



CAMPUS MASTER PLAN 2004-2015

CHAPTER 4 – CAMPUS DEVELOPMENT

4.0 Campus Development

Future development on the OSU campus will primarily support the enrichment, enhancement, and improvement of academic and research facilities and activities.

For planning purposes, the CMP divides the campus into nine development sectors. The sector approach allows for new development based on an area's existing development (buildings and impervious surface areas) and the anticipated needs of the campus as a whole. Each sector is allotted a maximum square footage development allocation and a minimum open space amount to ensure that future development preserves the sector's open space character. This approach also provides flexibility in that exact building locations can be established at the time of development. Flexibility to site buildings based on programmatic and research needs has become increasingly important in recent years.

Table 4.1 shows the maximum allowable building square footage for each sector. The maximum future allocation was determined based on interviews with university officials about future needs, academic and research trends, and an assessment of known or pending expansion opportunities and development projects.

Table 4.1: Building Square Footage by Sector

Sector	Existing/Approval	Maximum Future Allocation	Total
A	287,272	250,000	537,272
B	777,778	500,000	1,277,778
C	4,654,719	750,000	5,404,719
D	325,331	35,000	360,331
E	256,918	120,000	376,918
F	463,088	750,000	1,213,088
G	746,023	350,000	1,096,023
H	126,921	50,000	176,921
J	37,463	350,000	387,463
Total	7,675,513	3,155,000	10,830,513

Regarding open space, CMP Policy 2.7.1 establishes that a minimum of 50 percent of open space shall be maintained on campus. Open space can consist of lawn areas, landscape beds, and pedestrian amenities such as plazas, courtyards, decks, sidewalks, and recreation fields, agricultural fields, or other non-developed areas. Both "green" spaces and hardscape areas such as pavement are considered open space because they allow the community to co-mingle or provide an area of respite. Green and hardscape areas can be a building amenity or a point of interest on campus.

Table 4.2: Open Space Requirement by Sector

Sector	Existing Open Space (Sq.Ft.)	Sector Area (Sq. Ft.)	Percent of Sector in Open Space	Future Minimum Open Space (Sq. Ft.)	Percent to Remain in Open Space
A	2,791,263	3,358,166	83%	2,619,369	78%
B	1,783,775	3,129,255	57%	1,032,654	33%
C	3,980,931	6,863,033	58%	2,470,692	36%
D	1,267,652	1,953,994	65%	1,191,936	61%
E	2,335,426	2,870,819	81%	2,210,531	77%
F	759,968	2,062,341	37%	412,468	20%
G	796,464	1,360,414	59%	544,165	40%
H	714,317	1,030,317	69%	659,402	64%
J	2,238,667	2,276,565	98%	1,798,486	79%
Total	16,668,463	24,904,904	67%	12,452,452*	50%

* The total future minimum open space, based on the sum of each sector minimum, is 12,939,703 square feet. The 12,452,452 square feet in this table represents the minimum campus-wide requirement of 50 percent. If a sector's minimum requirement is not met, modification procedures (Chapter 8) must be followed, provided that the overall campus standard of 50 percent is maintained.

Besides the maximum development allocation and minimum open space standard, future development in each sector shall also adhere to the relevant sector development policies in this chapter. Sector policies are more area-specific than CMP policies and will help maintain consistency throughout the planning area.

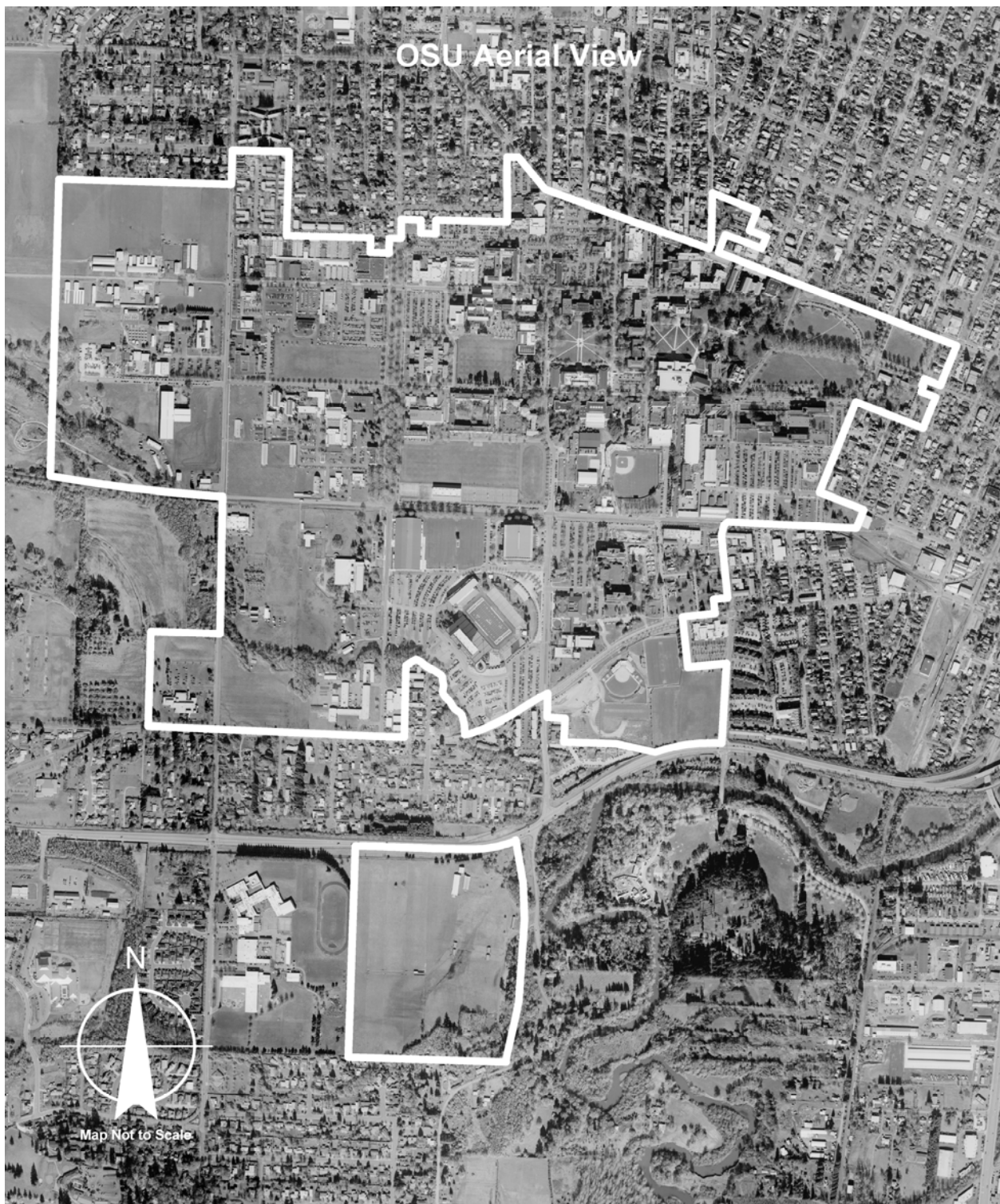


Figure 4.1: Aerial View of OSU

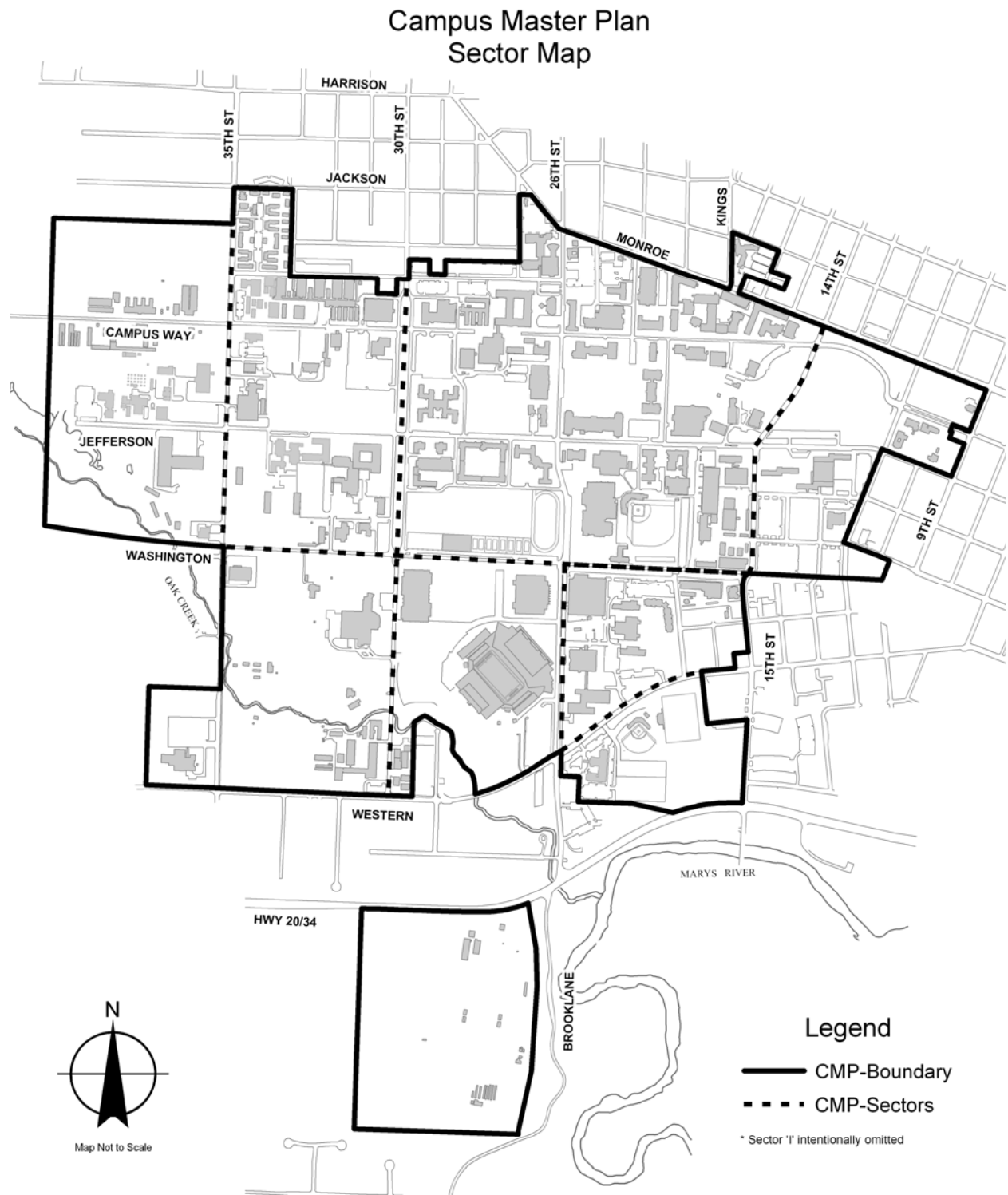


Figure 4.2: OSU Campus Sector Map

4.1 General Development Policies

Table 4.3: Total Master Plan Area

Sector Area	Area in Square Feet
Overall Campus Master Plan Area	24,904,904
	(569.82 acres)
Existing/Approved Development ¹	7,675,513
Existing Impervious Surface	
OSU Building Footprint	3,247,716
OSU IOTB ² Footprint	90,930
Non OSU Building Footprint	213,286
Non OSU IOTB Footprint	18,058
OSU Streets ³	1,124,808
OSU Parking ³	3,142,321
Public Streets	399,322
Total Existing Impervious Surface	8,236,441
Percent of Impervious Surface	33%
Future Development	3,155,000

1. Includes all buildings and IOTBs gross square feet.

2. IOTB = Improvements other than buildings

3. Includes gravel areas.

The following general development policies provide additional direction for future development. These general development policies supplement the CMP Principles and Policies in Chapter 2.

General Policies

- 4.1.1 Establish a maximum development allocation and a minimum open space standard for each sector.
- 4.1.2 Ensure that sector development is consistent with the sector-specific policies in this CMP.
- 4.1.3 Preserve the historic character of existing buildings and incorporate historic values into each building renovation or expansion project as much as practicable.
- 4.1.4 Organize buildings along streets and develop quadrangles or other usable open space. Each building should have a unique identity whenever possible. Buildings shall be connected via links (e.g., sidewalks, bridges, tunnels, etc.) that are underground, at grade, or above grade. The connecting links should not be the dominant feature.
- 4.1.5 Ensure that development along the campus boundaries is compatible with existing adjacent uses. A neighborhood transition area shall be established in which building heights are reduced in the vicinity of the campus boundaries.

- 4.1.6 Design new buildings and uses such that architectural continuity is provided across campus.
- 4.1.7 Design buildings that are used for academic and research activities for long term use (100 years or more).
- 4.1.8 Ensure that development projects are consistent with the principles, policies, and development and design standards in this CMP. To this end, Facilities Services and its departments shall oversee and coordinate development and construction projects.
- 4.1.9 Design transportation, pedestrian and bicycle connections consistent with the City's transportation plan, comprehensive plan, land development code, Corvallis Standard Construction Specifications, and the CMP TIP to promote safe and convenient access into and across campus.
- 4.1.10 Develop and implement architectural and landscape architectural guidelines to reinforce the relationship among buildings, streets, and open space. Create continuity in the mass, scale, materials, and surrounding landscape of campus buildings.
- 4.1.11 Ensure that existing and new development recognizes and supports the established cultural centers as expressed in the Cultural Centers at Oregon State University Covenant, Statement of Vision and Charter Commitment, confirmed on January 22, 2002 with any future adopted updates.
- 4.1.12 Property acquired and intended for University use shall be incorporated into the CMP boundary within one year after the acquisition date of said property.
- 4.1.13 Development within the transition areas around OSU shall incorporate OSU design criteria for architectural standards, and be compatible with the adjacent neighborhoods as it relates to height, scale, and building materials.
- 4.1.14 OSU shall ensure that adequate mitigation of the identified intersections within the Base Transportation Model (BTM), or its update, that drop below an acceptable level of service as described in the City of Corvallis' Transportation System Plan (TSP) are mitigated in accordance with the mitigation measures outlined in the most recent CMP annual monitoring report or the CMP's Transportation Improvement Plan.
- 4.1.15 OSU shall complete the mitigation described in Policy 4.1.14 within one year of when said mitigation measures are identified or in accordance with the development proposal that is projected to impact the intersection beyond an acceptable level.
- 4.1.16 If mitigation from projected development is not completed in accordance with said development, then the project will either be delayed until such a time that mitigation can occur in accordance with the most recent CMP annual monitoring report or CMP's Transportation Improvement Plan, or the project will be redesigned in a manner that does not impact the transportation system beyond acceptable levels.

Irish Bend Covered Bridge



Figure 4.3: Irish Bend Covered Bridge

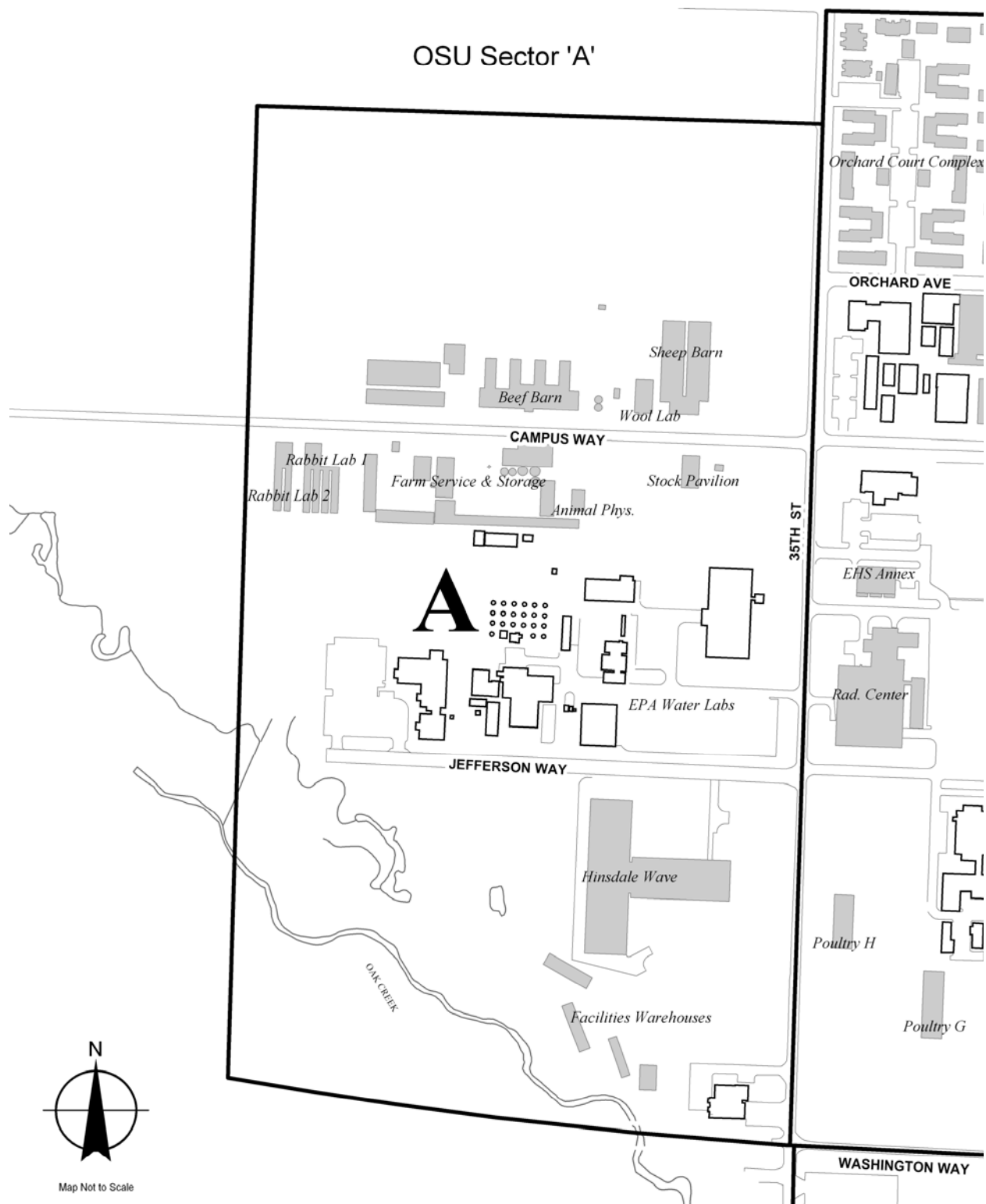


Figure 4.4: Map of Sector A

4.2 Sector Descriptions

a. Sector A — West 35th

Table 4.4: Sector A Area Calculations

Sector Area	Area in Square Feet
	3,358,166
	(77.09 acres)
Existing/Approved Development ¹	287,272
Existing Impervious Surface	
OSU Building Footprint	161,080
OSU IOTB ² Footprint	39,977
Non OSU Building Footprint	87,172
Non OSU IOTB Footprint	8,715
OSU Streets ³	93,618
OSU Parking ³	141,771
Public Streets	34,570
Total Existing Impervious Surface	566,903
Percent of Impervious Surface	17%
Future Development	250,000

1. Includes all buildings and IOTBs gross square feet.

2. IOTB = Improvements other than buildings

3. Includes gravel areas.

Sector A is less developed than many other sectors on campus. This sector is visually dominated by agricultural fields and the adjacent rural landscape. A portion of Oak Creek traverses the southern portion of Sector A.

Sector A supports research activities facilities (e.g., Hinsdale Wave Research Lab), Environmental Protection Agency offices, and agricultural fields. It has the potential to support additional research facilities, student housing, campus support services, and other university services and facilities.

Future development in Sector A will serve as the transition between OSU and the agricultural and rural landscape. This development may incorporate transitional features or design elements (open space areas, height limits, landscape, building placement, etc.) to enhance compatibility with existing uses. Future development in Sector A may trigger improvements to 35th Street. The 35th Street area should include, through the use of design elements, a transition between the city low-density development and potentially higher density OSU uses. Parking in this area should be carefully managed to minimize impacts to the nearby residential neighborhood.

Management of Oak Creek, the floodplain, and riparian area shall be included in future development scenarios. A city-OSU Oak Creek management agreement will be developed when new construction is proposed in the vicinity of the creek. This agreement shall be consistent with other Oak Creek management agreements.

Other actions to enhance Oak Creek should be undertaken in the future. These actions may include the following:

- Recognize Oak Creek and its associated floodplain as an educational resource.
- Consider decommissioning and reclaiming the OSU recycling/storage area. Reclamation activities could include riparian forest plantings and potential floodplain reconnections. Plantings could include conifers and use of a successional planting approach to provide rapid cover for later-succession tree species and deter establishment of invasive plants.
- Identify the disturbed portions of Oak Creek riparian areas as potential candidates for restoration of floodplain connectivity. This would require further hydrology/engineering study.
- Remove the Himalayan blackberry and other exotic species that dominate the margins of riparian areas and wetlands, and replace with native willows, alder, cottonwood, and/or western red cedar. The usage by terrestrial species of certain stream and wetland areas along Oak Creek suffers from limited habitat structural complexity, poor connectivity to upland habitats, and the degraded quality of certain stream segments and wetlands.
- Remove trash and debris dumped along Oak Creek and revegetate disturbed areas once cleared. Develop an educational program to discourage future littering and dumping.
- Remove buildings, other structures, and impervious surfaces in the riparian area. Revegetate disturbed areas with native plants.
- Restore hardened banks (rubble and riprap) in certain reach segments using bioengineering techniques with native plant materials. This would require additional study; such a proposal might be appropriate if bank enhancements are already planned (e.g., for floodplain restoration work or perhaps in conjunction with the Oak Creek Task Force's proposed bridge removal).
- Identify and evaluate water quality characteristics of piped and concentrated surface stormwater discharges into Oak Creek (to the extent data is available or studies are planned). The creek and associated wetlands are susceptible to potential water quality degradation and nutrient loading from road, university, and agricultural runoff. Identify appropriate and feasible remedial actions to treat or disconnect discharges that may contribute to water quality degradation.
- Evaluate existing recreation, education, scientific research and monitoring activities, and potential opportunities to incorporate such activities into any proposed enhancement work.

Sector A Policies

- 4.2.1.a Incorporate transitional design elements (height limits, landscaping, building placement, etc.) between city low-density development and potentially higher density OSU uses along the northern edge of the sector.
- 4.2.2.a Recognize that the sector's future development may include agricultural facilities, research facilities, student housing, campus support services, and other university services and facilities.
- 4.2.3.a Enter into a City-OSU management agreement consistent with existing management agreements when development occurs in the vicinity of Oak Creek. Minimize development-related impacts to the Oak Creek riparian area and, over time, enhance the riparian corridor.
- 4.2.4.a Continue to encourage federal, state, and private research activities in the sector.
- 4.2.5.a Improve 35th Street consistent with the City-OSU 35th Street Improvement Agreement and in a manner that improves access to and identifies the university.
- 4.2.6.a Improve Campus Way, Jefferson Way, and Washington Way to strengthen the east/west connection that links research, forestry, and agricultural areas to the campus core.
- 4.2.7.a Preserve agricultural lands west of 35th Street, outside of the city limits, in recognition of the university's research, instructional, aesthetic, and open space values.
- 4.2.8.a Enhance the image of the agricultural facilities to better reflect OSU's role as a premier agricultural school.
- 4.2.9.a Develop agricultural facilities to emphasize the distinct and important function that agriculture serves on the campus. Animal facilities and agricultural support functions should be consolidated in an orderly and attractive "farmstead" at the western end of Campus Way, forming a gateway to the open fields beyond. To accomplish the consolidation, scattered and deteriorating agricultural buildings should be replaced.
- 4.2.10.a Ensure that a minimum of 78 percent of land in Sector A remains as open space.

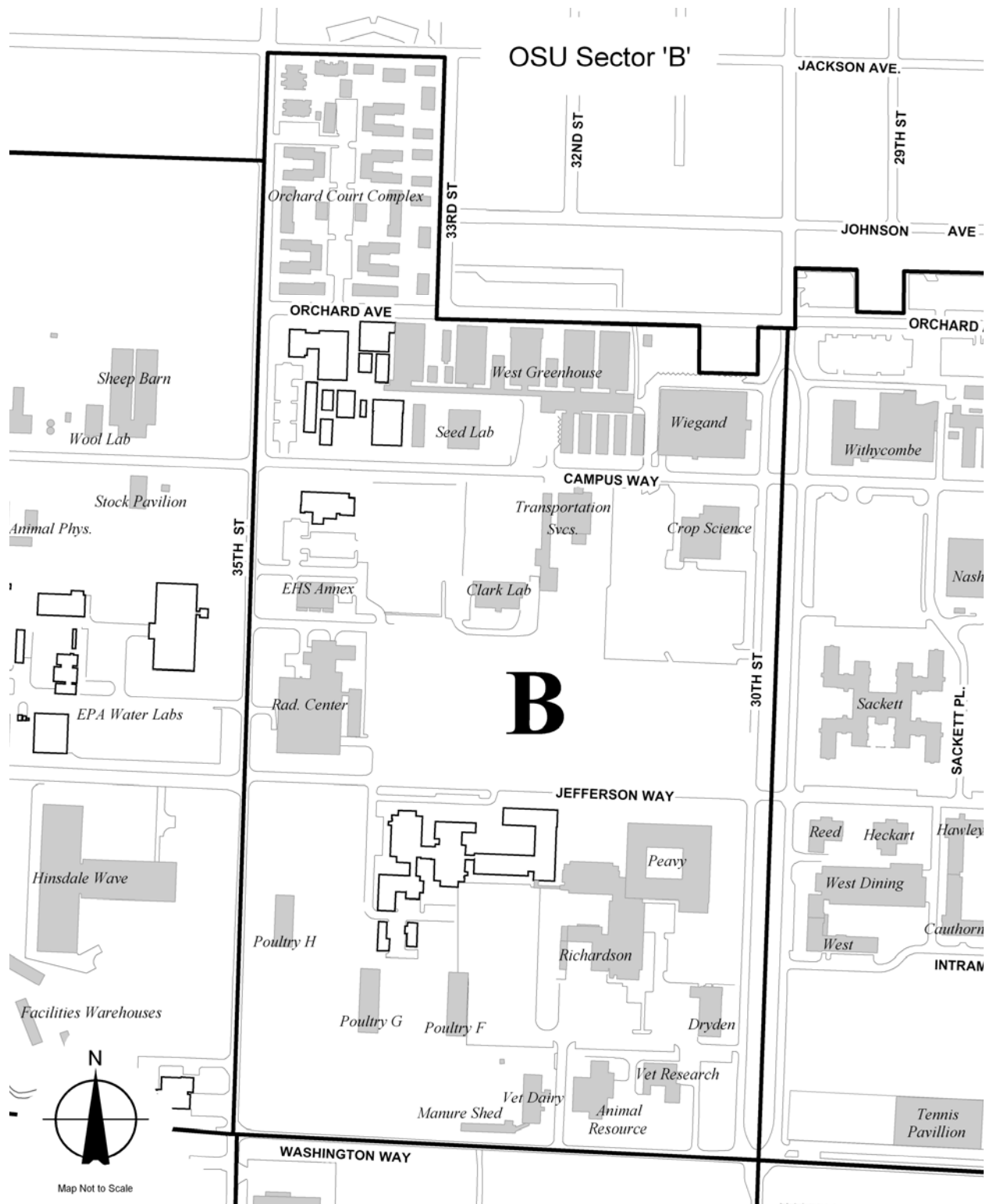


Figure 4.5: Map of Sector B

b. Sector B — West Campus

Table 4.5: Sector B Area Calculations

Sector Area	Area in Square Feet
	3,129,255 (71.84 acres)
Existing/Approved Development ¹	777,778
Existing Impervious Surface	
OSU Building Footprint	437,205
OSU IOTB ² Footprint	13,512
Non OSU Building Footprint	100,236
Non OSU IOTB Footprint	8,117
OSU Streets ³	129,191
OSU Parking ³	590,623
Public Streets	66,596
Total Existing Impervious Surface	1,345,480
Percent of Impervious Surface	43%
Future Development	500,000

1. Includes all buildings and IOTBs gross square feet.

2. IOTB = Improvements other than buildings

3. Includes gravel areas.

The uses in Sector B are more mixed than those in Sector A. Sector B includes U.S. Department of Agriculture (USDA) offices, greenhouses, research labs and facilities, academic facilities, materials storage areas, agricultural uses, and student housing. The northern portion of Sector B is adjacent to privately owned residences.

An intramural sports field in Sector B provides visual and recreational open space. The field is adjacent to a residence hall and thus provides students with an opportunity for recreation. Future development in Sector B, and in other sectors that have recreational fields adjacent to more dense development, will most likely result in development of these open spaces. Future development shall strive to incorporate open space into its design and ensure that recreational opportunities are provided elsewhere on campus.

Future development in Sector B shall incorporate transitional design elements adjacent to the nearby residential uses and minimize through-traffic impacts. Potential uses may include student housing, research and academic labs and facilities, campus support services, and other university services and facilities.

Sector B Policies

- 4.2.1.b Organize research expansion primarily along 35th Street and between Campus Way and Washington Way, west of 30th Street.

- 4.2.2.b Support the university's agricultural mission by encouraging the location of agricultural research facilities on the west side of campus.
- 4.2.3.b Improve 35th Street consistent with the OSU-city 35th Street Agreement and in a manner that improves access to and the identity of the university.
- 4.2.4.b Ensure that agricultural facilities are the western anchor and extension of the graduate research, undergraduate teaching, and other university facilities will develop in the core area blocks between 30th Street and 35th Street.
- 4.2.5.b Develop agricultural facilities to emphasize the distinct and important function that agriculture serves on the campus. Scattered and deteriorating agricultural buildings and lands west of 30th Street should be consolidated and updated.
- 4.2.6.b Ensure that a minimum of 33 percent of land in Sector B remains as open space.

Peavy Field



Figure 4.6: Peavy Field

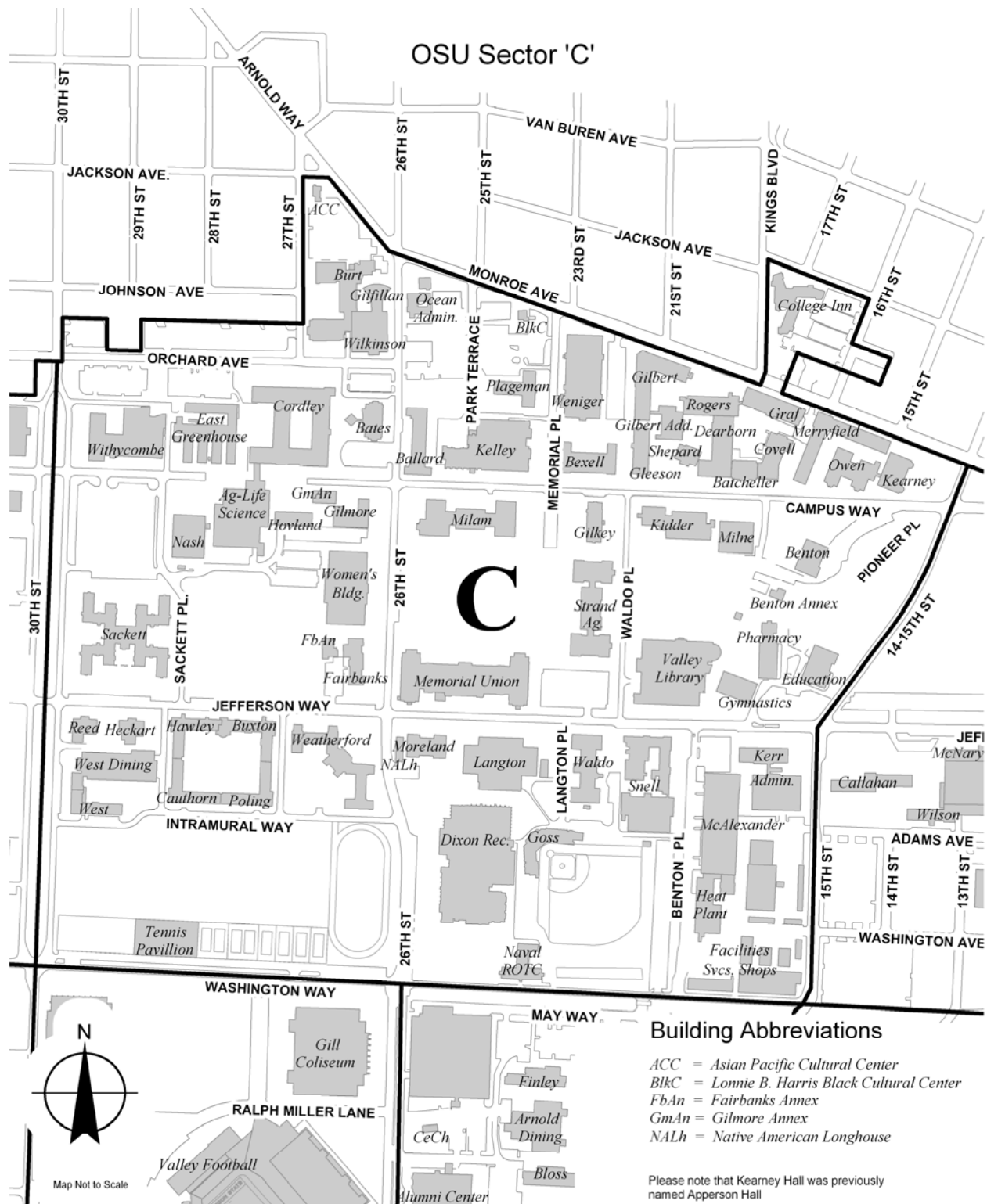


Figure 4.7: Map of Sector C

c. Sector C — Campus Core

Table 4.6: Sector C Area Calculations

Sector Area	Area in Square Feet
	6,863,033
	(157.55 acres)
Existing/Approved Development ¹	4,654,719
Existing Impervious Surface	
OSU Building Footprint	1,460,841
OSU IOTB ² Footprint	5,865
Non OSU Building Footprint	0
Non OSU IOTB Footprint	0
OSU Streets ³	529,326
OSU Parking ³	829,010
Public Streets	57,060
Total Existing Impervious Surface	2,882,102
Percent of Impervious Surface	42%
Future Development	750,000

1. Includes all buildings and IOTBs gross square feet.

2. IOTB = Improvements other than buildings

3. Includes gravel areas.

Sector C is OSU's campus core and academic center. The sector is characterized by buildings, quads, open space, pedestrian sidewalks, and paths.

Future development in Sector C shall be compatible with the existing uses and character, and may include academic or academic-related uses, research facilities, open space areas, campus support services, student housing, recreation facilities, and other university services and facilities. Development in this sector will occur through the "in filling" in areas such as parking lots and/or redevelopment of existing buildings or spaces.

To maximize ease of use by the majority of the campus community, Sector C needs to be intensively developed. Redevelopment through building expansion, remodeling, or demolition and reconstruction will allow a more resource-efficient land use pattern to emerge.

Sector C's historic buildings pose a design challenge for the integration of new buildings. New buildings must try to capture the spirit and energy of modern construction, yet respect traditional existing building forms and contribute to a usable, harmonious, and aesthetically pleasing campus. Sector C's parking demands are an additional challenge. Despite these challenges, OSU is committed to retaining the charm and attractiveness of Sector C and the campus as a whole.

The existing Memorial Union and Library quads shall be retained as open space. New development will be designed with pedestrians in mind by providing good connectivity and open space enhancements such as courtyards, atriums, and porches. To the extent that new development projects remove existing parking stalls or lots, the project sponsors will be required

to provide a commensurate amount of parking. This most likely will include underground parking, parking within structures, or parking in areas outside of Sector C.

Other redevelopment efforts in Sector C include the eventual removal and relocation of the physical plant shops behind the Kerr Administration building and the renovation and redevelopment of Snell Hall. Removal and relocation of the physical plant shops will provide additional space for campus core uses and also allow for the potential realignment of Washington Way.

Sector C Policies

- 4.2.1.c Ensure that buildings in the campus core are designed so that each building has an individual identity, is oriented toward the street and, where possible, situated along quads. Areas within the campus core will provide a pedestrian zone free of major automobile traffic.
- 4.2.2.c Concentrate on providing instructional and related facilities in Sector C. This includes classrooms, teaching laboratories, faculty and administrative offices, libraries, student union facilities, and recreational and performance facilities with instructional functions.
- 4.2.3.c Locate related instructional facilities such that they can be reached within a 10-minute walk (approximately 2,200 feet).
- 4.2.4.c Increase the density of the campus core when the supply of available building sites in the core is exhausted. Ultimately, this can be accomplished by replacing recreation fields and parking areas with new buildings and pedestrian quads.
- 4.2.5.c Develop a new quad in the Kelley Engineering Center block. This quad should have clearly defined and interconnected pedestrian corridors and a distinct quality that provides a space around which future buildings can be organized.
- 4.2.6.c Ensure that a minimum of 36 percent of land in Sector C remains as open space.

Benton Hall



Figure 4.8: OSU's Oldest Building, Benton Hall, Built in 1889

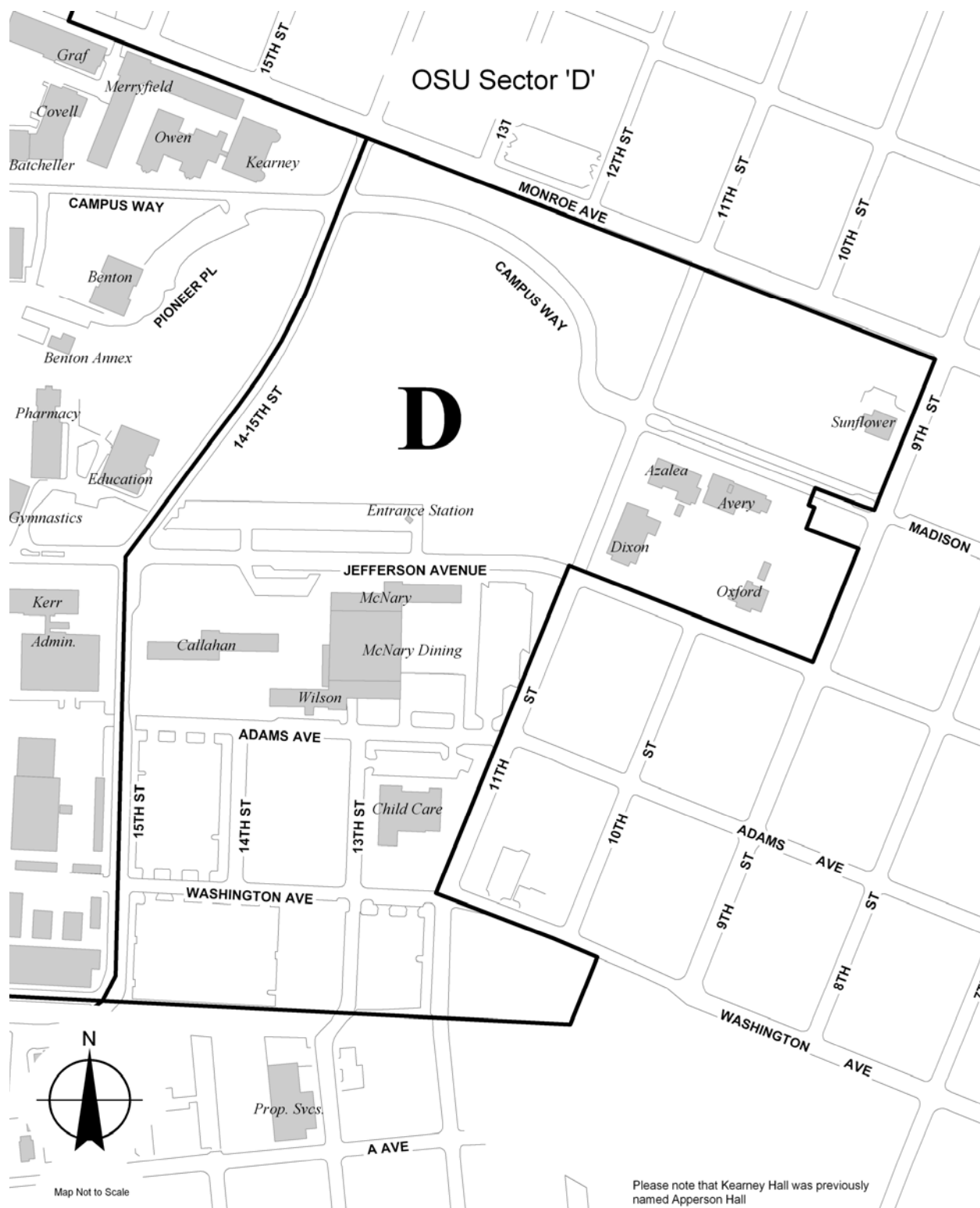


Figure 4.9: Map of Sector D

d. Sector D — Lower Campus

Table 4.7: Sector D Area Calculations

Sector Area	Area in Square Feet
	1,953,994 (44.86 acres)
Existing/Approved Development ¹	325,331
Existing Impervious Surface	
OSU Building Footprint	117,617
OSU IOTB ² Footprint	2,553
Non OSU Building Footprint	0
Non OSU IOTB Footprint	0
OSU Streets ³	135,633
OSU Parking ³	326,634
Public Streets	103,905
Total Existing Impervious Surface	686,342
Percent of Impervious Surface	35%
Future Development	35,000

1. Includes all buildings and IOTBs gross square feet.

2. IOTB = Improvements other than buildings

3. Includes gravel areas.

Sector D, also known as the lower campus, is characterized by a large expanse of open space that provides visual relief from surrounding higher density development. This sector has a series of portals at key entry points as well as pedestrian sidewalks and paths that connect to the rest of campus and to the community. The sector also hosts a variety of community events.

Some areas in Sector D act as an interface between OSU and the surrounding community. These areas also provide visitors with their first impression of OSU. The visual appearance and functionality (e.g., parking, traffic circulation, impacts on adjacent residential areas) could be further improved with new development. Although some of Sector D will remain as open space, future development may include a visitor information center, president's residence, student housing, parking, and other university services and facilities.

Sector D Policies

- 4.2.1.d Site all new development to minimize disturbance to existing open space to the maximum extent practicable.
- 4.2.2.d Recognize that Madison Avenue shall continue to be developed as a pedestrian link between OSU and the Willamette River. Development in this area shall be compatible with and enhance the abutting land uses and allow for the area's continued use for cultural and civic purposes.

- 4.2.3.d Explore the feasibility of locating the university president's residence and other welcoming facilities to Sector D.
- 4.2.4.d Ensure that a minimum of 61 percent of land in Sector D remains as open space.

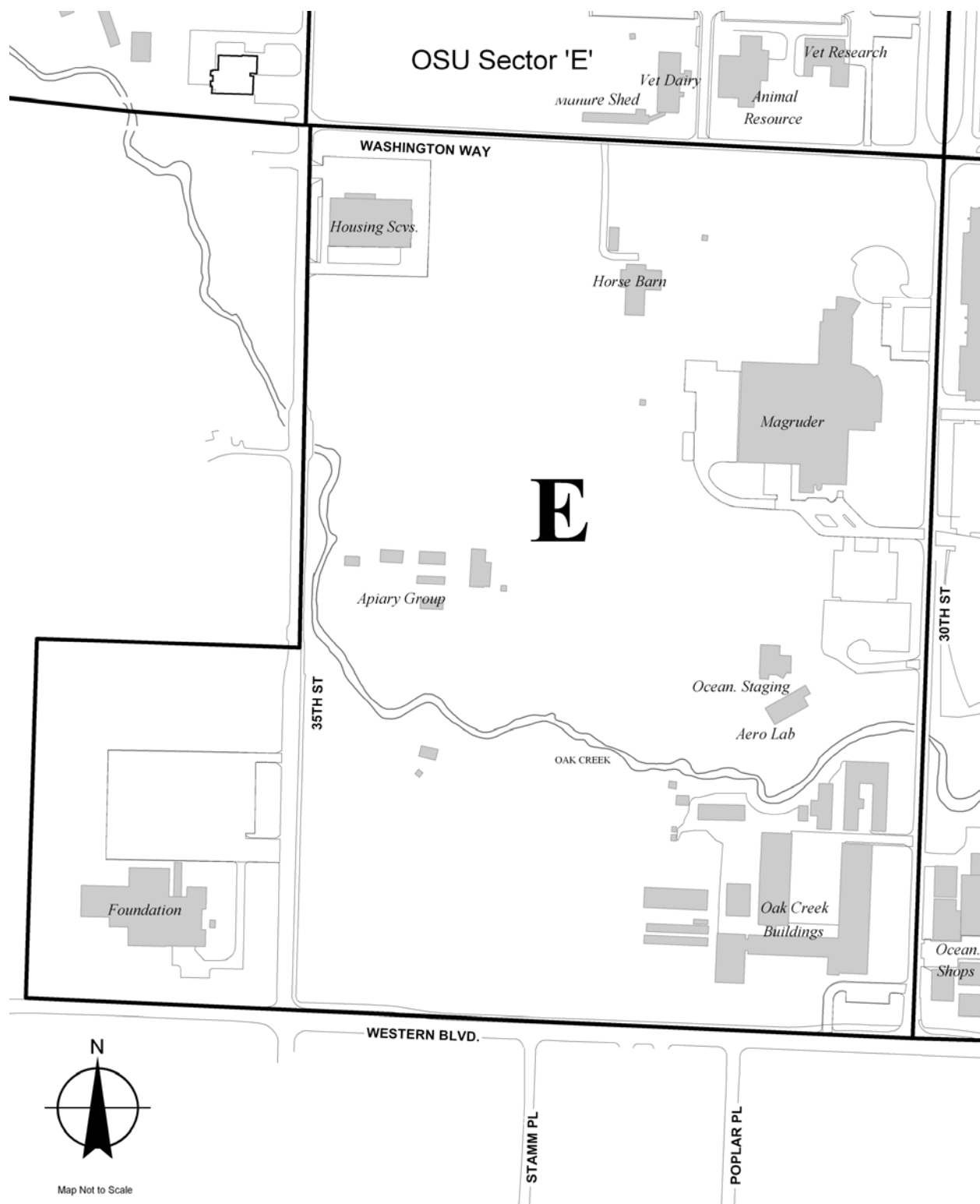


Figure 4.10: Map of Sector E

e. Sector E — Southwest Campus
Table 4.8: Sector E Area Calculations

Sector Area	Area in Square Feet
	2,870,819
	(65.9 acres)
Existing/Approved Development ¹	256,918
Existing Impervious Surface	
OSU Building Footprint	209,499
OSU IOTB ² Footprint	10,860
Non OSU Building Footprint	0
Non OSU IOTB Footprint	0
OSU Streets ³	39,718
OSU Parking ³	244,339
Public Streets	30,977
Total Existing Impervious Surface	535,393
Percent of Impervious Surface	19%
Future Development	120,000

1. Includes all buildings and IOTBs gross square feet.

2. IOTB = Improvements other than buildings

3. Includes gravel areas.

Sector E is similar to Sector A in terms of its predominant agricultural character and existing low-density development. Sector E consists of the College of Veterinary Medicine, Oak Creek Building, a housing and dining services facility, agricultural fields, and related agricultural uses. Oak Creek traverses the southern portion of the sector with agricultural uses flanking both sides of the creek.

Future development in this sector will be greatly influenced by consideration of Oak Creek, its riparian area, and the associated floodplain. Focusing development away from the creek and outside of the floodplain will minimize impacts. In addition, a city-OSU management agreement for the Oak Creek area has been executed to regulate activities within the floodplain. Other actions may be considered that address the management of Oak Creek in this sector. These actions include:

- Removal of the irrigation diversion dam located east of 35th Street near the apiary buildings. Removal could benefit sensitive fish within the study area. OSU has discussed this action with the Oregon Department of Fish and Wildlife. Given the many technical considerations, detailed studying and monitoring would be required to establish the feasibility and scope for the dam removal.
- Evaluation of existing recreation, education, scientific research and monitoring activities, and potential opportunities to incorporate such activities into any proposed enhancement work.

Future potential development in Sector E may include veterinary and agricultural research labs, agricultural science labs and support services, university facilities and services, interpretive trails along Oak Creek in conjunction with education and management programs for the creek, and other campus support services. Another element of future development is a multi-use path, south of Washington Way, that connects this sector with destinations to the east and west.

Sector E Policies

- 4.2.1.e Improve east-west pedestrian and bike connectivity along Washington Way concurrent with development projects.
- 4.2.2.e Improve 35th Street consistent with the City-OSU 35th Street Improvement Agreement and in a manner that improves access to and the identity of the research and agricultural functions of the University.
- 4.2.3.e Improve 30th Street between Western Boulevard and Washington Way concurrent with abutting development.
- 4.2.4.e Minimize development impacts to Oak Creek riparian drainage way and take steps toward enhancing the riparian corridor.
- 4.2.5.e Ensure that a minimum of 77 percent of land in Sector E remains as open space.

Richardson Hall



Figure 4.11: Richardson Hall

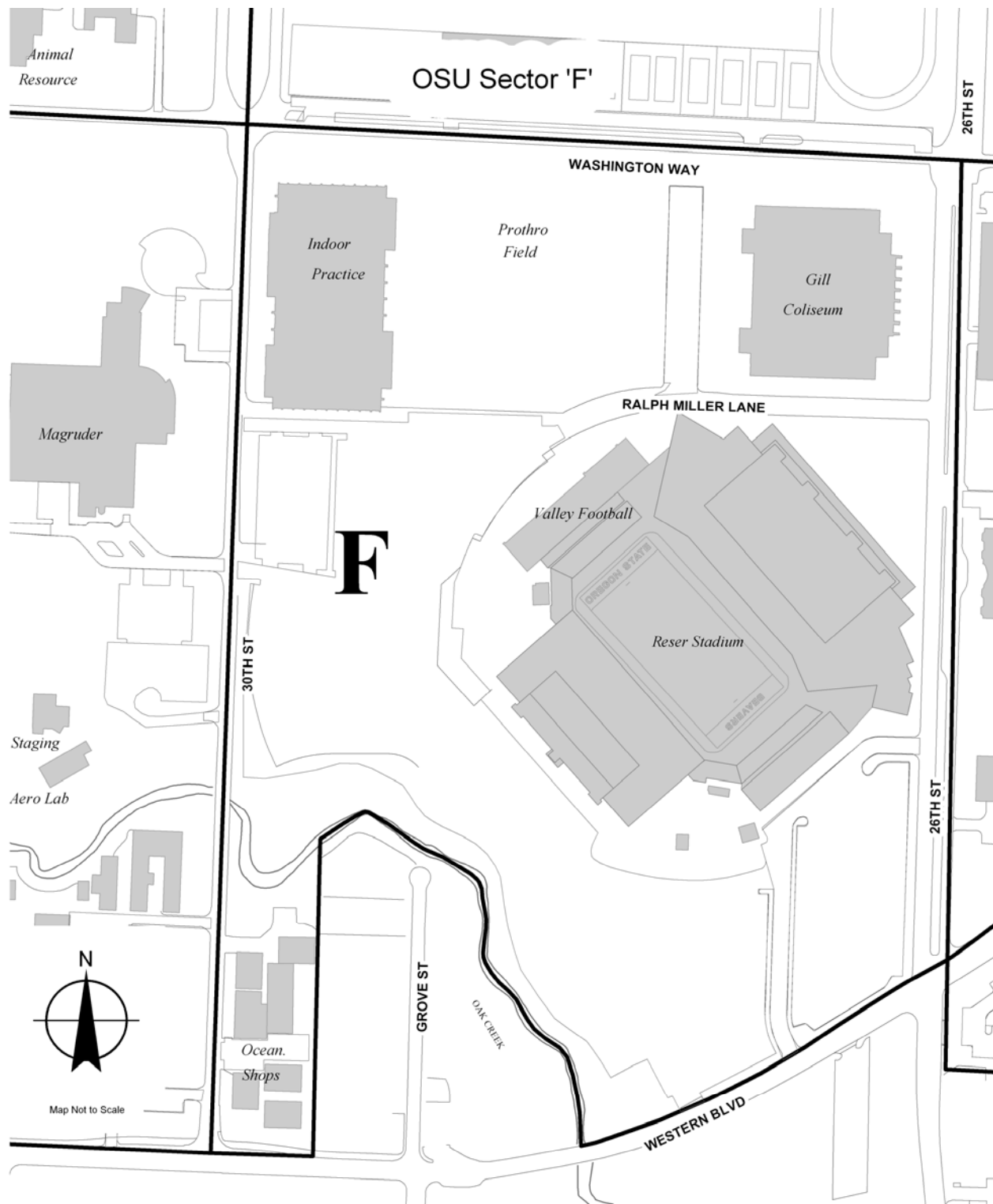


Figure 4.12: Map of Sector F

f. Sector F — Reser Stadium and Gill Coliseum
Table 4.9: Sector F Area Calculations

Sector Area	Area in Square Feet
	2,062,341 (47.34 acres)
Existing/Approved Development ¹	463,088
Existing Impervious Surface	
OSU Building Footprint	555,220
OSU IOTB ² Footprint	1,709
Non OSU Building Footprint	0
Non OSU IOTB Footprint	0
OSU Streets ³	134,334
OSU Parking ³	610,702
Public Streets	408
Total Existing Impervious Surface	1,302,373
Percent of Impervious Surface	63%
Future Development	750,000

1. Includes all buildings and IOTBs gross square feet.

2. IOTB = Improvements other than buildings

3. Includes gravel areas.

Sector F is the athletic precinct of the campus and is visually dominated by Reser Stadium, its support facilities (Merritt Truax Indoor Practice Facility, the Valley Football Center, etc.), parking, and Gill Coliseum.

Future development in Sector F shall be compatible with and complimentary to the existing athletic facilities. Development will include a multi-phased expansion of Reser Stadium, an addition to Gill Coliseum called the Gill Annex, an east-west multi-use path connection along Washington Way, north-south pedestrian and road improvements on 26th Street and 30th Street, and additional university-related services and uses.

The athletic venues in this sector create a window through which the outside world can view OSU. The overall quality and attractiveness of the campus and the view of the surrounding area has the potential to leave visitors with a positive impression of OSU. Further development in the area could include the addition of an information/visitor's kiosk on 26th Street and other portal improvements that identify entry to the OSU campus.

Oak Creek traverses the southern boundary of the sector. Recent improvements to the Reser Stadium parking lot have included a bio-swale, an on-site water detention facility, and some bank restoration work. Additional restoration work along the banks and stream corridor will occur over time.

Sector F Policies

- 4.2.1.f Continue to promote OSU intercollegiate athletics and provide facilities that allow OSU to be competitive on a national level.
- 4.2.2.f Support Reser Stadium expansion projects and other enhancement projects of athletic facilities.
- 4.2.3.f Work with nearby property owners to maximize opportunities for the efficient use of facilities. One such example is the 2002 agreement with the Benton County Fairgrounds for use of their parking facilities on football game days.
- 4.2.4.f Continue to minimize development impacts to Oak Creek and, over time, enhance the riparian corridor.
- 4.2.5.f Phase improvements to 26th Street and 30th Street to minimize disruption to the campus and surrounding community.
- 4.2.6.f Develop an improved entryway into the campus at 26th Street and Western Boulevard.
- 4.2.7.f Ensure that a minimum of 20 percent of land in Sector F remains as open space.

OSU Football Game at Reser Stadium



Figure 4.13: Reser Stadium on a Football Game Day

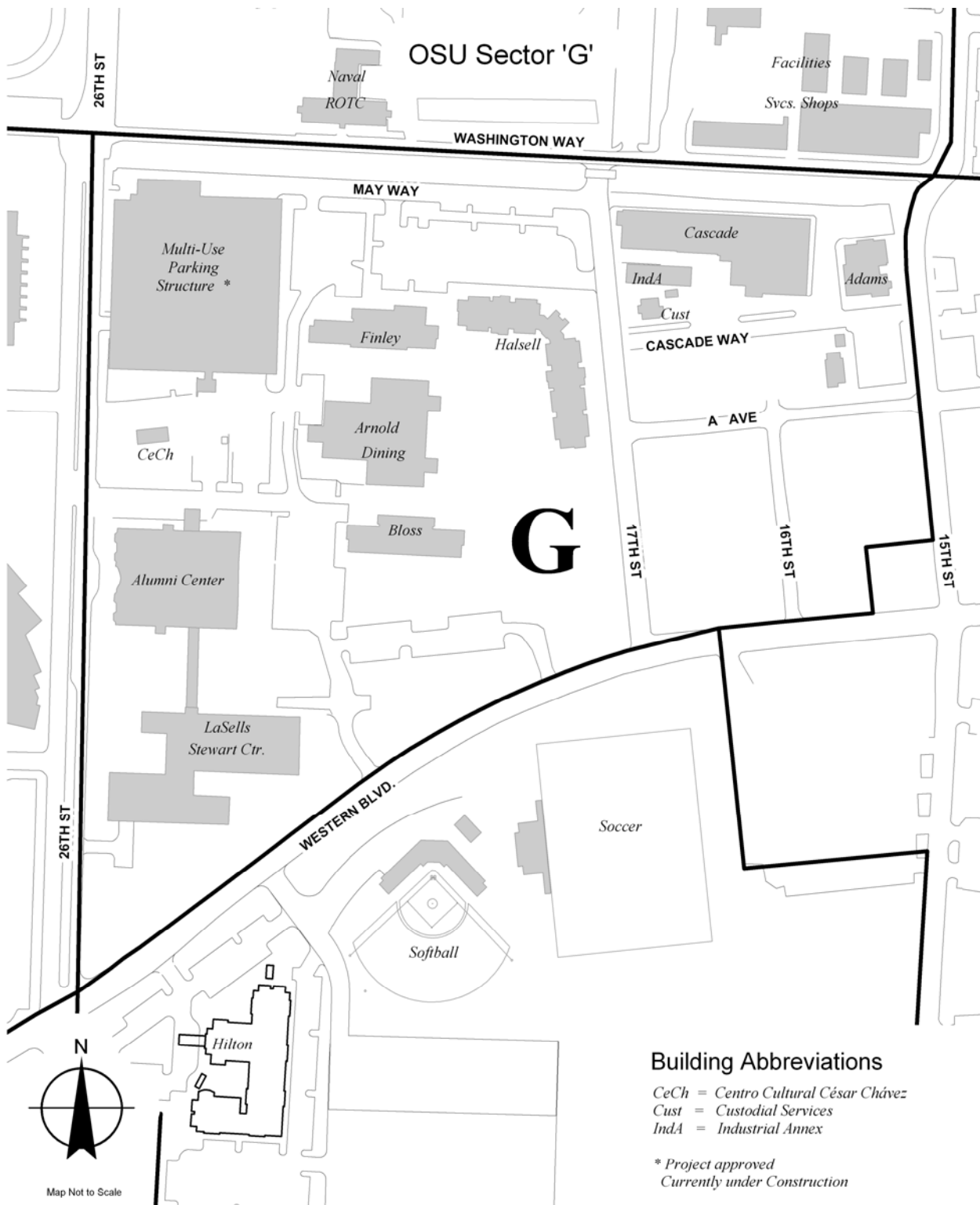


Figure 4.14: Map of Sector G

g. Sector G — LaSells and Alumni Center
Table 4.10: Sector G Area Calculations

Sector Area	Area in Square Feet
	1,360,414
	(31.23 acres)
Existing/Approved Development ¹	746,023
Existing Impervious Surface	
OSU Building Footprint	268,531
OSU IOTB ² Footprint	3,931
Non OSU Building Footprint	0
Non OSU IOTB Footprint	0
OSU Streets ³	62,988
OSU Parking ³	169,354
Public Streets	59,146
Total Existing Impervious Surface	563,950
Percent of Impervious Surface	41%
Future Development	350,000

1. Includes all buildings and IOTBs gross square feet.

2. IOTB = Improvements other than buildings

3. Includes gravel areas.

Sector G includes the CH2M Hill Alumni Center, LaSells Stewart Center, student housing and dining facilities, Centro Cultural Cesar Chavez, university support services, and a mixture of other uses. Events, conferences, seminars, and other activities at the CH2M Hill Alumni Center and LaSells Stewart Center draw visitors from local, regional, national, and international areas.

Future development in Sector G may provide some facilities for this extended market. Such development could include enhancement of the LaSells Stewart Center, additional conferencing facilities, or other types of facilities that appeal to the local and regional community. Other anticipated development in this sector includes expansion of the CH2M Hill Alumni Center, additional student housing and dining facilities, and other university services and facilities.

Nearby arterials and collector roadways provide access to Sector G. A parking structure will be located immediately east of Gill Coliseum and will be constructed as part of the Reser Stadium expansion project. This facility will provide adequate parking for anticipated uses in this sector and for the greater campus community.

Sector G Policies

- 4.2.1.g Develop facilities to promote educational, recreational, artistic, and cultural exchanges between OSU and the local community.
- 4.2.2.g Provide new campus housing facilities.
- 4.2.3.g Develop an improved entryway into the campus at 26th Street and Western Boulevard.

- 4.2.4.g Phase the timing of improvement to 26th Street with other projects to minimize disruption to the campus and surrounding community.
- 4.2.5.g Ensure that a minimum of 40 percent of land in Sector G remains as open space.

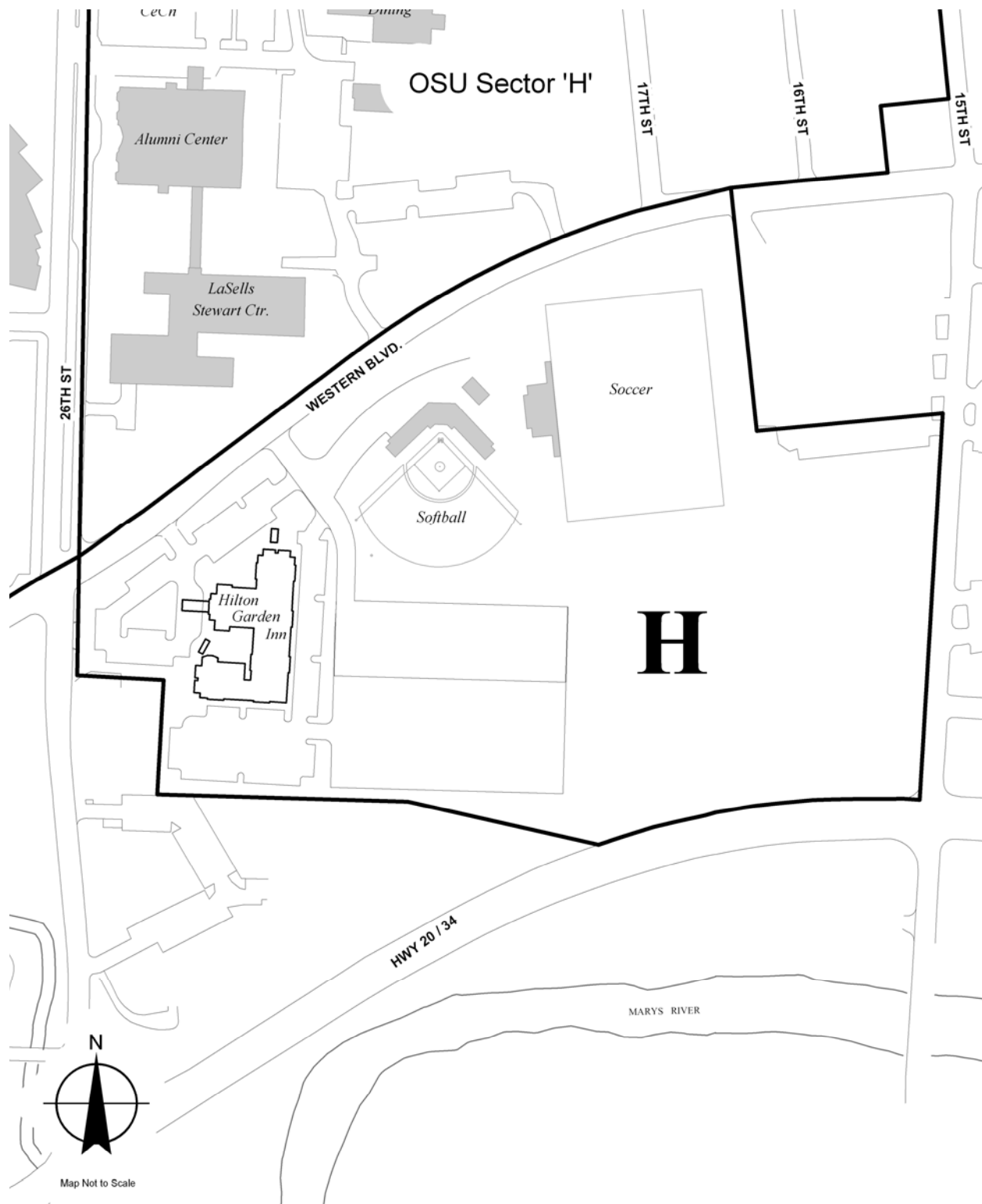


Figure 4.15: Map of Sector H

h. Sector H — Far South Campus

Table 4.11: Sector H Area Calculations

Sector Area	Area in Square Feet
	1,030,317 (23.65 acres)
Existing/Approved Development ¹	126,921
Existing Impervious Surface	
OSU Building Footprint	976
OSU IOTB ² Footprint	11,372
Non OSU Building Footprint	25,878
Non OSU IOTB Footprint	1,226
OSU Streets ³	0
OSU Parking ³	229,888
Public Streets	46,660
Total Existing Impervious Surface	316,000
Percent of Impervious Surface	31%
Future Development	50,000

1. Includes all buildings and IOTBs gross square feet.

2. IOTB = Improvements other than buildings

3. Includes gravel areas.

Sector H includes softball and soccer fields, an intramural sports field, gravel parking, and a newly constructed Hilton Garden Inn. Western Boulevard, an arterial street, abuts Sector H to the north and provides direct access to these uses. The presence of the Hilton Garden Inn in close proximity to the intercollegiate athletic facilities, CH2M Hill Alumni Center, Gill Coliseum, and LaSells Stewart Center provides the university an opportunity to extend its outreach for hosting events.

Future development in Sector H will include enhancement of the athletic facilities and other improvements such as sports field night lighting, updated signage, paved parking, and fencing, along with construction of other university facilities and services.

Sector H Policies

- 4.2.1.h Evaluate the feasibility of developing an Intercollegiate Athletic sports complex and recreational facility for educational and intramural sports. Such a facility would unify and consolidate athletic opportunities on campus.
- 4.2.2.h Continue to upgrade and improve athletic facilities with night lighting, signage, fencing, paved parking, etc.
- 4.2.3.h Monitor safety of pedestrian travel from the Hilton Garden Inn to campus venues. If safety issues arise, work with the appropriate agencies to promote safety.
- 4.2.4.h Ensure that a minimum of 64 percent of land in Sector H remains as open space.

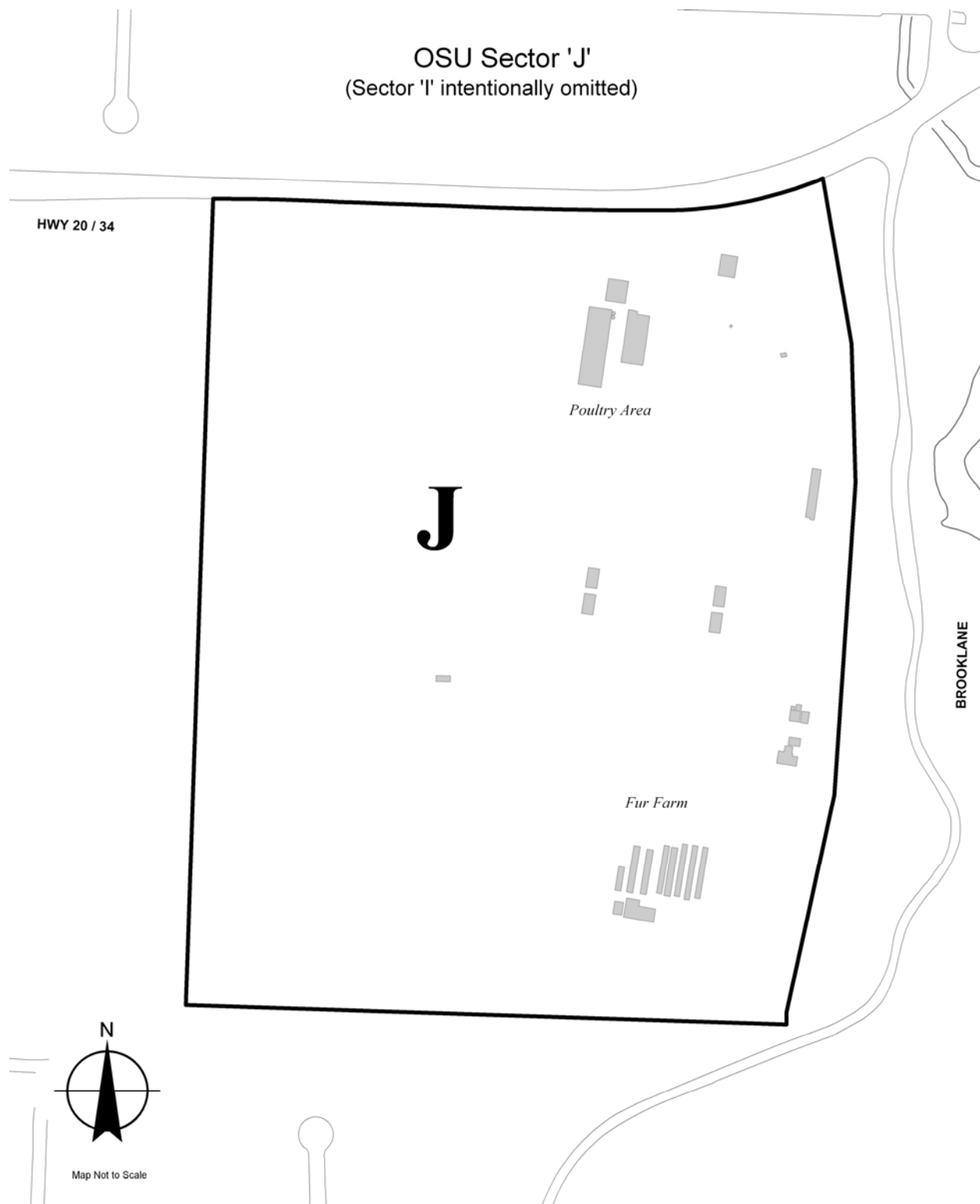


Figure 4.16: Map of Sector J

j. Sector J — South Farm

Note: There is no Sector I or section “I.”

Table 4.12: Sector J Area Calculations

Sector Area	Area in Square Feet
	2,276,565 (50.36 acres)
Existing/Approved Development ¹	37,463
Existing Impervious Surface	
OSU Building Footprint	36,747
OSU IOTB ² Footprint	1,151
Non OSU Building Footprint	0
Non OSU IOTB Footprint	0
OSU Streets ³	0
OSU Parking ³	0
Public Streets	0
Total Existing Impervious Surface	37,898
Percent of Impervious Surface	2%
Future Development	350,000

1. Includes all buildings and IOTBs gross square feet.

2. IOTB = Improvements other than buildings

3. Includes gravel areas.

Sector J, also known as South Farm, is not contiguous with the other sectors and is located south of Highway 20/34 and west of Brook Lane Drive. The sector is mostly unimproved except for some remaining agricultural buildings related to poultry and mink shelters.

The City of Corvallis Comprehensive Plan designates Sector J as Public Institutional. The sector is zoned as AG-OS (Agriculture Open Space). One component of implementing the CMP includes the review and approval of a Development District Change to change the sector’s zoning from AG-OS to OSU District.

Future development in Sector J may include research facilities that can be used for single- or multi-discipline research activities. The facilities may include multiple buildings organized into a research park as well as some other research and education-related services and businesses. These facilities will promote OSU’s research and educational mission, the community’s economic diversification efforts, and the state’s goal of capturing Oregon’s technologies to promote local and statewide economic development. These goals will be achieved through collaborative research and business partnerships.

Sector J development will follow the principles and policies of the CMP, including any development that occurs under a lease with the university. Other uses that potentially could be integrated with the research park concept or developed independently include housing, intramural sports fields, interpretative trails, and other university services and facilities.

Sector J is impacted by floodplain, wetlands, access limitations, and the proximity of public school facilities. Development of this site will require improvements sensitive to compatibility concerns and the site's natural features. The sector provides a unique opportunity to integrate open space into the development scenario. In terms of access improvements, there may be opportunities to partner with adjacent property owners to improve site access.

Sector J Policies

- 4.2.1.j Ensure that development recognizes the site's significant natural features and incorporates concepts of sustainability and environmental sensitivity.
- 4.2.2.j Provide on-site parking for all development in accordance with the provisions of the Corvallis Land Development Code.
- 4.2.3.j Evaluate the feasibility of developing a research park. As appropriate, also consider interpretive trails, intramural sports fields, student housing, and other university-related facilities and services.
- 4.2.4.j Explore the possibility of working with adjacent property owners to provide street or other access improvements in Sector J.
- 4.2.5.j A major adjustment to the CMP shall be required when the square footage of development exceeds the amount of square footage modeled in the Base Transportation Model (i.e., 231,100) by more than ten percent (i.e., 254,100).
- 4.2.6.j An updated Traffic Impact Analysis of Sector J that includes the existing development and proposed development shall be completed annually as part of the Campus Master Plan Monitoring Report.
- 4.2.7.j A Traffic Impact Analysis shall be submitted to the City for those projects not reviewed under the annual report.
- 4.2.8.j Appropriate mitigation measures recommended within a Traffic Impact Analysis to minimize the impact from traffic and parking as a result of proposed development within Sector J shall be completed in accordance with the proposed development.
- 4.2.9.j Ensure that a minimum of 79 percent of land in Sector J remains as open space.