



Capital Planning & Development
CAMPUS PLANNING COMMITTEE MEETING MINUTES

DATE	December 16, 2020
FACILITATOR(S)	Bob Richardson, ULUP Manager
MINUTES TAKEN BY	Bob Richardson, ULUP Manager (Zoom Video Recording)
MEMBERS IN ATTENDANCE	Members: Bob Richardson, Dan Bartholomae, Bill Callender, Kevin Dougherty, Kate Hunter-Zaworski, Joe Majeski, Gabriel Merrell, Patrick Robinson, Marion Rossi, Deborah Correa, Selina Heppell, Meredith Williams, Jason Yaich, Deb Mott
VISITORS	Libby Ramirez, Lori Fulton, Rebecca Houghtaling, Sara Robertson, Erin Martin, Brandon Trelstad, Amy Keene, Bethany Gelbrich, Julie Drolet, Jason Yaich, Mariapaola Riggio
LOCATION	Videoconference

I. Call to Order

Bob Richardson, ULUP Manager called the meeting to order at 2:04 PM.

II. Project / Construction Updates

Lori Fulton provided an update on construction activities on campus. She noted that the new district utility plan near Cordley Hall as well as construction at Cordley Hall are underway. There are also some Conex boxes in a parking lot near Owen Hall, where some internal repairs are occurring. There is also construction at the Western Complex where the new shops building is being constructed.

Bob provided an update on land use applications and the Corvallis Campus Vision. He mentioned that a Historic Preservation Permit (HPP) application has been submitted for Fairbanks Hall, and an HPP application regarding the placement of antennas and screen walls on the Valley Library has also been submitted. If the Valley Library HPP application is successful, a Major Adjustment application will be submitted requesting to vary from the standard that would require a screen wall to be installed.

Bob also explained that the Corvallis Campus Vision document is essentially complete, but a second round of outreach is underway, both on and off campus.

III. Other Business

Mariapaola Riggio with the College of Forestry gave a short presentation regarding a project she is pursuing to construct a temporary cross laminate wood structure (16 x 24) in the Hatfield Courtyard, just west of Richardson Hall. She noted that previous discussions had identified this area to be used for demonstration projects and temporary structures. Mariapaola explained that the purpose was to demonstrate the structure's systems, materials, and construction techniques but it would not be occupied.

IV. Minutes Approval

The CPC reviewed the September 15, 2020 minutes. Deb Mott moved to approve, Deborah Correa seconded. All voted in favor and the minutes were approved as written.

V. Schematic Design and Site Approval Requests

Arts and Education Complex Schematic Design

Rebecca Houghtaling gave a presentation regarding the AEC schematic design request. She noted that this new facility would be located at the northwest corner of SW Washington Way and 15th Street, and the project would also include renovations to the Anderson & Keeling Memorial Target Range, as well as the parking lot south of the Kerr Administration building, which would both be reviewed separately.

Rebecca explained that the AEC would be used for educational arts programming including a recital hall, black box studio, and museum. She described various site elements that would be constructed such as walkways and plazas around the building, as well as seating areas, lighting, landscaping, and a performance area on the north side of the building.

Rebecca described the key elements of the building at each elevation, such as its materials, entrances, and orientation to streets or plazas, and explained how the proposed design was consistent with design guidelines in the Campus Master Plan. She also described how access and circulation to and through the site would occur, including the drop-off plaza on the northeast side of the building, and the use of the corridor on the west side of the building for a fire lane, trash and recycling service, and primary north south pedestrian route through the site. Rebecca ended her presentation by reviewing staff recommended items to be addressed by the project team, and staff conclusion that the CPC recommend approval of the schematic design request.

At the conclusion of her presentation there was discussion regarding the appropriateness of the building's design and its consistency with Campus Master Plan design guidelines. Joe Majeski identified a number of building attributes that he was concerned were not consistent with design guidelines, such as lack of use of redbrick or use of a more classical collegiate building design. Rebecca noted that the guidelines allow flexibility in design, and it is not required that every guideline be met. Discussion followed.

Deborah offered that this type of arts facility should be an exception and not take on the traditional building design, especially given its location next to the Kerr Administration Building. Meredith Williams asked if there were any items that could be revised that might make the building feel more like an "OSU building". Joe expressed that if we are not applying the guidelines consistently, every new building will ask for exceptions and the campus will lose its unifying character that is based on historic buildings. Discussion ensued.

Dave Otte, from Holst Architecture, responded to questions about longevity of exterior materials and the design intent of the building. Marion Rossi added that in his view this building should look different from traditional building design on campus and stand out as an arts or performance center. Selina Heppell asked how traffic and parking related to events in the AEC would be managed. Rebecca explained how public transit would access the site, and Dave Otte noted that the site was adjacent to two large parking lots east of 15th Street which could be used to support the facility, as most events will be scheduled in the evenings after typical OSU operations. Meredith provided information on how those parking lots are currently used. Discussion regarding parking and expected event hours in the AEC occurred.

Bob asked if there were final questions. There were none, so he asked for someone to make a motion to recommend a decision on the proposal. Deborah moved to approve as proposed, Deb seconded the motion. All voted in favor, except for one vote in opposition. The motion passed.

Anderson and Keeling Memorial Target Range Renovation

Rebecca gave a presentation on the Schematic Design proposal to renovate the building currently referred to as the Anderson and Keeling Memorial Target Range but will be known as the Rehearsal Classroom Building (RCB). This building is located at 460 SW 15th Street, south of McAlexander Fieldhouse and west of the Heat Plant. It will be renovated to provide approximately 2,000 square feet of rehearsal classroom space along with required storage and support spaces. It will support the performance venues and College of Liberal Arts with a dedicated space for rehearsal and instruction. The site is part of the Arts & Education Complex and received Site Approval in September 2019.

Rebecca reviewed some of the history of the building from its first use as a heating plant and how the building has changed over time, including its current condition. She then walked through proposed modifications to the building exterior and described proposed landscaping and walkways around the building.

After describing the proposed renovation, Rebecca noted recommended items for the project team to address, and concluded by expressing University Land Use Planning staff support for the proposed project.

Discussion ensued regarding the location of proposed fencing limiting access to the west side of the building. Discussion continued to questions and responses regarding how all the various projects in this area will be integrated; e.g. RCB, AEC, south Kerr parking lot, and Washington Way reconstruction.

Deb moved to approve the Schematic Design, Meredith seconded the motion. All voted in favor.

UHDS Site Approval Extension

Bob explained that UHDS had previously received Site Approval in 2015, which was extended in 2017, to use the area bound by SW 9th Street on the east, SW 11th Street on the west, SW Monroe Ave to the north, and SW Madison Ave to the south for residence halls. UHDS recently received City land use approval and are exploring next steps for constructing on the site. Steps to develop the site have been delayed due to City land use processes, thereby prompting the need for the Site Approval extension.

In response to a question, Bob provided more detail on the land use process and status of the housing project planned for the site. There was also discussion regarding the appropriateness of developing this area as it provided a visual connection from downtown to the campus core as expressed in the original 1909 Olmstead plan.

Bob moved to approve the site approval extension, Meredith seconded. One member was opposed to the motion, all others were in favor. The motion passed providing a three year extension to UHDS to use the site for housing.

VI. Next Meeting Date

Bob noted the next meeting date is tentatively scheduled for February 16, 2021.

VII. Adjourn

The meeting adjourned at 3:43 PM