On March 16, 2022, the Campus Planning Committee (CPC) recommended approval of a schematic design for the Upper Division and Graduate (student) Housing project. Please consider the CPC recommendation and make a final decision regarding the schematic design request.

Discussion

In 2016, the Upper Division and Graduate Housing project received Site and Schematic Design approval to construct approximately 285 housing units, primarily studios, within two buildings totaling approximately 120,000 SF. The area of the Site Approval is on the east side of campus, bound by SW 11th Street, SW 9th Street, SW Madison Avenue, and SW Monroe Avenue. On this site, a smaller 3-story building was approved to be placed along SW 9th Street, between SW Madison Ave and SW Monroe Ave, and a larger, 4-story building was approved to be placed near the corner of SW Madison Ave and SW 11th Street.

The ability to develop the site with these buildings was dependent on City approval to transfer development and open space allocation within campus to increase the amount of development allocation and to reduce the minimum amount of open space required in this sector of campus (Sector D).

The City Council did not approve the request to reduce the minimum amount of open space allocation required in Sector D and the project was significantly delayed, first by land use appeals then by uncertainty caused by the COVID-19 pandemic. These delays, and the fact that the request to reduce the amount of open space allocation in Sector D was not approved, added site and budget constraints leading to the design modifications shown in the current Schematic Design approval request.

The modified design includes a single 89,091 SF building providing 124 units (25 studios and 99 2-bedroom units) with a total bed count of 223. The proposed 5-story building would be located near the corner of SW Madison Ave and SW 11th Street. Thirty-four vehicle parking spaces are proposed behind the building and 179 bicycle parking spaces, half of which will be covered, are proposed. A portion of the
site is considered Highly Protected Significant Vegetation (HPSV) by the City and no development is proposed in that area. The area along SW 9th Street will remain in turf as a future development site. New sidewalks and acorn-style lights are proposed along the development site’s SW Madison Ave and SW 11th Street frontages.

On March 16, 2022, the CPC considered the Schematic Design approval request and in a 9 to 1 vote, recommended approval of the proposed design with two items for the project team to address as the project progresses. These are listed in the recommendation that follows. The person in opposition to project approval expressed concern that the proposed building materials are not in conformance with the following Campus Master Plan guideline because red brick with stone and terra cotta accents are not proposed.

5.2.h.10 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.

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 Schematic Design approval with consideration of the items noted above.

Items to Address

1. Development will be consistent with the plans and narrative as submitted for review by Campus Planning staff and the CPC and shall be consistent with OSU Construction Standards. The project shall obtain any required Building Permits associated with the proposal. Work associated with the proposal shall comply with the Building Code, as adopted and amended by the State of Oregon; and other applicable state and local codes and ordinances related to building, development, fire, health, and safety, including other provisions of the Land Development Code (LDC).

2. Materials for the screening of outdoor trash and recycling areas and ground-level mechanical equipment will need to be consistent with OSU Construction Standards and the Corvallis LDC.

Review and Concur
I concur with the Campus Planning Committee’s recommendation and approve the Schematic Design approval request.

____________________________________________________
Michael J. Green         Date
Vice President for Finance and Administration
D. ARCHITECTURAL RENDERINGS

Street view of building entrance at the southwest corner of 11th Madison. The entry and student-community spaces, such as the floor lounges, are accentuated in an contrasting color and oriented towards the campus core and the Madison Avenue Gateway Walk.