



**CAMPUS MASTER PLAN  
2004-2015**

**CHAPTER 2 – PRINCIPLES AND POLICIES**

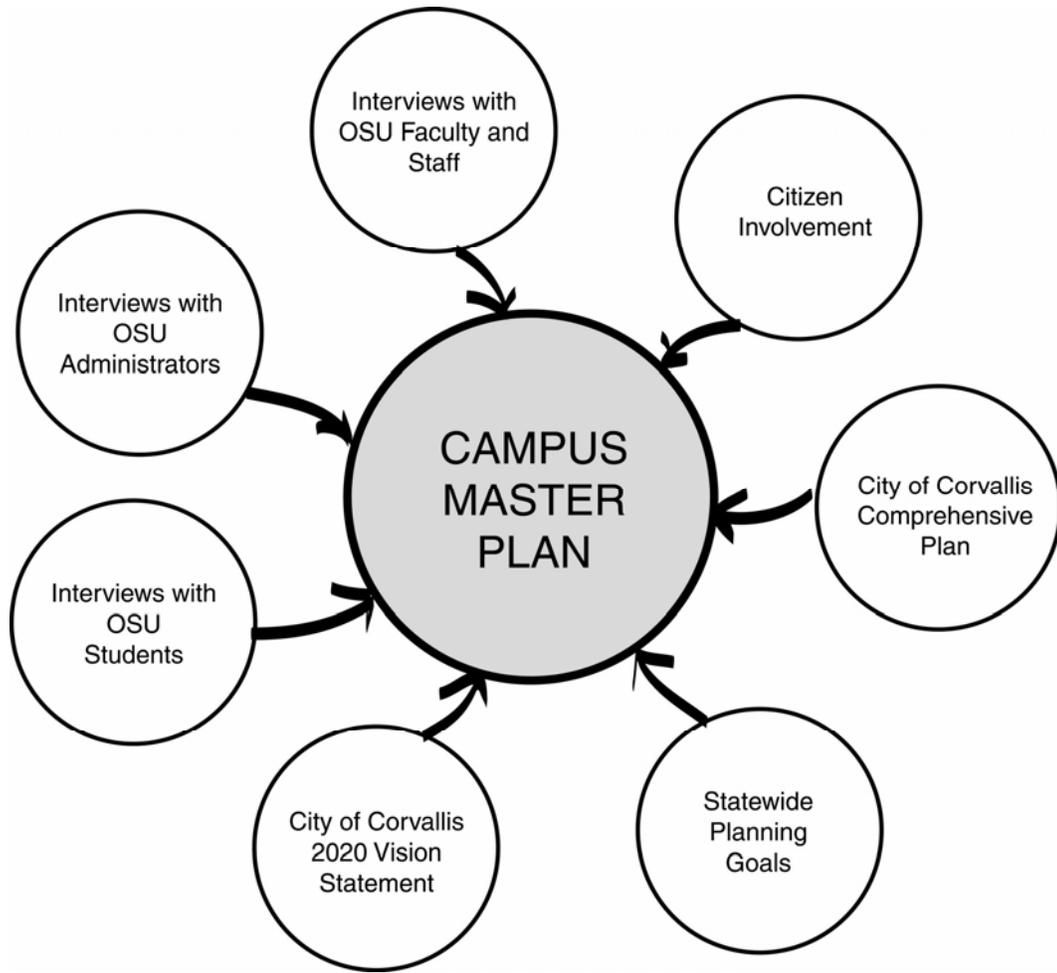


Figure 2.1: CMP Input Sources

## 2.0 Campus Master Plan Principles and Policies

This chapter identifies the guiding principles that provide direction for the long-range development of the OSU campus. The principles and associated sets of policies are based on input from the students, faculty, staff, and community, and support those policies within the City of Corvallis Comprehensive Plan, City of Corvallis 2020 Vision Statement, and other applicable plans and special studies that address issues such as community well-being, land use compatibility, transportation, protection of natural resources, and public safety.

### 2.1 Community Relationships

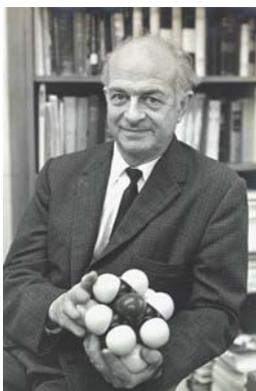
To improve opportunities for students and the area's citizens, OSU seeks to foster positive relations with surrounding communities and with local and state agencies. OSU will work with neighbors and the neighborhood associations adjacent to OSU's boundaries so proactive and cooperative strategies are planned and implemented to minimize impact from development on the character of those adjacent neighborhoods. To this end, OSU will hold an annual Town Hall meeting with neighbors to discuss the annual CMP monitoring report and other matters that pertain to maintaining good community relations. OSU will also attend Neighborhood Associations meetings as necessary to ensure that good relations are maintained over the years.

#### Policies

- 2.1.1 Continue to work with the City of Corvallis, Benton County, and other governmental agencies to address issues of community concern.
- 2.1.2 Develop an understanding of issues that arise from OSU growth and development. Where negative impacts are anticipated or experienced, develop and implement mitigation plans to minimize impacts on the surrounding community.
- 2.1.3 Create an information exchange process in which adjacent property owners can conveniently comment on potential campus development.
- 2.1.4 Continue to support community events on campus.
- 2.1.5 Establish partnerships with local schools, businesses, and others to promote educational opportunities and programs.
- 2.1.6 Prepare management plans for OSU-owned property outside the city limits but within the urban growth boundary. Management plans shall be consistent with the principles and policies of the CMP and responsive to specific resource needs, research and educational objectives, and compatibility issues.

- 2.1.7 OSU shall participate as a full partner and in good faith in a community task force with City and community representatives to measure, assess, and monitor traffic and parking conditions within areas adjacent to OSU's north campus boundary. OSU shall assist with mitigation efforts for existing and future negative impacts. If other task forces are formed and approved by the City to review traffic and parking conditions within other geographical areas adjacent to the OSU District Boundary, then OSU shall participate in those task forces as well.
- 2.1.8 OSU shall conduct an annual Town Hall meeting to present and discuss the results of the annual CMP monitoring report with neighbors.
- 2.1.9 OSU shall cooperatively work with adjacent property owners and neighbors to proactively maintain and protect the existing integrity of the established neighborhood character for those neighborhoods adjacent to OSU's boundaries.
- 2.1.10 OSU shall ensure that any proposed development adjacent to or visible from the College Hill West Historic District and along the south side of Orchard Avenue from 30<sup>th</sup> to 35<sup>th</sup> Street is compatible to the character and integrity of that historic district.
- 2.1.11 Each fall OSU shall conduct an annual parking utilization study of the existing neighborhood parking districts. OSU will also encourage the involvement of adjacent property owners and members of the Neighborhood Traffic and Parking Task Force when completing the parking utilization studies of the neighborhood districts.
- 2.1.12 OSU shall support and maintain a graceful edge along the OSU District boundary by promoting a "clean image" of its property through the removal of debris, the screening of outdoor storage areas, trash enclosures, and mechanical equipment in accordance with LDC 3.36.50.14, and by preventing buildings and structures from falling into disrepair.
- 2.1.13 OSU and the neighbors shall prepare a Charter Statement that outlines a purpose statement, planning assumptions for future CMP updates, the tenets of the OSU and neighbors relationship, common concerns for consideration for future CMP updates, and future planning goals for future CMP updates.

## 2.2 Academic and Research Excellence



OSU is determined to set the standard in academic and research excellence. To this end, OSU seeks to enhance, redefine, and establish educational programs that benefit students and faculty.

By improving existing academic and research facilities and developing new and technologically advanced facilities, OSU will continue to attract a high caliber of students and faculty.

*Figure 2.2: Linus Pauling, 1922 OSU Graduate and Recipient of the 1954 Nobel Prize for Chemistry and 1962 Nobel Peace Prize*

### Policies

- 2.2.1 Continue to support teaching and research programs unique to a land-, sea-, and space-grant university.
- 2.2.2 Encourage interdisciplinary collaborations and interactive learning experiences within academic and research programs.
- 2.2.3 Maintain and/or upgrade existing facilities to the extent practicable. When replacement becomes more viable than retention, encourage reuse and/or recycling of materials.
- 2.2.4 Create facilities that address current and anticipated needs and are adaptable to future academic and research initiatives and activities.
- 2.2.5 Pursue research grants and other funding opportunities that support the interest and programs of faculty and students.
- 2.2.6 Establish partnerships with businesses that provide academic opportunities through student internships, scholarships, and other compelling learning experiences.
- 2.2.7 Establish partnerships with other institutions to promote OSU's academic, research, and planning efforts.
- 2.2.8 Locate academic programs and research activities at sites that are suitable and desirable for their function and that contribute to the campus environment.
- 2.2.9 Continue to support the Associated Students of Oregon State University and encourage student involvement with issues that impact student programs and events.
- 2.2.10 Emphasize programs and initiatives that are aimed at attracting and maintaining a high caliber of students and faculty.

2.2.11 Examine methods and initiatives to ensure that OSU remains competitive and among the top-tier universities in the nation.

## **2.3 Student Life and Services**

OSU recognizes that today's students are tomorrow's alumni and that positive student experiences are crucial to the university's lasting success. To this end, OSU encourages opportunities for academic collaboration, recreation, cultural exchange, social interaction, and various other programs that provide students with a safe, enriched, and diverse campus.

### **Policies**

- 2.3.1 Continue to promote the campus as a pedestrian-friendly environment. Safe and direct access among buildings, parking areas, and other destinations shall be maintained or enhanced with new development.
- 2.3.2 Continue to provide adequate and accessible communal spaces throughout campus that encourage the exchange of ideas and informal interactions.
- 2.3.3 Continue to evaluate the needs of OSU's recognized cultural centers and provide facilities that support the centers and the exchange of cultural traditions.
- 2.3.4 Provide adequate on-campus student housing that is safe, accessible, and promotes academic and social interaction.
- 2.3.5 Continue to support student health services and related programs to ensure that students have access to proper and efficient health services.
- 2.3.6 Continue to provide adequate recreation areas, facilities, and programs that promote physical health activities and intramural sports.
- 2.3.7 Provide access to dining, recreational, meeting, and other facilities at major academic sites on campus.
- 2.3.8 Provide adequate security measures across campus to ensure the safety of the campus community. Such measures may include exterior lighting along walkways and parking areas, properly landscaped building grounds, visually accessible doorways, and programs such as Safe Ride.
- 2.3.9 Continue to provide universal access, consistent with Americans with Disabilities Act (ADA) standards, to campus buildings and sites.
- 2.3.10 OSU shall engage in discussions with students in a proactive and cooperative manner should the need to relocate People's Park become necessary in the future.

- 2.3.11 The size of a relocated People’s Park shall be, at a minimum, the size of the existing People’s Park as of the year 2004-2005.

## 2.4 Athletics



OSU athletics have helped shape the campus and enhance OSU’s national reputation as a dynamic university.

OSU should continue to support its athletic programs and provide the necessary facilities to ensure competitiveness. Athletic facilities should be clustered together as much as practicable and offer convenient access to nearby collectors and arterials.

*Figure 2.3: OSU Football Player*

### Policies

- 2.4.1 Explore methods to develop athletic facilities and uses within a central area with convenient access to nearby collectors and arterials.
- 2.4.2 Support projects and other improvements, such as the Reser Stadium expansion project, Gill Annex project, or the addition of soccer field lighting, to increase the appeal and competitive stature of OSU athletics.
- 2.4.3 Explore opportunities for new partnerships to bring greater exposure and opportunity to the Athletic Department.

## 2.5 Site Development, Operations, and Management

Successful growth and development of the OSU campus depends on cooperation among its administrators, faculty, staff, students, and the greater Oregon community. The development of facilities, organization of space, and management of traffic are all aspects of growth that need to be addressed from an understanding of how such development and management benefits the OSU community and advances the university’s mission.



*Figure 2.4: Architectural Design for Renovation of Weatherford Hall, 2003*

Cohesive planning, construction, and management of development is vital to the success of improvement and development projects.

### **Policies**

- 2.5.1 Ensure that all future development is consistent with the City of Corvallis Comprehensive Plan, Land Development Code, and other adopted local plans (e.g., utility, transportation, etc.).
- 2.5.2 Design new buildings and renovations to be compatible with existing structures, cost effective to operate and maintain, and supportive of student and faculty academic and research interests.
- 2.5.3 Evaluate the feasibility of renovating existing buildings to meet current code and seismic standards.
- 2.5.4 Incorporate sustainability concepts in decision-making with regard to construction, operations, and management.
- 2.5.5 Use financially sustainable funding mechanisms that do not place unreasonable demands on the university's debt capacity.
- 2.5.6 Create and improve space in such a way that it does not place unreasonable constraints on operating costs or maintenance requirements.
- 2.5.7 Arrange the campus layout and building placement to reinforce academic and operations relationships by locating functionally related programs near each other and consolidating activities with similar physical requirements. To the extent practicable, site major academic buildings within the core campus area and within a 10-minute walk of other academic buildings.
- 2.5.8 Avoid significant building additions that overpower the existing structures and pedestrian scale of surrounding spaces and uses.
- 2.5.9 Orient building entrances toward streets. Landscaping, building mass, and height should be similar to that of surrounding buildings.
- 2.5.10 Design buildings following the architectural guidelines set forth by the university.
- 2.5.11 Maintain space between buildings to ensure adequate areas for landscaping and circulation for pedestrians, service vehicles, and bicycles.

- 2.5.12 Encourage preservation of the historic street grid and usability of the street system with new development organized to create usable open spaces that facilitate ease of pedestrian and vehicular movement.
- 2.5.13 Develop improved campus entrance portals and information kiosks on the east side of campus (e.g., Jefferson Street and/or Monroe Street) and on the south side of campus on 26th and Western Boulevard.
- 2.5.14 Encourage the protection and restoration of historically significant buildings and structures.
- 2.5.15 Develop a system that assesses and monitors campus space needs within buildings and facilities through clear and objective standards. Evaluate the effectiveness of this system and, as needed, make adjustments.
- 2.5.16 Reduce the visual impacts of new development by using similar building materials and scale, landscaping, and by siting buildings to maximize open space and maintain viewsheds as much as practicable.
- 2.5.17 Any project adjacent to the College Hill West Historic District shall have an advisory review by the City of Corvallis Historic Preservation Advisory Board (HPAB), or its successor. The HPAB shall forward its recommendation to the appropriate reviewing body (i.e., City of Corvallis Planning Commission, OSU Campus Planning Committee) for consideration.
- 2.5.18 OSU shall form a Historic Preservation Task Force (HPTF) in accordance with Section 3.3(b) *Buildings Recognized as Historic* of CMP six months after the effective date of the CMP approval.
- 2.5.19 The OSU Historic Preservation Task Force shall prepare a Historic Preservation or conservation plan in accordance with Section 3.3(b) of the CMP within two years of the completion of the profile.
- 2.5.20 The OSU Campus Planning Committee shall review all proposed modifications to known and potentially historic resources on campus in accordance with the Historic Preservation Plan.

## **2.6 Transportation, Circulation, and Parking**

OSU recognizes the importance of a well-organized campus transportation system that integrates with the city's system. OSU also recognizes its role in contributing to the traffic and parking impact within the neighborhoods adjacent to its boundaries. By promoting alternative modes of transportation and fostering pedestrian-oriented development, transportation improvement can focus on providing safe, direct and functional travel patterns across campus.

To promote the same standards of traffic safety and direct and functional travel patterns within adjacent neighborhoods, OSU shall participate in a neighborhood task force in accordance with Appendix C of the CMP.

OSU will also complete a neighborhood parking utilization study each fall. The results will shape recommendations to reduce utilization in areas that exceed acceptable levels. OSU will submit the results of the study and its recommendations to the neighborhood task force and the City for review and consideration.

## Policies

See Chapter 6 for policies addressing transportation and circulation, and Chapter 7 for policies addressing parking.

## 2.7 Pedestrian Systems and Open Space



Pedestrian systems and open spaces must provide safe and well-defined corridors for the movement of thousands of people.

Any expansion or improvement to a pedestrian system should adequately provide for cross-campus movement with convenient locations for exiting and entering the campus.

*Figure 2.5: Northwest View from the Valley Library*

The existing open space system provides a framework for future development. New buildings and streets should be designed to encourage communal spaces through the use of plazas, courtyards, atriums, or other such areas that allow people an opportunity to co-mingle.

## Policies

- 2.7.1 Retain a minimum of 50 percent of the campus as open space, which includes landscape areas, parks, recreation fields, and agricultural fields; hardscape amenities such as sidewalks, public plazas, quads, and courtyards; and non-developed areas.
- 2.7.2 Retain the open space areas within each development sector consistent with the minimum established open space sector standard. Open space shall provide the framework for campus development and shall be integrated into development plans.
- 2.7.3 Continue to maintain and enhance pedestrian walkways throughout the campus, especially with new development.

- 2.7.4 Provide open spaces such as public plazas, quads, courtyards, atriums, etc. as an element of each building site design.
- 2.7.5 Reinforce the pedestrian nature of campus by minimizing the need for private automobiles for cross-campus travel. This shall be done by locating parking areas on the campus perimeter and by maintaining a street system that directs traffic to nearby collectors and arterials, to the maximum extent practicable.
- 2.7.6 Continue to maintain and enhance open spaces such as lawns, planting beds, courtyards, sidewalks, plazas, quads, and other landscape areas through the adequate funding of grounds maintenance.
- 2.7.7 Repair and/or replace unsightly and unsafe walkway surfaces, and expand walkways that do not adequately accommodate pedestrian traffic.
- 2.7.8 Establish a pedestrian network of paths and sidewalks for safe and convenient access to sites on and off campus.
- 2.7.9 Develop a campus-wide bicycle route system that uses a combination of on-street bike lanes and off-street multi-use paths.
- 2.7.10 Preserve the existing open space character of the lower campus and quads. These open spaces are an important historical element in the system established by the 1909 Olmsted Brothers plan (Chapter 1).

## **2.8 Environmental Stewardship and Natural Features**

OSU recognizes its responsibility to the environment and will continue to use environmentally responsible and responsive development practices. These practices, defined as “sustainability,” shall be incorporated into the design, construction, renovation, expansion, and operation of facilities and structures. OSU encourages other sustainability efforts including improving current environmental conditions, reducing impacts on known natural resources, and continuing reuse and recycling efforts.

The recently completed City of Corvallis Natural Features Inventory identifies wetlands, riparian areas, vegetation, and other natural resources on OSU property. See Table 2.1.

**Table 2.1: City-Inventoried Natural Features on OSU Property**

Wetland	Riparian	Tree Groves
WC-Oak, W-1	WC-Oak, R-1	WC-TG-17
WC-Oak, W-2	WC-Oak, R-5	WC-TG-19
WC-Oak, W-4	WC-Oak, R-9	WC-TG-20
*WC-Oak, W-5	WC-Oak, R-12	WC-TG-21
WC-Oak, W-6	WC-Oak, R-15	WC-TG-22
* WC-Oak, W-7	WC-Oak, R-31	WC-TG-23
WC-Squ, W-1	WC-Squ, R-6	WC-TG-24
	WC-Squ, R-11	

\* - Not on Main Campus, Adjacent to Boundary

WC-West Central Study Area

Oak-Oak Creek Stormwater Basin

Squ-Squaw Creek Stormwater Basin

TG-Tree Grove

W- Wetland

R-Riparian

nn-Inventory number

**a. Wetlands**

As inventoried, five verified wetland areas are in the CMP boundary and two verified wetland areas immediately adjacent to the CMP boundary area. WC-Oak-W-1 is located on the northeast corner of the Western Boulevard and 35<sup>th</sup> Street intersection. WC-Oak-W-1 is characterized by saturation within the upper 12 inches of soil and has a hydrological pattern with approximately 67 percent of dominant plant species that serve as indicators for the presence of wetlands. WC-Oak-W-2 is located north of Western Boulevard, between 30<sup>th</sup> Street and 35<sup>th</sup> Street in Sector E. It has features similar to those of WC-Oak-W-1.

WC-Oak-W-4 is located west of the Hinsdale Wave Research Lab in Sector A. It is characterized by saturation within the upper 12 inches of soil and has a hydrological pattern with approximately 100 percent of dominant plant species that serve as indicators for the presence of wetlands.

WC-Oak-W-6 is located northwest of the Hinsdale Wave Research Lab and has features similar to those of WC-Oak-W-1 and W-2. WC-Oak-W-6 is located on OSU property but outside of the CMP plan area. Future management plans for lands outside the CMP plan area will address features identified as significant through inventory efforts.

**b. Riparian Areas**

As inventoried, nine riparian areas are in the CMP plan area. The vegetation within the riparian areas associated with Oak Creek (WC-Oak) consists of Oregon ash (*Fraxinus latifolia*), Oregon white oak (*Quercus garryana*), and Bigleaf maple (*Acer macrophyllum*). This vegetation has a

rating of mostly medium to high for such functions as water quality, flood management, thermal regulation, and wildlife habitat.

The vegetation within the riparian areas associated with Squaw Creek consists of Bigleaf maple and Oregon ash, and has a rating of mostly medium to high for such functions as water quality, flood management, thermal regulation, and wildlife habitat.

### **c. Tree Groves**

As inventoried, seven tree groves are within the CMP plan area. These tree groves are five acres or smaller in size, but may have scenic, aesthetic, and other functional value apart from wildlife habitat. The vegetation in the tree groves includes American elm (*Ulmus americana*), Oregon white oak (*Quercus garryana*), Douglas fir (*Pseudotsuga menziesii*), and a variety of ornamentals. A full description and rating can be found in the city's inventory records.

### **d. Floodplains**

Portions of OSU-owned property are located within the 100-year floodplains of Oak Creek and Mary's River. Property located in Sector A, west and east of 35<sup>th</sup> Street, and immediately north of Western Boulevard, is within the 100-year floodplain of Oak Creek. The south and east portions of Sector J (i.e., South Farm property) are within the 100-year floodplain of Mary's River. OSU recognizes the importance of protecting floodplains from impacts typically associated with development and will work with the city to ensure that future development is consistent with the city regulations and plans that govern floodplains and stormwater management.

The 1986 OSU Physical Development Plan identified an Oak Creek Drainage-way Management Area. This area included the floodplain, floodway, and riparian vegetation along Oak Creek. OSU has entered into management agreements with the city regarding responsibilities and the activities that can occur within this area. These agreements cover the area east and west of 35<sup>th</sup> Street in the vicinity of Western Boulevard. As additional development occurs within floodplain areas, OSU will continue to enter into agreements for floodplain management.

## **Policies**

- 2.8.1 Continue to remove outdoor storage or accumulation of unwanted and unnecessary debris in and around campus, especially in those Oak Creek Drainage-way Agreement Areas specific in the Corvallis Development Code Chapter 3.36.50.07.
- 2.8.2 Continue to enter into drainage-way management agreements in accordance with Chapter 3.36.50.07 when development occurs on a parcel fronting or adjacent to the City's drainage-ways, such as Oak Creek or explore other methods to manage and protect the portion of Oak Creek adjacent to OSU lands.

- 2.8.3 Minimize environmental impacts from construction and on-going maintenance and operations through the use of Best Management Practices.
- 2.8.4 Complete an inventory and assessment of existing trees to determine potential impacts to those trees during future development projects. Develop protocols and standards for tree protection during construction and maintenance activities.
- 2.8.5 Continue to support and expand, whenever practicable, reduction, reuse, and recycling programs on campus, including salvage of buildings due to be demolished.
- 2.8.6 Encourage the use of sustainable materials and design principles that preserve natural resources and minimize negative impacts to the environment.
- 2.8.7 Require the proper management of stormwater runoff, for both quantity and quality, consistent with applicable city regulations and plans (e.g., Stormwater Management Master Plan) to reduce potential off-site impacts. Consider the use of bio-swales, pervious paving, eco-roofs, landscaping, and other treatments to reduce peak flow impacts, and promote water quality treatment.
- 2.8.8 Locate wastewater sites and facilities for receiving, processing, and storing hazardous materials so they will not impact natural resources or residential areas.
- 2.8.9 Provide landscape regeneration in all aspects of site development that reflects the micro and macro environments of the region.
- 2.8.10 Promote sustainability when setting policies and making administrative decisions.
- 2.8.11 Seek and implement efficiencies in resource consumption. Consider incorporating energy conservation techniques, such as siting of buildings for energy savings, integration of natural lighting, installation of passive heating and ventilation systems, and other improvements that increase energy efficiency.
- 2.8.12 Develop and implement plans to achieve the properly functioning condition of Oak Creek with establishment of future Oak Creek management agreements.
- 2.8.13 Ensure the goal of no net loss of significant wetlands in terms of both acreage and function, and comply with protection requirements of applicable city, state, and federal wetland laws as interpreted by the enforcing agencies.
- 2.8.14 Cooperate with the City of Corvallis to ensure the protection and preservation of inventoried natural features to the maximum extent practicable and, as needed, develop management plans to this end.
- 2.8.15 OSU shall proactively and strategically incorporate sustainable design and techniques in its planning and construction projects

## 2.9 Lighting and Site Furnishings

Lighting and site furnishing contribute to the university's overall aesthetics and identity. The university's selection and placement of these fixtures should draw attention to the major axis of campus, instill a sense of identity, define campus boundaries, and create safe, well-lit corridors for pedestrian movement. OSU shall install lighting fixtures that cast illumination downward to reduce potential light pollution on the night sky.

### Policies

- 2.9.1 Create a sense of identity in the campus core by installing "historic" light fixtures and by using a cohesive design for benches, bike racks, trash receptacles, and signage. Similar finishes, colors, and materials should be used to create a sense of cohesiveness.
- 2.9.2 Define the perimeter and major cross axis of campus through the use of street signs, building name signs, and "historic" light fixtures. Building name signs shall be located in front of buildings. Light fixtures should be placed in straight, linear rows that emphasize the axial layout of the campus.
- 2.9.3 Space "historic" fixtures 80 feet to 100 feet apart at a 12-foot pole height to create safe, uniformly lit corridors along primary pedestrian routes.
- 2.9.4 Continue to seek and install energy-efficient light fixtures that provide adequate illumination but are designed to cast the illumination downward.
- 2.9.5 Use contemporary light fixtures for parking lots, utility areas, and remote locations outside the historic core of the campus.
- 2.9.6 Develop "portals" for major campus entry points through special attention to lighting, site furnishings, and signage.
- 2.9.7 Enhance selected areas of the campus including major gathering areas, building entries, and/or lawn areas with appropriate amenities such as benches, trash receptacles, signage, and wayfinding kiosks.
- 2.9.8 Place bicycle racks near building entrances but without obstructing building access.
- 2.9.9 Consider centrally locating bicycle storage for major campus events such as football games and concerts.



*Figure 2.6: Historic Light Fixture*

## 2.10 Utility Infrastructure

The utility infrastructure (e.g., electric, water, stormwater, sewer, fiber optic cable, etc.) installed across campus spans the years of the university's existence. Some systems, such as the sewer and drainage systems, are in need of upgrade, whereas other systems are in better condition. Over the CMP planning period, however, significant expansions and upgrades to the support infrastructure will be needed. These improvements will need to be planned and coordinated to meet anticipated needs and to ensure that interruptions to services are minimized. It is imperative that utilities are maintained, upgraded, and expanded in a manner that provides needed services to support activities on campus.

### Policies

- 2.10.1 Maintain an inventory and maps of all utilities on campus. The university shall routinely update its utility maps to reflect additions or expansions to the system that result from new development, building remodeling, and renovations. The university shall routinely provide the City with the OSU utility map updates so the City may incorporate the improvements into the City's Geographical Information System.
- 2.10.2 Require that all contractors submit a complete set of "as built" drawings prior to closing the construction project. Copies of complete "as-built" drawings shall be certified by the design engineer and shall be submitted to the City for approval for all newly constructed public improvements.
- 2.10.3 Encourage and support cogeneration, as much as practicable, as a means of supplying OSU's own primary power.
- 2.10.4 Continue to work with the power providers to establish a reliable power grid and develop a cost-effective redundant system for the main campus. Ensure that those areas identified as critical have reliable power and back-up systems.
- 2.10.5 Locate utility management systems to provide for centralized control and monitoring operations, efficient expansion capabilities, and minimal personnel requirements.
- 2.10.6 Develop comprehensive stormwater management, sanitary sewer, and telecommunication plans for campus consistent with city regulations and applicable plans.
- 2.10.7 Coordinate new construction with the CMP and Corvallis Land Development Chapter 3.36 to ensure the efficient and orderly extension of utilities.
- 2.10.8 Design building utilities that are readily accessible for incremental expansion or modification.

- 2.10.9 Consolidate and centralize boilers, chillers, emergency generators, and primary electrical services in one location at each site, where practicable. Utility distribution lines shall be underground. Where facilities exist above ground, each incremental change or upgrade shall be undertaken in a manner that either meets the standard for undergrounding or will facilitate undergrounding at a later date.
- 2.10.10 All development shall comply with the City's adopted utility and facility master plans and Stormwater Master Plan.
- 2.10.11 OSU shall be responsible for construction of all facilities internal to and fronting properties and for needed extensions of facilities to and through its site.
- 2.10.12 All development shall comply with the separation of storm drain systems from the sanitary system in accordance with Community Development Policy 1003.
- 2.10.13 Any vegetation disturbed within a buffer through the installation and/or maintenance of existing or newly installed utilities shall be replaced and/or restored.