



# **CAMPUS MASTER PLAN 2004-2015**

## **CHAPTER 5 - DESIGN GUIDELINES**



## 5.0 Design Guidelines Overview

This Campus Master Plan (CMP) includes architectural design guidelines to ensure a consistent campus look and to help provide direction for future building and expansions.

The design guidelines described in the CMP and within the OSU District (Chapter 8) include provisions to create a cohesive development across campus and to create compatible development along the campus edge where it abuts adjacent neighborhoods. OSU acknowledges that its development has the potential to adversely impact adjacent neighborhoods. It is therefore crucial for the character, vitality, and function of those neighborhoods to be reviewed during any subsequent update to the CMP to ensure adequate provisions in the form of CMP policies, design criteria, or OSU District code language are maintained or developed.



Figure 5.1: Waldo Hall

OSU has established a transition area (along its northern boundary) that includes specific design guidelines and criteria to maintain and protect the vitality of those neighborhoods adjacent to OSU's campus. This transition area provides a measure of protection of previous development standards, such as Section 3.36.04.02(3) - "*Structures within 400ft of the district boundary shall have a minimum setback from a property line twice the height of the structure, except when abutting a public street*". Any future CMP update, or updates to development standards will always be reviewed with neighbors and include a transition area in some form to provide neighbors with long term assurances that OSU's pattern of development will be compatible with the adjacent neighborhoods.

Over time, construction should visually and physically reinforce campus organization and unity. The predominant style of campus architecture is generally defined as Collegiate Classical Revival Style. These design guidelines are an attempt to ensure that new buildings reflect the vitality of modern construction, yet maintain unity with existing older architecture. Note that this is not to imply that the appearance of older buildings should be recreated in new construction. Rather, the new buildings should reflect the spirit of a modern institution within the architectural pallet of the existing classical elements on campus. This presents an interesting architectural challenge.

The CMP requires that associated site development, such as landscaping, utility extensions, required parking, etc., is provided at the time of construction and adheres to the design guidelines in this chapter.

## 5.1 The Design Process

### a. The Coordination Process

New construction, remodeling, or renovation projects must be coordinated with Facilities Services (or the department so designated by Facilities Services with this responsibility). This coordination will allow Facilities Services staff (e.g., planning, engineering, operations, and construction management) to evaluate the project proposal and provide input with regard to CMP plan policies, maintenance requirements, or other such details that can assist the project sponsors in developing building and site plans that effectively incorporate and address applicable plan policies and zoning requirements.

### b. The Review Process

The Campus Planning Committee (CPC) will review all proposals for new construction, significant remodeling, and renovation projects that visually alter the exterior appearance of the campus. The CPC shall be a body comprised of members from OSU, the City of Corvallis and the Corvallis community. To this end, the CPC shall have, at a minimum, the representation from academic and research faculty, academic affairs, faculty senate, Associated Students of Oregon State University, Athletics, University Housing and Dining Services, Memorial Union, Corvallis resident (i.e., community-at-large), City staff, City of Corvallis Historic Preservation Advisory Board, Oregon University System, OSU Foundation, Alumni Relations, the Director of Facilities Services, the Campus Planning Manager, and Deans and Provosts.

The CPC meetings shall be open to the public, but shall not be considered a public hearing where testimony is provided by the public. OSU shall notice the meeting time and date by, at a minimum, sending an email alert to interested Neighborhood Associations, posting electronic notices on either the OSU webpage, through OSU Today electronic bulletins, or by some other means that reaches faculty and staff. The notice will be released two weeks before the scheduled date.

The project's sponsor shall provide information including a statement of the project's intent, project scope, design, size, height, location, and materials. As appropriate, graphic materials of additional project details shall be provided. Projects that involve a new building or significant additions shall also include a conceptual plan of the surrounding area (typically the sector). The conceptual plan shall demonstrate how the proposed building or addition is compatible with the anticipated growth for the surrounding area or sector. In addition to the conceptual plan and other required plans, the proposal shall include a discussion on the proposed use of the area and outline any foreseeable expansion.

The CPC will review the proposal for site layout, building design, construction materials, and compatibility with surrounding buildings and uses. The CPC will also consider how the proposed construction is consistent with the Campus Master Plan, the City of Corvallis Comprehensive Plan, zoning regulations, and related issues. It will then present and review the materials at a meeting; those directly involved with the project are encouraged to attend.

The CPC may approve, deny, or modify a proposal and will forward its recommendations to the OSU Vice President for Finance and Administration. The CPC review is binding unless overturned by the Vice President of Finance and Administration. The CPC shall make formal findings regarding its decisions. These findings may be recorded in the minutes or included in a separate document. When projects are denied or when the CPC has requested modifications, the CPC shall explain its reasons for the decision. When project modifications are proposed, the CPC shall relate how the modifications address the expressed concern. Formal findings adopted by the CPC shall be incorporated into the design of the project unless the President or Vice President for Finance and Administration makes an overriding decision.

The Vice President for Finance and Administration may accept or reconsider the CPC decision. As appropriate, the Vice President for Finance and Administration can override a decision or forward a request to the University Cabinet for further consideration. If forwarded to the University Cabinet, the University Cabinet will review the proposal and the CPC recommendation, and make a decision. This decision can be accepted or modified by the President or Vice President for Finance and Administration.

### **c. Architectural Selection and Design**

Members of the Facilities Services staff, and representatives of the sponsoring OSU College or department shall be involved in the selection of architectural consultants or other design professionals retained to assist in new construction, significant remodeling, or renovation activities.

The project is required to pay all costs associated with the project. This includes project management, initial surveys, governmental reviews, permits, fees, legal description and boundary establishment, geotechnical studies, engineering studies, architectural design, interior design, landscape design, utility upgrade/extension, and other improvements required by the development (parking, road improvements, etc). The project shall also pay for professional services needed to complete the project. The project may also be required to contribute financially to campus-wide transportation improvements, parking improvements, sewer, water, drainage, or other campus development-related improvements.

### **d. Project Scope**

Each biennium, as part of the preparation of the university's Capital Construction Budget proposal, the various campus units submit project proposals to be considered for funding by the state legislature. Prior to submittal to the state, these projects shall be reviewed by the CPC, in consultation with other campus offices/departments and affected program units, for consistency with the Campus Master Plan. Siting opportunities shall be identified for projects proposed for funding in the biennia covered by the submittal and, as appropriate, for other biennia. The selection of building sites is considered an implementation strategy of the CMP.

The CPC shall also review other projects that involve new construction or modification of outdoor spaces or interior spaces with significant public exposure. In addition, the CPC shall review significant remodeling or renovation projects that change the use of space within the

building, change the manner in which the interior circulation functions, or change the outside appearance of a building. Projects of a routine maintenance nature or those that do not involve outdoor spaces or significant interior spaces do not need to undergo CPC review.

**e. Document Submittal Format**

All building plans and site plan documents submitted for review shall be in hard copy as well as a computerized format as determined by Facilities Services. Projects consistent with the CMP shall be reviewed by the CPC for recommendation and/or approval. Applications for CPC review can be obtained from Facilities Services. The application forms identify materials needed for CPC review. Proposals requiring other jurisdictional reviews (e.g., city or county review for zoning or building permits) will be required to prepare applications as per the jurisdiction's requirements.

## **5.2 Design Guidelines**

**a. Code Compliance**

All development shall be in compliance with the OSU zoning district, City of Corvallis Land Development Code, and the Corvallis Comprehensive Plan. The development proposal shall also comply with all other applicable adopted codes, including the Uniform Building Code, Fire Code, and Mechanical and Electrical Specialty Code.

**b. Site Design**

The campus is a collection improvements such as buildings, streets, sidewalks, open space, parking areas, etc. that have been constructed for diverse purposes over a period of time. New development must fit within the existing environment.

The most densely developed area of the campus is the core, identified as Sector C. The campus core is pedestrian-oriented with closely grouped buildings that create a harmonious streetscape. These buildings are organized in a series of symmetrical quadrangles. Landscape and site furnishings serve as unifying elements. Bike and vehicular transportation routes are provided along with pedestrian routes and connections to the remainder of campus.

Future development shall continue the pedestrian-oriented tradition and the location of buildings in a harmonious streetscape. To the maximum extent possible, major instructional facilities shall be located such that they can be reached within a 10-minute walk. Site design shall incorporate internal circulation routes and connectivity.

## 1.0 Site Development



Figure 5.2: Madison and 11<sup>th</sup> Street

Each project shall provide site improvements. These include street improvements along the site's frontage, lighting, curbs, gutters, curb cuts, sidewalks, landscaping, fencing, signage, and utilities. The project shall also provide off-site improvements as required by the CMP, city regulations, or other approving authority. Off-site improvements shall be developed to reflect known or anticipated future street widths, bicycle lanes, sidewalks, or other planning efforts that have identified future requirements. Handicap access shall be provided so multiple points of ingress and egress are available, in conformance with the Americans with Disabilities Act (ADA).

## 2.0 Site Access and Parking Entrances

Each building shall have a primary entrance oriented toward the street or public accessway. This primary entrance must be accessed by a direct pedestrian connection (sidewalk, porch, courtyard, etc.) from the street or accessway. If parking facilities are constructed with a new building, the parking shall be located such that it does not create a barrier between the street and the primary entryway. This will generally orient parking facilities to the side or behind the building. Where existing development patterns limit or otherwise make this orientation unattainable, efforts should be made to provide, to the maximum extent practicable, direct pedestrian access to the street or accessway.

## 3.0 Streets

Campus development may require an upgrade to adjacent streets and/or intersections. Such improvements shall be consistent with the CMP and may include construction of paved travel lanes, on-street bicycle lanes, sidewalks, planting strips, curbs, gutters, and drainage improvements. If an intersection needs to be upgraded to increase capacity or mitigate unacceptable levels of service, the functional requirements of the street and the potential upgrade shall be incorporated into the project. When pedestrian crosswalks are needed, they shall be clearly defined through paint marking, raised crosswalk, or other changes in pavement style or detail. Generally, crosswalks shall be at intersections. When mid-block crossings are used, traffic-calming techniques should be employed to alert drivers of the crosswalk. Traffic-calming techniques include speed tables, speed bumps, warning lights, and signage.



**c. Open Space**

Just as building design and character are important to the OSU image, so are the open spaces and the visual relief these areas provide. Open space is defined as land area not covered by buildings or used for vehicle maneuvering or parking. Campus open space includes lawn areas, agricultural fields, recreation fields, sidewalks, quads, plazas, courtyards, and other such amenities that provide the OSU community with a space and opportunity to co-mingle. Open space creates a framework for development and offers areas for respite, exercise, and social interaction.

Open space is an important component in future development on campus. To ensure that open space is retained throughout campus, the CMP establishes minimum open space requirements for each development sector. As future development occurs, existing parking lots may be redeveloped and used as building sites. This allows for new development without displacing existing open space areas.

**d. Parking**

Parking lot entrances shall be designed to provide adequate sight distances. Stacking area and other design considerations should be incorporated to ensure that the entrance functions properly. Other improvements required for access to and through the site may be required to ensure safe and adequate site access.

Parking shall be managed on a campus-wide basis to ensure that overall utilization remains at 95 percent or less. Projects shall be responsible for providing the required amount of parking as calculated by the Corvallis Land Development Code. The required parking spaces may be constructed (pavement, landscaping, curb, gutter, drainage, etc.) on campus or the project can pay an equivalent dollar value for the required number of spaces to Parking Services. Parking Services will then ensure that parking improvements are provided such that the overall campus utilization does not exceed the 95 percent threshold.

Individual projects that displace parking through development shall replace any displaced parking. In Sector C, this shall be provided as near as possible to the location of the displaced parking. Displaced parking shall be replaced at a one-to-one ratio, to the maximum extent practicable. This may entail providing underground parking and/or parking within a portion of the building.

Parking improvements may be in the form of parking structures or in lots. Parking lots should be paved with asphalt or concrete and should be landscaped. New parking lots shall adhere to code standards with pavement, landscaping, and other improvements. Over time, existing gravel lots shall be upgraded. When a building is present, the parking lot shall be located on the side of or behind the building. On corner lots, a parking lot on the side of the building could be located at a street intersection. In these instances, the site design shall consider visual impacts to the intersection, to street circulation (e.g., parking lot entrance distance from intersections, stacking requirements), and to pedestrian circulation.



For redeveloped sites, relocation of parking lots away from the front of the building is encouraged. Sidewalks adjacent to parking lots should be designed so that the overhang of the



Figure 5.3: Pedestrian Access to Core Campus

car bumper does not reduce the sidewalk to a width that hinders adequate circulation. Sites, buildings, and parking lots shall be designed to provide universal access in accordance with the Americans with Disabilities Act (ADA) regulations. An adequate number of parking spaces shall meet ADA requirements and be incorporated into campus parking lots.

Bicycle parking should be provided near all buildings, with 50 percent of such parking covered. The amount of bicycle parking for new development shall be based on Land Development Code requirements for the use.

Whether covered or uncovered, bicycle parking areas shall be designed as an amenity to the building. They shall not block building entrances or impede pedestrian circulation.

Service areas, loading, and unloading zones within parking lots shall be adequately screened from adjacent uses and buildings and shall be located so the circulation in the parking area is not impeded during scheduled deliveries.

#### **e. Pedestrian Access and Circulation**

Development should be pedestrian-oriented rather than vehicle-oriented. Buildings should have multiple points of access with provisions made for pedestrian and bicycle traffic (i.e., sidewalks, on-street bicycle lanes, multi-use paths, etc.). Pedestrian safety should be considered in the design of all buildings, traffic, and parking areas.

Pedestrian connections and sidewalks should be unobstructed to provide convenient linkages to specific destinations and across campus. The parking of service and vendor vehicles should be prohibited on sidewalks or in bike lanes.

Alternatives will need to be explored for the campus core area where delivery and service vehicles have historically used the sidewalk and/or bike lanes for parking.

#### **f. Landscape**

All new construction shall incorporate landscaping as part of the site plan. Landscaping shall be provided consistent with the established campus landscaping standards as included in the Facilities Services Landscape Design Standards and any updates.

Plant materials used on campus shall be a mix of deciduous trees, evergreens, shrubs, groundcovers, etc. Efforts shall be made to use native plant species adapted to local conditions. Where possible, plant materials that are drought resistant or require little water should be incorporated into landscape areas.

All new landscape areas shall be irrigated. Ease of long-term maintenance should be included in the landscape design. Lawn configurations and tree and shrub locations should allow for the use of riding mowers. Plant materials that are damaged or die shall be replaced.

Landscaping shall be placed around buildings to soften the bulk and mass, establish a human scale to the space, and as appropriate establish a focal point. Plantings shall not be placed so close to the building that, at maturity, they prevent adequate building maintenance. Additionally, plant materials shall be maintained so as not to visually obscure building entrances or interfere with sight lines from a building to the adjacent street. Plantings shall not create hazardous conditions to personal safety.

Landscaping shall be located along the perimeter and the interior of parking lots to provide visual relief and shade. Each parking lot shall meet the minimum landscape area requirement with the plant material being a mix of trees and shrubs, as per the Land Development Code requirements. A minimum 5-foot-wide landscape strip should serve as a buffer or transition between the parking lot and the adjacent site or use. Street trees shall be planted to create and maintain a uniform street concept.

#### **g. Utilities and Site Furnishings**

All signage, site furnishings (i.e., lights, benches, bicycle racks, etc.) shall comply with OSU standards and be consistent with CMP and other established regulations. Lighting shall be installed to provide safe conditions for access and circulation. Light illuminating from the fixtures shall be cast downward. When the “historic” type fixtures are used, internal louvers or other appliances to direct the light cone downward shall be used. OSU will also explore replacing existing fixtures with more energy efficient fixtures.

Storm drainage shall be within a piped system or open-area system such as a bio-swale. As needed, on-site detention to maintain historical peak flows may be incorporated into the project design. A separate storm drainage system shall be provided to convey stormwater flows. All other city public utilities shall be developed in accordance with existing utility master plans and be reviewed through the Public Improvement by Private Contract (PIPC) process. All other utilities shall be developed consistent with established standards.

The CMP’s goal is to ensure that utilities are sized and placed in a manner that will serve the campus today and tomorrow. Any upgrades to utilities required as a result of development should be included in the cost of the project.

## **h. Building Design**

The campus generally reflects the Collegiate Classical Revival Style. Common design elements, materials, and colors can provide a unified appearance and create a harmonious link to the existing physical environment.

Below is a list of various design characteristics that may be incorporated in new construction. (Not every design characteristic need be included in each new construction.)

- Greek, Gothic, Romanesque, Chateausque, and Victorian
- Eclectic adaptation of classical forms and details into modern building masses, human scale
- Supports multiple functions and uses based on current and projected needs of user groups
- Multi-story building
- Masonry (red brick)
- Gable (pediment) roof forms
- Sloping roofs
- Three-part building (base, middle, capital)
- Defined roof edges and building base
- Columns or pilasters (columns visibly built into the wall)
- Visibly bearing walls
- Well-developed major and minor entrances
- Simple building masses
- Symmetrical design
- Linked to pedestrian open spaces such as plaza, quads, courtyards, and sidewalks.

Examples of the desired building design include Bates Hall, Owens Hall, CH2M Hill Alumni Center, and the Agricultural and Life Sciences building. Each shows adaptation of classical forms and details. Each harmonizes with surrounding buildings while meeting the needs of current structural systems and research laboratory layouts.

## 1.0 Style

The finest buildings on campus are characterized by their simple, symmetrical massing, articulated center-bay entries, punched windows, and three-part vertical massing with a base, middle, and top. Red brick is the predominant building material. Stone and terra cotta are used sparingly, primarily to highlight building entrances, windows, corners, lintels, bases, cornices, and copings. Some buildings incorporate columns and pilasters on the facade to emphasize a vertical bay organization and create a sense of monumentality.

Generally, new buildings shall be consistent with the established masonry theme. However, there may be instances when other building styles are appropriate such as for storage or agricultural buildings. These buildings may consider the use of different building materials and styles, provided that the materials are consistent with overall development within the vicinity, are not in the core campus, and are not readily visible from the entrance street corridors.



*Figure 5.4: Valley Library Rotunda*

## 2.0 Proportion

A key ingredient in the composition of existing historic building facades is the proportional relationship between the parts of the structure. If elements of the facade such as windows, wall areas, bays, and entrances are diagrammed to show the proportional relationship of height to width, the composition of architectural parts becomes apparent. If drawn in a diagram, a diagonal line indicates the relationship of height to width and equally angled diagonals indicate equal proportions. Often in the composition of an historic facade, a few proportionally consistent parts are repeated and combined to form the whole, which itself reflects the same proportional relationship. In multi-story buildings, a belt coursing at the floor line has helped downscale the buildings.

## 3.0 Modulation

Large exterior masonry wall areas shall be visibly broken down into more human-scaled sections with jigs and jogs, offsets, shadow lines, and belt courses. Modulation is required horizontally as well as vertically. Modulation by providing recesses and/or extensions (entrances, floor area, etc.), with offsets as little as 12 inches are acceptable if the overall impact creates a visually effective modulation of the facade that is acceptable to the CPC.

#### **4.0 Vertical Bays**

Columns, pilasters, or other relief elements shall be used to establish a vertical bay expression. The wall may be layered to express structure, wall, and window relief, and scale.

#### **5.0 Corners**

Pilasters, quoins, building walls, rustication, or an articulated end-bay expression shall visually reinforce the corners of the building.

#### **6.0 Base**

Buildings shall sit on a clearly articulated substantial base. The base shall begin at approximately the level of the first-floor windows if the first floor is approximately level with grade. The base should begin at approximately the level of the first floor framing if the first floor is approximately three or four feet above grade, as might occur with a basement. The base line is proportionally higher in tall buildings.

#### **7.0 Cornice**

A cornice or coping shall clearly terminate at the uppermost edge of the building facade. The horizontal roofline shall be expressed in some fashion without allowing the eave to be visible. A well developed parapet line with shadow lines and/or material changes shall be provided in new buildings.

#### **8.0 Windows**

Windows shall be vertical in proportion, reminiscent of the double hung scaling, and set back into the facade. Groupings of windows shall be articulated to maintain a verticality of the opening. Verticality can be relaxed when windows are in the building base or an implied attic. Detailing of window openings shall include visually distinguishable masonry or stone sill and lintel. The exterior fenestration shall represent approximately 20 percent of the exterior wall area. Current energy codes require less window area, but efforts shall be made to visually break up the facade to suggest some visual texture and penetration suggested by windows. Glazing shall not have reflective qualities, which prevent visual transparency from the outside. OSU must approve glazing colors. Window framing members should not be highly colored.

Operable windows, if allowed by the building's HVAC system, shall have screens. Exterior mounted or applied solar screening (such as that removed from the south side of the Valley library) is not acceptable.

## **9.0 Entries**

The building shall have a primary entry oriented to a street or pedestrian accessway. The building entry shall generally be in the center bay of the center facade. The entry shall be highlighted by the use of masonry, stone, terra cotta or other treatment that makes it readily recognizable. Traditional, inviting entry elements such as the arch, architrave, carved lintel, or porch are encouraged. Pedestrian amenities, such as plazas, courtyards, porches, entry quad, etc., shall be incorporated into the main building design.

The building name shall appear on signage placed at the front entrance. Signage shall be of the approved OSU style and standard. The site design should reinforce the central entry and highlight the sense of arrival. Protruding and/or recessed entries should articulate the primary entry.

Pedestrian use of service entries should be discouraged. Service entries on larger buildings shall be recessed or screened to conceal delivery docks and trash enclosures. For larger buildings, a loading dock shall be provided.

## **10.0 Building Materials**

The building shall be predominately red brick, with stone and terra cotta used for accented features. Accented features commonly include building entries, window surrounds, bases, cornices, and special volumetric elements such as porches, atriums or courtyards. Generally, stone and terra cotta are most elaborate at the building entry. Exterior finishes shall be durable and consistent with newer adjacent buildings.

Samples of all proposed building materials shall be reviewed by the assigned Facilities Services construction project manager. Wood siding and synthetic stucco finishes are prohibited.

## **11.0 Roofs**

The majority of the visible roof area shall be sloping at a ratio that equals or exceeds a 4-inch rise over a 12-inch run (4-to-12 ratio). Any low-slope roof areas shall have a 4-ply built up Class A roof system, EPDM, or other single-ply system. Visible roof areas shall be covered with tile, concrete shingles, or a standing rib anodized colored metal roofing system. Three-tab asphalt shingles are prohibited.

Roof mounted equipment shall be screened behind a parapet wall, fence, or other architectural feature so that it is not visible from the street. No exposed galvanized metal, including flashing, shall be used on any portion of the building. All paints on metal shall be applied during manufacture (at least the primer coat). Roof colors shall be in a color range compatible with the style of the building and surrounding buildings. The roof should have an integral gutter with rain leaders internal to the structure.

The use of an eco-roof (vegetated roof) is encouraged as a benchmark trial. OSU has no experience with this type of roofing system, but would like to see it explored as a roofing option.



If an eco-roof is approved, OSU should carefully evaluate the design, its construction, and its maintenance to determine the roof's efficacy and use in the future.

## **12.0 Building Systems**

Air conditioning shall be provided in new buildings. Where possible, passive ventilation, lighting, or other similar systems shall be incorporated into the building. Building mechanical systems and HVAC units should not be visible from the exterior of the building. Architectural plans and elevations should identify all site- and building-mounted mechanical equipment locations. Freestanding utility storage units or transformers shall generally be avoided. When this is not possible, they shall be screened from view through the use of architectural design, walls, fencing, landscaping, or other treatments.

## **13.0 Accessibility**

All new buildings shall be completely and conveniently accessible to disabled individuals. This includes the main entrances, offices, classrooms, laboratories, restrooms, and general circulation areas. Remodels and renovations shall incorporate accessibility improvements, to the maximum extent practicable.

Access to and within the building shall comply with the Americans with Disabilities Act (ADA) standards and regulations. The building shall comply with ADA regulations and allow for universal access. Doors that must meet ADA requirements shall be automated.

## **14.0 OSU Design Criteria**

OSU Design Criteria, available at the Facilities Services Department, requires specific architectural, mechanical, and electrical materials and methods. Copies will be provided to architecture and engineering team members selected to assist with construction projects.

## **15.0 Sustainability**

All new and significant remodeling and renovation projects should be designed and constructed to incorporate sustainability considerations. To the maximum extent practicable, this will include applicable energy efficiency and environmental design standards and evolving guidelines and/or certification criteria linked to sustainability initiatives.

## **16.0 Fire Rating**

Buildings must be of a construction type permitted by the Fire Code, and a minimum of Type V-1 hour equivalent. Buildings should have 1-hour rated exitways and typically allow B occupancy classification and A-3 when required by the project.



**i. General Standards****1.0 Floor Area Ratio (FAR)**

The amount of building square footage to land square footage is known as the floor area ratio (FAR). A FAR of at least 2.0 should be encouraged, but preferably ratios above 3.5 should be attained in sector C to maximize available buildable land and to preserve open space.

**2.0 Site Building Coverage**

All new construction shall be in accordance with minimum open space requirements and maximum impervious surface cover provisions identified for the development sector in which the building is located.

**3.0 Setback and Building Heights**

Setbacks and building heights shall be consistent with the CMP and the provisions identified for the development sector in which the building is located.

**4.0 Transition Areas**

Buildings and structures within transition areas shall be designed to be consistent with the OSU Design Criteria and the guidelines set forth in this chapter, while at the same time compatible with the existing buildings and structures within the neighborhoods adjacent to the proposed building site.

All trash enclosures, outdoor storage areas, and mechanical equipment shall be screened in accordance with the OSU District regulations. OSU will prevent buildings and structures from falling into disrepair across campus, and specifically maintain buildings and structures in good condition in areas adjacent to and visible from neighborhoods adjacent to OSU and within the transitions areas.