



Oregon State
University

CAMPUS PLANNING COMMITTEE RECOMMENDATION

TO	Mike Green, Vice President for Finance and Administration
CC	Paul Odenthal, Senior Associate Vice President for Administration Bruce Daly, Associate Vice President for UFIO Libby Ramirez, University Architect & Capital Resources Manager
FROM	Bob Richardson, University Land Use Planning Manager
DATE	September 16, 2020
SUBJECT	Fairbanks Plaza, Site and Schematic Design 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 Plaza Site and Schematic Design approval requests and make a decision regarding these requests.

Discussion

The renovation of Fairbanks Hall will include the demolition of the remaining metal portions of Fairbanks Annex. The proposal is to redevelop this area as an outdoor plaza that would visually connect to the open space between the Learning Innovation Center (LInC) and Austin Hall. The proposed plaza would be a flexible space large enough for outdoor art classes and/or temporary art exhibits. It is not intended to be permanently covered, but it would be able to accommodate temporary tents. Most of the area would be hard surface, and a portion of the plaza would also serve as code required fire access. The remainder would be landscaped, using plant materials to define and soften the edges of the plaza. Seating would be incorporated into the design.

On September 15, 2020, the CPC considered the Site and Schematic Design approval requests. 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 Site and 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. The proposed plaza is on the south side of a high-capacity connecting route between the Women's Building and Fairbanks Hall. While no expansion is needed at this time, the proposed design will need to ensure that the existing facility can be expanded in the future by not placing site furniture or trees in the area where the sidewalk would need to be widened. (5.2.e)

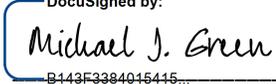
2. The project team should work with Transportation Services to provide replacement parking and/or compensation for spaces that are displaced through site development, consistent with the Finance and Administration Campus Facilities and Grounds Manual Policy 005: Parking Replacement.
3. The property is within the OSU National Historic District, and demolitions of structures within the historic district require review and approval by the City of Corvallis Historic Resources Commission. OSU will be submitting an Historic Preservation Permit (HPP) application for the demolition of the remaining portions of Fairbanks Annex. The construction of the proposed plaza is contingent on the Corvallis Historic Resources Commission's approval of the HPP application.
4. Hardscape materials will be reviewed to ensure conformance with ADA and OSU access requirements. (5.2.b.1)
5. Given the proximity of the proposed Fairbanks Plaza with the LInC-Austin Plaza, the project should incorporate the elements and themes from the LInC Plaza to ensure a design is complimentary to the existing plazas surrounding the Asian Pacific Cultural Center, Austin Hall, and LInC. This includes the concrete bench design unless the project uses the OSU Construction Standard bench. (5.2.c)
6. Landscape and hardscape materials shall be reviewed and approved by the OSU Landscape Supervisor or designee. (5.2.f)
7. The plaza design will incorporate site furnishings consistent with OSU Construction Standards and/or complementary to those found in the LInC plaza. (5.2.g)
8. If the final plaza design includes exterior art other than project required 1% for art, these may need to be reviewed by the Outdoor Art Committee.

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 Site and 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 Site and Schematic Design approval requests.

DocuSigned by:

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Michael J. Green
Vice President for Finance and Administration

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

Date