master Plan and Historic Preservation Plan, and recommend the CPC support the schematic design request.

Dwaine asked about the trees on the south side of Fairbanks and if they are still healthy. Lori said the large fir is proposed to be saved. There is also a maple on the north side of the building that is desirable to save. An arborist will evaluate the health of the trees and provide recommendations to protect them. Joe noted that there are maples on the south side that were given as a class gift.

Meredith asked if the two ADA parking spaces on the east side of the parking lot are to remain. Lori explained that charging stations and unloading areas will be on the east side, and ADA spaces would be on the west side of the lot as shown in the site plan in the presentation. Gabe expressed support for the proposed site plan relative to the location of ADA spaces. Marion confirmed that the spaces on the east side are not currently ADA spaces.

Patrick asked if there was an accessible entry to the west side of the building. Lori answered yes, and provided explanation of other accessible entrances. Selina noted a pedestrian need to move from the LINC plaza east to the MU and to Jefferson Ave.

Gabe asked why all the original elements were not proposed to be returned to the building. Lori said budget constraints were the big reason. The main funding source is Capital Renewal, so the priority has to be on maintaining the building and upgrading to building codes. Discussion continued regarding pedestrian connectivity and design, including location of transformers relative to sidewalks. Bill asked if the fire escapes will be removed. They are proposed to be removed but will require historic permit approval to do so.

Deb moved to recommend approval of the proposal. Patrick seconded. All voted to recommend approval.

Fairbanks Plaza Site Approval

Rebecca gave a presentation on the proposal to create Fairbanks plaza, which includes the demolition of the Fairbanks Annex. The Fairbanks Annex was previously composed of a brick building constructed around 1920 and a metal building added in the 1980's or early 1990's. In 2013, the brick building was demolished, and the metal building is now proposed to be demolished.

The plaza is intended to be a flexible space large enough for outdoor art classes and short term art exhibits. Most of the area would be in hardscape material with vegetation used to define and soften the plaza edges. The plaza would also provide fire access to Fairbanks Hall.

Several items were identified that need to be addressed as the plaza design evolves. These include providing wider sidewalks and ensuring displaced parking spaces are replaced or compensated for. The proposed demolition will require review and approval by the City Historic Resources Commission. Hardscape materials will need to be reviewed for ADA compliance, and the plaza and its site furnishing will need to be designed in a way that is complementary to the LInC plaza and consistent with OSU construction standards. Exterior art installations may need review by the Outdoor Art Committee.

Deborah asked if any teaching capacity would be lost with the demolition of the annex. Marion explained that existing uses of the space would be moved into Fairbanks Hall or other locations. Meredith suggested that the concrete benches at LInC be continued in this plaza. Rebecca stated that was the intention. There was discussion about the 1% for Art selection process and locations, including how the art, landscaping, walkways, and views through the site interact. Deb Mott encouraged the design team to consider the need for multiple power outlets and sufficient lighting.

Deb moved to recommend approval of the Site Approval and Schematic Design for the plaza. Deborah seconded the motion. All were in favor, none opposed.

Reser Stadium Medical Office Building Site Approval

Bob gave a presentation on the Reser Stadium Medical Office Building Site Approval request. He explained that during initial discussions, the medical office building was planned to be located on the west side of the stadium to be close to the Samaritan Athletic Medical Center. This was because it was expected the two facilities would have integrated programming and could share resources. As

conversations progressed, it was determined that the primary occupants of the medical office building would be Student Health Services and proximity to the Samaritan Athletic Medical Center was less important.

The medical office building location is now proposed on the southeast end of the stadium. The benefits of this location are that it will be more visible, more accessible, and will activate this segment of 26<sup>th</sup> Street by attracting people to it throughout the day.

Bob explained that the focus of the Site Approval request is on creation of pedestrian connections along the west side of the stadium. The OSU Transportation Plan calls for a “connecting” pedestrian route along the west side of the stadium and this connection should be at least 8-ft wide. The crosswalk from stadium across 26<sup>th</sup> Street to LaSells Stewart Center should be evaluated to ensure its design is sufficient for an increase of people that would be drawn to this area by the MOB.

It is expected that 26<sup>th</sup> Street and Western Blvd will be required to be modified to meet City standards, and the modified areas would also need to meet requirements of the OSU Transportation Plan and OSU construction standards. The pedestrian connection on the west side of the stadium and dedicating street right of way along Western Blvd will likely impact existing parking spaces. If that is the case, parking will need to be replaced consistent with the City – OSU Interim Parking Development Agreement and OSU policies.

Bob noted that the area around Reser Stadium is an important part of the Beaver Bus shuttle system. Access through the site is expected to be maintained as it is today, but any changes or impacts to this system should be made in consultation with Transportation Services and University Land Use Planning. He also identified natural feature areas adjacent to the site, and reviewed the items the design team should consider as the project progresses. These are consideration of natural features, potential impacts on shuttle and public transit stops, required street improvements, improvements to the 26<sup>th</sup> Street crosswalk, compliance with parking policies.

Deb asked about impacts to the parking lot. Bob explained that the displaced spaces would need to be replaced, but what type of space they would be is determined by Transportation Services. Bill asked about the building size. Bob clarified that the exact footprint has not been determined, but it would have roughly a 12,500 sf footprint and 25,000 sf total building size. Selina asked about runoff from parking lot into Oak Creek. Bob responded that those types of issues are addressed through Schematic Design. Lori stated that it will need to meet City water quality standards. Deborah asked about the clients of the medical office building. Bob explained that it would be Student Health Services. Libby explained that Student Health Services needs additional space, and this building would provide that space. She also mentioned that moving the MOB had the advantage of consolidating loading docks on the west side of the stadium making the east side safer. Gabe mentioned the current 26<sup>th</sup> Street crossing is not ADA compliant and there are some parking areas that have accessibility barriers. Kate suggested that an RRFB be considered at the 26<sup>th</sup> Street crossing, and at a minimum there should be very good lighting in this area. Selina expressed concern about the difficulty for cyclists making left turns into LaSells (moving south on 26<sup>th</sup> Street).

Meredith moved to recommend Site Approval of the Medical Office Building inclusive of pedestrian connections. Deb seconded the motion. All were in favor and the motion passed unanimously.

**V. Other Business**

Bob explained that Marion Rossi, Deborah Correa, and Kate Hunter-Zaworski have been reappointed to their positions on the CPC. He noted that the current CPC membership list is included in the meeting packet. He also asked that they consider inviting others to apply to the CPC as there are vacancies on the committee.

**VI. Next Meeting Date**

The November 10 meeting is no longer needed. The next meeting will occur December 16 followed by one most likely in February.

Deb asked if the CPC will learn about any proposed demolition of Snell. She is concerned that the Orange Media Network antenna would not be considered with enough time to find a replacement location. Bob and Libby explained that the CPC would be given ample warning and the antenna would be considered.

**VII. Adjourn**

Bob adjourned the meeting at 3:38 PM