



## CAMPUS PLANNING COMMITTEE RECOMMENDATION

<b>TO</b>	Mike Green, Vice President for Finance and Administration
<b>CC</b>	Paul Odenthal, Senior Associate Vice President for Administration Bruce Daly, Associate Vice President for UFIO Libby Ramirez, University Architect & Capital Resources Manager
<b>FROM</b>	Bob Richardson, University Land Use Planning Manager
<b>DATE</b>	September 16, 2020
<b>SUBJECT</b>	Fairbanks Hall Renovation, Schematic Design CPC Recommendation

### Issue / Request

The Vice President for Finance and Administration is requested to consider the Campus Planning Committee's (CPC) recommendation to approve the Fairbanks Hall Renovation Schematic Design approval request and make a decision regarding this request.

### Discussion

Fairbanks Hall, constructed in 1892, is one of the oldest buildings on the Oregon State University campus. The building is a Historic Contributing resource in the OSU National Register Historic District, and it will be renovated to address code compliance and improve accessibility while better serving students.

The renovation of the four-story building will include:

- Modifications to exterior entrances to meet accessibility requirements from the building to surrounding pathways and parking;
- New elevator to facilitate accessibility between the basement and fourth floor;
- Seismic, electrical, and HVAC system upgrades to comply with current building codes;
- A new roof;
- Landscaping, parking and sidewalk modifications to meet code and accessibility requirements; and
- Demolition of the remaining portions of the Fairbanks Annex.

On September 15, 2020, the CPC considered the Schematic Design approval request. After review of the staff analysis and discussion, the CPC found the proposal consistent with applicable Campus Master Plan and OSU Historic Preservation Plan policies, and the CPC recommended Schematic Design Approval. The CPC also identified several items for the project team to address or consider in the next design phases. Those items are listed below.

## Items to Address

1. Add OSU Standard Lights along walkway from Jefferson Ave to west entrance of Fairbanks Hall. (2.9.3)
2. Provide direct continuous sidewalks and walkways and incorporate the design guidance for minimum widths and design per the *OSU Transportation Plan*. (2.10.11)
3. The project shall obtain any required Building Permits associated with the proposal. Work associated with the proposal shall comply with the Building Code, as adopted and amended by the State of Oregon; and other applicable state and local codes and ordinances related to building, development, fire, health, and safety, including other provisions of the Land Development Code. (5.2.a)
4. The project team should work with Transportation Services to provide replacement parking and/or compensation for all parking spaces that are displaced through site development, consistent with the Finance and Administration Campus Facilities and Grounds Manual Policy 005: Parking Replacement. (5.2.d)
5. Work with Capital Planning and Development staff on the final location of service area and screening methods for compliance with University guidelines, construction standards, and with City Code. (5.2.d)
6. Provide landscaping, buffers, screening and street trees consistent with the Corvallis Land Development Code (Chapter 3.36 and 4.2). (5.2.f)
7. Work with Capital Planning and Development staff on final locations of mechanical equipment and screening methods for compliance with University guidelines, construction standards, and City Code. (5.2.h.12)

## **Recommendation**

The OSU Vice President for Finance and Administration may approve, deny, modify, or forward a request to the University Cabinet for further consideration. The CPC recommends Schematic Design approval with consideration of the items noted above.

## **Review and Concur**

I concur with the Campus Planning Committee's recommendations and approve the Schematic Design request.

DocuSigned by:

*Michael J. Green*

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Michael J. Green

Vice President for Finance and Administration

9/18/2020 | 08:46:34 PDT

Date