



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; Libby Ramirez, University Architect & Capital Resources Manager
FROM	Bob Richardson, University Land Use Planning Manager
DATE	December 31, 2019
SUBJECT	North District Utility Plant, 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 North District Utility Plant Schematic Design approval request, and make a decision regarding this request.

Discussion

The North District Utility Plant project proposes to construct an approximately 5,816 square foot chilled water plant in the existing Orchard Avenue South parking lot, located west of Cordley Hall and north of the East Greenhouses. The North District Utility Plant will serve Nash Hall, Agriculture Life Science, Cordley Hall and Burt Hall.

On December 18, 2019, 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 policies and 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. The project should provide sidewalk and walkway lighting consistent with OSU Construction Standards, LDC 3.36.60.16 and LDC 4.2.80. (2.9.3) (5.2.b.1) (5.2.g) (6.1.11)
2. New pedestrian facilities along Orchard Avenue should be constructed to incorporate the design guidance for width and design per the *OSU Transportation Plan* and the OSU Construction Standards - Preferred Street Profiles. (5.2.b.1) (5.2.b.3)
3. The project will work with Transportation Services to satisfy requirements in the Finance and Administration Campus Facilities and Grounds Manual Policy regarding the provision of replacement parking and/or compensation for spaces that are displaced through site development (5.2.d).
4. Relocation or widening of the Orchard Avenue sidewalk may require modifications to the proposed parking lot design to accommodate the new sidewalk facility and the code-

required landscape buffer around the parking lot. If the existing sidewalk is not replaced, the project team should ensure that the proposed parking lot design will allow for future reconstruction of the sidewalk to the width recommended in the *OSU Transportation Plan* (2.9.3).

5. The site plan currently does not include a monument sign for the north district utility plant building, but a monument sign that conforms to the OSU Sign Plan and the OSU Construction Standards should be provided (5.2.h.9).
6. Directional signage from Orchard Avenue to the bike parking area may be required per LDC 4.1.70.a.4.
7. The project team should consider acoustic impacts of the north district utility plant and, if necessary, provide mitigation measures.
8. The project team will coordinate with OSU Public Safety and the East Greenhouse staff on methods of creating a safe environment in the area, particularly between the greenhouse and the north district utility plant.
9. The project team will coordinate with Transportation Services on the redesign of the Orchard Avenue South Lot (parking lot 3316) to ensure a holistic design for the area.

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 recommended 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 North District Utility Plant Schematic Design approval request.

DocuSigned by:

Michael J. Green

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Michael J. Green

Vice President for Finance and Administration

5/11/2020 | 09:55:41 PDT

Date