Issue / Request
The Vice President for Finance and Administration is requested to consider the Campus Planning Committee’s (CPC) recommendation to extend a previous Site Approval for University Housing and Dining Services (UHDS) to develop residence halls for upper division and graduate students on the area of campus bound by SW 9th Street, SW Monroe Ave, SW 11th Street, and SW Madison Avenue.

Discussion
In December 2015, UHDS was granted Site Approval to develop residence halls in the area described above. In September 2017, this Site Approval was extended for three years to December 2020. Construction of the site has been delayed by legal challenges through the land use process as well as the Covid-19 pandemic.

On December 16, 2020, the CPC recommended approval of the Site Approval extension request for the area described above (the 2015 and 2017 requests included other areas no longer needed for the current project).

Items to Address
The 2017 Site Approval extension (attached) included four recommended conditions of approval, the following two are still relevant and are items the project team will need to address:

1. Consistent with Campus Master Plan Policy 5.2.b.2, new parking facilities shall be located to the side or behind the buildings and not on prominent street corners.

2. The student housing project will need to be submitted to the Campus Planning Committee for schematic design approval.

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.
Review and Concur
I concur with the Campus Planning Committee’s recommendations and approve the Site Approval extension request for three additional years.

Michael J. Green
Vice President for Finance and Administration

Attachment: September 12, 2017 Memo to the CPC
Memorandum

To: Campus Planning Committee

From: David Dodson, University Land Use Planning Manager

Date: September 12, 2017

Subject: UHDS Site Approval Expansion

Expansion of Previous Site Approval

In December of 2015 the Campus Planning Committee (CPC) recommended site approval for University Housing and Dining Services (UHDS) to construct approximately 256 new apartments or townhomes at Site 1, located at SW Madison Avenue and 9th Street, and to redevelop 94 units at Site 2, located at Orchard Court Family Housing at Orchard Avenue and 35th Street. The Vice President of Finance and Administration subsequently approved the CPC’s recommendation.

UHDS has evaluated the site impacts resulting from natural features (e.g., highly protected significant vegetation and wetlands) and the need to address the interim parking development agreement to provide approximately 100 vehicle parking spaces on-site and not elsewhere on campus. UHDS determined that the existing Site #1 approval may not be sufficient for addressing all of these project variables, and UHDS has submitted a letter requesting their previous site approval be expanded to include the undeveloped field at the NW corner of SW Jefferson Avenue and 9th Street.

Staff has reviewed this expanded site approval request and found the impacts to be identical to those addressed in the previous staff report, which is attached to this memo. The only modification is to Condition #1, which removed the allowance for a standalone parking lot and replaces it with a broader parking policy that addresses location of future facilities. Therefore, staff recommends SITE APPROVAL subject to the following conditions:

1. Consistent with Campus Master Plan Policy 5.2.b.2, new parking facilities shall be located to the side or behind the buildings and not on prominent street corners.

2. If construction on site 1 occurs while the current Campus Master Plan is in effect, it will require a major adjustment to the Plan to provide additional development allocation to Sector D.

3. If construction on site 2 occurs while the current Campus Master Plan is in effect, it will require a major adjustment to the Plan because the site is within the 100-foot transition area on the northern boundary of Sector B.

4. The student housing projects for both sites will need to be submitted to the Campus Planning Committee for schematic design approval.