



CAMPUS PLANNING COMMITTEE STAFF REPORT

(INSERT PROJECT NAME)

(INSERT DATE)

EXECUTIVE SUMMARY

APPLICANT'S REQUEST

- SITE APPROVAL
- SCHEMATIC DESIGN APPROVAL

PROJECT OVERVIEW

(Provide a brief description of the project including: location, approximate size, building description, and type of use.)

STAFF RECOMMENDATIONS AND CONDITIONS

Staff finds the (Insert Project Name) is consistent with the Campus Master Plan (CMP) policies; therefore, staff recommends **SCHEMATIC DESIGN APPROVAL** subject to the following conditions:

1. (Insert Condition, including CMP reference)
- 2.

GENERAL INFORMATION

Project: (Insert Project Name)

Building Name and Location: (Insert street address and information on adjacent buildings and/or structures)

Sector:

Historic District: (Yes or No)

Existing Use of Site: (Insert Name)

Previous Approvals: The Campus Planning Committee granted site approval for this project in (Insert date). (Include others as needed)

Existing Conditions and Historic Considerations: The property is (within / outside) of the OSU National Historic District, and the existing structure and site (are / are not) historic resources. There (are / are not) any known natural features on the site (i.e., wetlands, protect significant vegetation, FEMA floodplain). (Include explanation of natural features as necessary)

CAMPUS MASTER PLAN – CONSISTENCY REVIEW AND STAFF FINDINGS

Consistency Review Approach: Campus Planning staff has identified applicable policies and guidelines for schematic design review. Not all policies or guidelines in the CMP apply to schematic design review. The following review evaluates the proposal for consistency with the relevant CMP policies and guidelines and includes findings and conditions of approval as necessary.

CMP Principles and Policies (Chapter 2.0)

2.5.8 *Avoid significant building additions that overpower the existing structures and pedestrian scale of surrounding spaces and uses.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

2.5.9 *Orient building entrances toward streets. Landscaping, building mass, and height should be similar to that of surrounding buildings.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

2.5.11 *Maintain space between buildings to ensure adequate areas for landscaping and circulation for pedestrians, service vehicles, and bicycles.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

2.7.4 *Provide open spaces such as public plazas, quads, courtyards, atriums, etc. as an element of each building site design.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

2.9.3 *Space "historic" fixtures 80 feet to 100 feet apart at a 12-foot pole height to create safe, uniformly lit corridors along primary pedestrian routes.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

2.9.8 *Place bicycle racks near building entrances but without obstructing building access.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

2.10.11 *OSU shall be responsible for construction of all facilities internal to and fronting properties and for needed extensions of facilities to and through its site.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

Design Guidelines (Chapter 5.0)

5.2.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.

FINDING: (Include finding or Not Applicable)

CONDITION: Development shall comply with the plans and narrative as submitted for review by Campus Planning staff and the CPC. 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.

5.2.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.

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.b.1 *Site Development:* 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).

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.b.2 *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.

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.b.3 **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.

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.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.

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.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.

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... 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.... 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 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.

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.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.

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.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.

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.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.

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.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.*

- *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.

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.h .1 *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.

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.h.2 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.

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.h.3 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.

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.h.4 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.

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.h.5 Corners: Pilasters, quoins, building walls, rustication, or an articulated end-bay expression shall visually reinforce the corners of the building.

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.h.6 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.

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.h.7 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.

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.h.8 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.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.h.9 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.

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

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.*

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.

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.h.11 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.

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.

FINDING: (Include finding or Not Applicable)



CONDITION: (Include as needed or delete)

5.2.h.12 *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.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.h.13 *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.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.h.14 *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.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.h.15 *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.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.h.16 *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.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.i.1 *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.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.i.2 *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.

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.i.3 *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.

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

5.2.i.4 *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.

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

Transportation Plan (Chapter 6.0)

6.1.5 *Ensure that the cost of required transportation improvements associated with a project are included in the project construction budget.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.1.7 *Implement improvements along 35th Street in accordance with the OSU-City 35th Street Improvement Agreement.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.1.11 *Consider pedestrian amenities (lighting, sidewalks, bench placement, planters, courtyards, quads, transit stops/shelters, bike racks, recycling receptacles, etc.) as part of typical street improvements.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.1.16 *Locate material receiving and distribution facilities in areas that do not create circulation conflicts and/or are least disruptive to surrounding uses.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

Parking Plan (Chapter 7.0)

7.2.8 *Locate parking improvements in accordance with the general locations identified on the Future Parking Facilities map (Figure 7.3). Parking improvements associated with a particular development project, however, may be provided in the vicinity of that project.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

HISTORIC PRESERVATION PLAN – CONSISTENCY REVIEW AND STAFF FINDINGS (ONLY IF WITHIN HISTORIC DISTRICT)

6.1 General Policies

6.1.1 *Development will not detract from or compromise the existing character of the District.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.1.2 *The size, scale, height, massing and setback will be consistent with the District’s existing architecture, paying special attention to adjacent contributing resources. Design strategies to visually minimize the height of a new, taller building adjacent to a shorter, contributing building may be successful. Such strategies might include setting back an upper story away from the contributing building, utilizing strong horizontals from the contributing building, and/or putting a top level within the sloped roof of the building.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.1.3 *Development should visually relate most closely to adjacent contributing structures in the District. Context and composition studies required in the Historic Resources Report (HPP, Section 5.1) will help to illustrate these relationships.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.1.4 *Style, colors, and materials will be compatible with the District and adjacent contributing resources.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.1.4.1 *The exterior material of an addition should continue the same primary building material used on the existing structure. Stone, terra cotta or another accent material used on the original building shall be used as accent material on the addition.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.1.4.2 *The predominant exterior building material on new buildings shall be red brick and pre-cast concrete. Stone, terra cotta or another material used as accent material on adjacent contributing resources shall be used on a new building.*



FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.1.5 *Development will be compatible with the setback, site design, and character of the surrounding structures, and consistent with appearance of surrounding contributing buildings.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.1.6 *Development should visually relate to adjacent contributing buildings, using similar materials and finishes and/or reinterpreting adjacent building elements of a similar size, proportion, rhythm and scale. State of Oregon's 1 Percent for Art commissioned pieces are exempt from this policy.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.1.7 *Individual building elements should be integrated into the building's composition for a balanced design to ensure one element does not architecturally detract from the character of the District.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.1.8 *Roof design within the historic district should include a pitched roof, and include design elements of surrounding contributing resources.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.1.9 *Development on existing structures should be differentiated from historic structures while respecting primary characteristics such as materials, mass, size, scale, and setback.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.1.10 *Development on existing, non-contributing structures should respect the existing structure's materials, features, size, scale & proportion, and massing. Differentiation from some of these characteristics may be appropriate so long as the original structure remains the primary structure. New construction should complement both the primary building and its physical historic context, and also be recognizable as contemporary development.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.1.11 *Establish checklists to ensure that all aspects of routine maintenance are completed and record work carried out before, during and after alteration and/or renovation.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.2 Standards for Rehabilitation

6.2.1 *A property will be used as it was historically or be given an adaptive reuse.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.2.2 *The historic character of a property will be rehabilitated, renovated and/or preserved to the greatest extent possible. Removal of distinctive materials or alteration of features, spaces, and spatial relationships should be avoided to the greatest extent possible.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.2.3 *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, should not be undertaken.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.2.4 *Changes to a property that have acquired historic significance in their own right will be retained and preserved if applicable.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.2.5 *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved if possible.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.2.6 *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement or demolition of a distinctive feature, the new feature should match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.2.7 *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.2.8 *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.2.9 *New additions, alterations, or renovations should not destroy historic materials, features, and spatial relationships. The new work shall be differentiated from the old and be compatible with the materials, features, size, scale and proportion, and massing.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.2.10 *New additions or adjacent new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment is unimpaired.*

6.3 Design Guidelines for New Construction, Alterations or Additions to Historic Resources

In addition to the General Policies (6.1) and Standards for Rehabilitation(6.2), the following Design Guidelines apply to development within or partly within the OSU Historic District, individual properties listed on the National Register of Historic Places, and properties identified as eligible/ significant within the OSU 2007 Multiple Property Survey.

6.3.1.1 *Additions must be visually secondary to the original building.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.3.1.2 *The original, primary entry, as defined in CMP Chapter 5.2h.9.0, must not be obscured, marginalized or lessened in its prominence.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.3.2.1 *The proportion, size, rhythm and detailing of windows and doors shall be compatible with that of existing adjacent buildings and shall be consistent with the character of the District and Chapter 5 – Design Guidelines in the CMP.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.3.2.2 *Entry plazas, porches, etc. shall be designed in a manner that is consistent with the predominant architecture of the building. Materials used to construct a plaza or entry feature shall be consistent with the materials used in the building design or features constructed at other contributing resources.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.3.2.3 *Building entries shall be located in the center bay of the center façade, to the maximum extent practicable. If a center entrance is not proposed or cannot be constructed consistent with all applicable guidelines, then justification can based on entry designs on other compatible contributing resources.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.3.3.1 *Site furnishings such as bicycle racks, transit shelters, signage, trash receptacles, etc. shall not detract from the character of the resources within the District.*



FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.3.3.2 *Temporary signage such as banners, event signage, etc., is acceptable within the District, but shall be consistent with the approved OSU Sign Plan.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.3.3.3 *Projects will provide pedestrian pathways connecting to and consistent with existing walkways in the District as identified in CMP Chapter 4, Campus Development. New walkways will be similar in width and material as existing walkways.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.3.4.1 *CMP Chapter 5.2.h.8.0 is applicable except that exterior fenestration needs to “represent approximately 20 percent of the exterior wall area.”*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.3.4.2 *Window-to-wall area should be based on what is visually appropriate for the existing building or surrounding buildings.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.3.4.3 *Windows must be vertically aligned and grouped in a manner that is consistent with other surrounding contributing resources or in the case of additions, with the existing resource.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.3.4.4 *Window materials should be reflective of and complimentary to surrounding contributing window materials, to the maximum extent practicable. Window materials are required to be consistent with State of Oregon Sustainable Engineering and Energy Design (SEED).*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.3.1.1 *Retain existing, historic light fixture material as much as possible or install a new light fixture similar in design to existing fixtures.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.3.1.2 *Reuse existing fixings, holes, openings, ducts, conduits, clips, brackets etc, wherever possible.*

FINDING: (Include finding or Not Applicable)



CONDITION: (Include as needed or delete)

6.3.1.3 *Exterior site lighting in proximity to a historic building should be integrated with mature plantings, landscaping, pedestrian walkways and parking areas.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.3.1.4 *Direct lighting of a building should be restrained and generally limited to first level entry areas. (Refer to OSU Design Guidelines for specific up-lighting requirements.)*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.3.2.1 *Where original fittings no longer exist and there is insufficient photographic or documentary evidence to reconstruct them, install an appropriate contemporary fixture.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.3.2.2 *Seek advice from an architect or lighting designer experienced in historic resource conservation for the installation of new lighting in historic buildings. Simple and efficient fittings are preferred as they do not date or look false. Re-created fittings can provide the general impression of older fittings, often they lack appropriate scale, finish, detail and craftsmanship.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.3.3.1 *The Valley Library and Memorial Union quadrangles are contributing resources and shall remain visually open, planted with grass and contain pedestrian walkways.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

6.3.3.2 *Building additions which increase an existing building’s footprint shall also provide perimeter planting beds and landscaping materials consistent with the existing building’s exterior plantings. Plantings should be placed to allow for growth. At the time of maturity, perimeter beds should contain a limited number of large shrubs or small trees, with predominant plantings at a smaller scale.*

FINDING: (Include finding or Not Applicable)

CONDITION: (Include as needed or delete)

STAFF RECOMMENDATIONS AND CONDITIONS

Staff finds the proposed building is consistent with the Campus Master Plan policies; therefore, we recommend **SCHEMATIC DESIGN APPROVAL** of the (Insert Project Name) subject to the following conditions:

1. Development shall comply with the plans and narrative as submitted for review by Campus Planning staff and the CPC. 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.
(5.2.a)