



Capital Planning & Development
CAMPUS PLANNING COMMITTEE MEETING MINUTES

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| DATE | January 19, 2022 |
| FACILITATOR(S) | Bob Richardson, ULUP Manager |
| MINUTES TAKEN BY | Bob Richardson, ULUP Manager |
| MEMBERS IN ATTENDANCE | Joe Majeski, Kate MacTavish, Selina Heppell, Deb Mott, Patrick Robinson, Bill Callender, Kate Hunter-Zaworski, Maron Rossi, Damoni Wright, Gabe Merrell, |
| VISITORS | Libby Ramirez, Amy Keene, Susan Padgett, Sara Robertson |
| LOCATION | Video Conference (Zoom Video Recording) |

I. Call to Order

Bob Richardson, ULUP Manager called the meeting to order at 2:04 PM.

II. Project / Construction Updates

Libby gave construction updates. She noted that Fairbanks Hall on schedule for completion; the Reser Stadium west side was successfully imploded and is on schedule. Cordley Hall is slightly ahead of schedule and individuals that moved out of Cordley will move back in in June, then the Coast Range building on Research Way will be refreshed and integrated biology will move to that building. Community Hall Slope is on schedule. The Arts and Education Complex successfully removed oil tank removal and demolition and is not working on excavation and foundation work.

Patrick mentioned that Weatherford Hall was leaking at locations in its roof and back porch and repair to it is needed.

III. Minutes Approval

Patrick moved to approve and Deb seconded motion to approve the October 20, 2021 CPC minutes. The CPC minutes were approved.

IV. Schematic Design and Site Approval Requests

Pride Center Site and Schematic Design Approval

Sara Robertson gave a presentation regarding the request. She explained that the Pride Center is located on the north side of "A" Avenue between 15th and 16th Streets, just south of Cascade Hall and Adams Hall. The site is bound by "A" Avenue to the south and parking facilities surround it to the north, west, and east. The proposal is to remodel the existing Pride Center building and construct an addition at the west side of the existing building. The proposed project will address programming and staff needs, add amenities, improve accessibility, and update safety and security features.

Sara noted the Pride Center received site approval for the continued use of the site and a building expansion in 2016, but funding was not available then to move the project forward and that approval expired in 2019.

Sara described the proposed renovation to the building and site, which include a new welcome desk, a reconfigured office, two non-gender restrooms, a quiet room, storage, new energy efficient windows, and a new roof. A large gathering/meeting space, a dining/work table area, a new kitchen, and new covered and uncovered outdoor patio space will be provided in the new addition. The project also will include a new HVAC system, improved accessibility to the building and around the site, and upgraded fire safety and security systems.

University Land Use Planning staff found the proposal was consistent with applicable campus guidelines and recommended the CPC support it, noting five items for the design team to address as the project progressed. Those items are:

1. **Minimum Walkway Widths** – Where possible, the project should provide eight-foot sidewalks and walkways. In locations where it is not feasible to provide sidewalks and walkways at an eight-foot width, the project may provide sidewalks and walkways of the minimum width to meet OSU’s accessibility standards.
2. **“A” Avenue Street Frontage** – To ensure sufficient area to improve the sidewalk and landscape strip to code-required minimum widths in the future, locate pedestrian lighting and other improvements at least one and a half feet from the back of the existing sidewalk.
3. **Landscape Design** – The project team should continue to work with the Landscape Shop through design development to ensure plant selection and landscape design meets the needs of campus.
4. **Site Furnishings and Signage** – All site furnishings and signage should be consistent with OSU Construction Standards.
5. **Outdoor Art** – The project team should ensure that any art proposed for the Pride Center cannot be defined as signage per the Corvallis LDC. The project team also should coordinate with OSU’s Outdoor Art Committee to ensure proposed art meets campus requirements.

Kate expressed support for the 8-ft wide sidewalks, which is the minimum preferred width in the OSU Transportation Plan. In addition, the CPC asked the design team to consider the possibility of installing an ADA compliant crosswalk from the proposed north sidewalk to the sidewalk on the north side of the existing driveway (previously May Ave.). The CPC also asked the design team to evaluate the need for additional exterior bicycle parking, and to evaluate if that bicycle parking should be placed somewhere other than the location of the proposed bike hoop near the southwest corner of the site, where it would still be easily accessible but away from a prominent corner as currently proposed.

After discussion around the items to address, Joe moved to approve the site approval, and Bill seconded the motion. All voted in favor.

Dixon Childcare Play Yard – Site Approval

Susan gave a presentation regarding the request from Recreation Sports to develop an outdoor play area for a new child care program at Dixon Recreation Center, as well as approval of a new door and canopy on the west façade of the building, to provide direct access from the interior of the building to the play area.

Susan explained that the play area is proposed on the north west side of the building, between the bike parking area and the building. The outdoor play area would be established with artificial turf, a hard rubber surface for rolling toys, and play equipment. Steppers, and a sand play area will be provided. A portable water table for water play and a small storage cabinet or shed would be provided for play equipment. The existing fence would be extended to make a complete enclosure wrapping back to the building. A gate will be provided at the existing low wall to the south. A new matching black painted steel picket fence will be placed along the line of the building to provide some distance between children and the occupants of those offices. Landscaping will also be provided along that fence.

The report to the CPC recommended support for the proposal and identified four items for the project team to consider. Those items are:

1. The alteration including the new entrance door and canopy will require review and approval by the City of Corvallis Historic Resource Commission.
2. The storage cabinet should be provided in materials and finish that are consistent with the existing building, and / or campus screening standards, such as black painted metal, or a combination of wood and metal.
3. Staff notes there is a drainage grate in the center of the site, and development will need to coordinate with Facilities Infrastructure to determine the best course of action for design with respect to drainage needs and the existing grate.
4. Staff also notes that the project will need to coordinate with Campus Landscaping regarding the locations of any existing onsite sprinkler systems, for the installation of fencing, surfaces and additional landscaping.

At the conclusion of the presentation there were questions and discussion regarding the accessibility of the facility.

Kate moved to recommend approval of the Site and Schematic Design request, adding that the project team should continue to explore opportunities to make the play area accessible and inclusive; Deb seconded the motion. All voted to approve.

Gilkey Hall South Entrance – Schematic Design Approval

Susan gave a presentation regarding proposed renovations to Gilkey Hall. She explained that renovations to the interior of Gilkey Hall require accessibility improvements to the south entrance of the building. The proposed renovations will remove the three concrete steps at the south entrance and replace them with a pair of arching, ramped walkways. The walkways will meet the building at a landing at the south entrance.

Susan noted that efforts will be made to provide the walkways at a slope below that which requires handrails. The style of the ramped walkways will be similar to the style provided at adjacent Stand Hall, and will provide accessible access to the south entrance from both east and west approaches. Redevelopment of the entry area requires removal of the existing concrete entrance steps, patio, and bike parking.

The Transportation Plan identifies the walkway south of Gilkey Hall as a pedestrian only access way. To minimize bike traffic on this walkway, displaced bike parking at the south entrance will be relocated to another location.

The proposal will preserve the existing crepe myrtle bushes at the south entrance, and new landscaping will be provided.

The report to the CPC recommended support for the proposal and identified four items for the project team to consider. Those items are:

1. The design team should continue to coordinate with campus planning to determine a new location for the bike parking displaced from the south entry plaza.
2. The Landscape plan is subject to review and approval by Campus Landscaping prior to installation.
3. The project should comply with OSU Design Criteria.
4. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
5. Staff notes the alterations to the walkway and entry will require some level of City of Corvallis HPP review and approval. Preliminary review of the project indicated all alteration were Exempt activities, per LDC 2.9.70.

There was discussion regarding the alignment of the walkways. Susan explained that the walkways did not exactly mirror the walkways at Strand Ag. Hall, but were similar, and represented the best compromise between aligning with the Strand Ag. Hall walkways, meeting accessibility slope preferences, and avoiding impacts to Peoples' Park and the crepes myrtles.

There were questions regarding the coordination with interior renovations and impacts on where occupants would be moving. Patrick provided a response.

Deb moved to recommend approval of the Site and Schematic Design request; Selina seconded the motion. All voted to approve.

V. Other Business

No items were discussed under Other Business.

Selina requested an update on the CIC project during the next CPC meeting.

VI. Next Meeting Date

The next meeting is tentatively scheduled for March 16, 2022.

VII. Adjourn

The meeting adjourned at 3:15 PM