

INTRODUCTION TO PROJECT

This project will construct a fire-testing laboratory at Oregon State University's Corvallis campus. A custom-built structure will be erected, adjacent to the A.A. Emmerson Advanced Wood Products Laboratory, to house the furnace and associated equipment.

This project will be located in the West Area of the Corvallis Campus. The design and construction will need to be consistent with OSU's Corvallis Campus Vision, Campus Master Plan, and Transportation Plan.

The following document provides a high-level summary of university standards, design guidance, and City codes, as well as identifies items that will need to be addressed through project development to achieve both the university's and project goals. This document is intended to assist OSU project managers, decision makers, and design teams in project development and scoping, and further analysis will occur as the project goes through the campus and city approval processes. University Land Use Planning staffs' analysis is based on the information available at this time. Changes in the project design or requirements by regulatory bodies could result in revisions or additions to this analysis.

PROJECT DEVELOPMENT AND REVIEW PROCESS

Project Development

University Stakeholders: The development and review of projects on campus involve a wide range of stakeholders including, but not limited to, OSU leadership, user groups/committee, Facilities Services staff (electric, landscape, mechanical, plumbing); Procurement, Contracts, and Materials Management, Sustainability, Transportation Services, and University Land Use Planning. Project Managers and Design Teams will need to engage stakeholder groups throughout project development and reviews to ensure the project achieves both the university's and project goals.

University Land Use Planning (ULUP) Staff Planner: A planner will be assigned to the project team to assist the project through the campus and city review process. The planner should be included in site and architectural reviews throughout the project development, as well as during plan reviews and meetings with city staff.

OSU Review Process

Site Approval: The Campus Planning Committee (CPC) reviews all proposals for a site within main campus. Prior to CPC approval, University Land Use Planning staff review site requests for consistency with campus planning documents (Corvallis Campus Vision, OSU Transportation Plan, Campus Master Plan and Historic Preservation Plan), as well as conduct an assessment of existing conditions and potential transportation and parking impacts from the proposed development. This information is presented in a staff report including a recommendation to the Campus Planning Committee. All information should be submitted to the assigned ULUP staff member forty-five (45) days prior to the CPC meeting.

Schematic Design Approval

The CPC reviews all proposals for new construction, significant remodeling, or renovation that visually alters the exterior appearance of the campus. Prior to CPC approval, University Land Use Planning staff review projects for with campus planning documents (Corvallis Campus Vision, OSU Transportation Plan, Campus Master Plan and Historic Preservation Plan) and generate a staff report which includes a recommendation to the Campus Planning Committee.

City Review Process

Permitting Process: Most projects on campus go through standard Development Services review process for building permits. The City of Corvallis Land Development Code (LDC) Chapter 3.36: Oregon State University (OSU) Zone regulates development and open space on campus. The university submits a CMP Checklist and Sector Development Tracking Report with building permit applications to show project compliance with the city’s regulations. University Land Use Planning staff are responsible for the preparation of both the CMP Checklist and the Sector Development Tracking Report and will work collaboratively with Project Managers / Construction Managers to prepare these materials.

PROJECT OVERVIEW

Location and Site Boundaries

The Fire Lab will be located north of the A.A. Red Emmerson AWP Lab, which is located north of SW Washington Way and east of SW 35th Street.
(Refer to Attachment A: Proposed Location)

Located within a Historic District

No

Anticipated Occupancy

Staff Students Others

Parking

Displaced spaces

TBD with Design - **Note 1**

Replacement of displaced spaces

TBD with Design

New spaces

No

Expansion of Existing Facilities:

Pedestrian Connections

Yes

Bike

Yes

Vehicle

No

Projects Requiring Coordination

CD: SW Washington Way reconstruction. Design: Richardson Hall Lot (3341) reconstruction.

Notes

1. The Division of Finance and Administration Policy on Parking Replacement (Facilities and Grounds, Section 005-01) requires that parking removed within a construction project be replaced. If the project displaces parking spaces, the project will need to work with Transportation Services to provide replacement parking and/or compensation consistent with the Finance and Administration Campus Facilities and Grounds Manual Policy 005.

CORVALLIS CAMPUS VISION

The Corvallis Campus Vision is intended to guide the development of the physical campus in Corvallis over the next decade. The plan supports academic, research and outreach missions; quality of our student life; and our place in the community. The purpose of the OSU Corvallis Campus Vision is to identify the university's values and vision for how the campus will evolve over the next 10 years. (<https://ufio.oregonstate.edu/campus-vision>) New and renovated buildings on campus should advance the CCV, as well as be consistent with the design guidelines in the Campus Master Plan and Historic Preservation Plan.

Identified Opportunity Site**No – Note 2****Campus Area**

West Area

The West Area should continue to function as a research, learning and partnership zone, supporting OSU-specific activities as well as collaborations with other government, NGO and corporate entities. West of SW 35th Street, the university's Natural Resource/Agricultural Research activities should be clearly identified and celebrated. Refer to CCV pages 24, 25, 105-108, and **Attachment C: Corvallis Campus Vision - West Area**.

Area Recommendations

Redevelopment in the West Area should better link the West to the Central Area with well-aligned east-west corridors, a range of open spaces and a more pronounced presence along campus streets. If developed, opportunity sites should emphasize their relationship to adjacent open spaces and campus edges while promoting walkability and communal activity within major blocks. Strategies that support adaptive development include:

- Identify and celebrate land-based research west of SW 35th Street.
- Improve north-south pedestrian connections.
- Support west area activity with food venues, coffee shops, and common spaces as development occurs.

Campus Edge & Frontage Type (refer to CCV page 72)**Welcome Frontage***Welcome Frontage*

- Provide large, consistently spaced, broad-canopied trees as well as wide, comfortable sidewalks.
- Incorporate signage and wayfinding elements that highlight the campus gateways and portals identified in the OSU Transportation Plan.
- Provide views to signature Corvallis-campus buildings and open spaces.
- Incorporate mobility hubs and, where possible, integrated uses that enliven important campus edges.

Campus Street Grid (refer to CCV page 73, **Attachment D**)

- Create street-facing building entries.
- Provide evenly spaced, contiguous, broad-canopied trees and lights.
- Provide unobstructed, linear, efficient walking and biking routes.
- Create consistent building setbacks

Development Patterns (refer to CCV page 74)

- Respond to adjacent buildings and open spaces in a way that complements the context.
- Support the comfortable pedestrian scale of the campus.
- Consider daylight, landscape and views to further support consistency and scale.

Building Design (refer to CCV page 75)

The materials and scale of campus buildings should maintain the standard of elegance responsible for much of the Corvallis campus's physical distinction. Features, including a richness of detail, should contribute to a cohesive campus experience.

- Include features resonant with campus character with new development while embodying the excitement of an evolving campus with state-of-the-art functionality.
- For all development, incorporate a sense of permanence, good visibility and design cues that contribute to a cohesive OSU campus.

Building Edges (refer to CCV page 76)

- Provide edges that positively interface with adjacent buildings and facilities to help delineate and animate open spaces and corridors.
- Create visual and physical connections between inside and out, allowing for a safe, secure awareness of the environment.
- Provide active ground-floor uses, site furnishings and covered seating areas.
- Incorporate architectural detailing, trees and vegetation which softens building facades along these edges.

Design Policies (refer to CCV pages 114-115, **Attachment E**)

The CCV's Design Policies are the overarching vision for the design of campus systems and provide direction for other project implementation tools. The policies directly inform Design Guidelines, which in turn directly inform Construction Standards and other implementation documents. These principles apply to every campus area.

Historic development on the OSU campus has left the university with a rich heritage of aesthetically compatible buildings, open spaces, axes and views. In addition, close attention to landscape design has provided a unifying, attractive campus setting, especially within the Central Area. The major issue to be addressed in design of buildings and open space is compatibility with and enhancement of these aesthetic qualities.

- Every effort should be made to unify the campus through the design and placement of buildings, open space and circulation and through effective integration of the three. All design solutions

should consider the broadest possible spectrum of users and abilities in the use of spaces and support universal access.

- Meet a high level of quality and respond to its context of built form and natural beauty.
- Respect and advance the aesthetic qualities of the campus that are cherished and valued.
- Complement and be compatible with the historic buildings through similar features, materials and richness in details.
- Incorporate greater transparency at the ground floor to create a welcoming and active environment.
- Clearly identified main entrances that relate to the pedestrian circulation systems are important.
- Where service access and pedestrian circulation coincide, the areas should be perceived as pedestrian but not conflict with service needs.
- Incorporate protected areas for prospect and refuge, offering opportunities for people-watching and seclusion, to ensure that new development is comfortable for all campus users.
- Incorporate the unifying elements that are signature to OSU, namely broad-canopied trees, flowering shrubs and slow-speed, comfortable walkways.
- Frame views, establish gateways and campus boundaries and support comfortable and welcoming circulation axes.
- Provide softness and human scale to the shared campus environment as well as comfort through southern exposure, seating and shade.

Notes:

2. The AA Red Emerson AWP Lab abuts an identified Opportunity Site, specifically for an anticipated parking facility. Location of the Fire Lab will need to be sited in a manner that takes into account current development and anticipated future redevelopment of the opportunity site. Refer to **Attachment B: Corvallis Campus Vision – Opportunity Sites.**

CAMPUS MASTER PLAN CONSISTENCY REVIEW

Projects on the OSU campus are reviewed by ULUP staff for consistency with relevant CMP policies and guidelines the design standards in the Campus Master Plan. There is some discretion in these standards; however, the overarching purpose of the “design guidelines [is] to ensure a consistent campus look and to help provide direction for future building and expansions, [as well as] create compatible development along the campus edge where it abuts adjacent neighborhoods” (CMP 5-1). The intention is that “over time, construction should visually and physically reinforce campus organization and unity. The Design guidelines are an attempt to ensure that new buildings reflect the vitality of modern construction, yet maintain unity with existing older architecture. Note that this is not to imply that the appearance of older buildings should be recreated in new construction. Rather, the new buildings should reflect the spirit of a modern institution within the architectural pallet of the existing classical elements on campus.” (CMP 5-1)

There is some overlap between the CMP design standards and the Land Development Code requirements; thus, the CPC does not have the same level of discretion with respect to all of the

guidelines (i.e., LDC code requirements cannot be waived). **Refer to Attachment F: Campus Design Guidelines.**

LAND DEVELOPMENT CODE

The City of Corvallis Land Development Code regulates development and open space on campus. The following items are key to development within the OSU Zone. The project team is responsible for conducting a full land development code assessment as part of the project development.

Zoning District	<input checked="" type="checkbox"/> OSU Zone
Use Type	<input checked="" type="checkbox"/> University Services & Facilities
Use Permitted within OSU Zone	Yes
Sector	B
Remaining Development Allocation	321,908
Sector Allocation is Sufficient	Yes
Remaining Open Space Development	603,530
Sufficient Open Space Development	Yes
Located within a Transition Area	No
Height Limit (3.36.60.01)	75 feet
Structure within 100' of OSU Boundary (3.36.60.03)	No
Setbacks required from city/OSU Street (3.36.60.03)	No
Building Entrance facing City/OSU Street	TBD with Design
Ground Floor Windows (3.36.60.05.a; 3.36.60.05.e)	TBD with Design
Landscaping Required (3.36.60.06)	Yes
Vegetative Buffer Required (3.36.60.06.c.2)	TBD with Design
Drainageway Management Plan (3.36.60.07)	No
Stand Alone Parking (3.36.60.08.c)	No
Bicycle Parking Required, 50% covered (3.36.60.13)	Yes – Note 3
Location consistent with Transportation Plan	TBD with Design
Mechanical Equipment, Trash, Outdoor Storage Screening, Unsightly Views (3.36.60.14, 3.36.60.06.d)	Yes
OSU Historic Lights Required (3.36.60.16.b)	Yes
Project Meets OSU Street Standards for Frontage (3.36.60.18)	TBD with Design

Notes:

3. AWP was required to construct 15 spaces (8 covered); however, the project constructed 20 covered bike parking spaces. Additional conversations with City staff will be needed to see if the five additional spaces can count toward the Fire Lab's bike parking requirement.

PROTECTED FEATURES ASSESSMENT

The OSU Corvallis Campus has a variety of protected natural and historic features, which can include additional restrictions or regulatory considerations for a project. If present, additional studies, assessments, or permits may be required.

Historic District

The goal of the Oregon State University Historic Preservation Plan is the integration of preservation considerations and techniques in planning and development decisions in an effort to protect and preserve historic resources within the Historic District.

Objectives of the Historic Preservation Plan:

- To preserve the continuity and harmony of the campus
- To encourage projects to restore and rehabilitate campus buildings and landscapes
- To promote projects that reflect new directions alongside compatibility

Located within Historic District	No
Adjacent structures are Historic Contributing	Yes
Adjacent structures are Non-Historic / Non-Contributing	No
Historic Contributing Open Space	No

NATURAL FEATURES

Highly Protected Significant Vegetation	No
Vegetative Management Plan Required	N/A
Specimen Trees	No
Protected Riparian Corridor	No
FEMA Floodplain	No
FEMA Floodway	No
Two Tenths Floodway Protection Area	No
Wetlands / Hydric Soils	TBD with Design

Notes:

4. The Corvallis Hydric Soils Data indicates there is the potential for hydric soils in the area.

TRANSPORTATION

OSU’s multi-modal transportation system is guided by the OSU Transportation Plan, the city’s Transportation System Plan, the TIP, and the Land Development Code. Projects may trigger on-site and off-site pedestrian, bike, or vehicle improvements. The design of projects should forward the OSU Transportation Plan and mitigate any negative impacts to the university’s and city’s multi-modal transportation network.

OSU Transportation Plan

Long-Term Multimodal Classification	Future Ped-Bike Only – Note 5
Long-Term Pedestrian Network (Figure 4-5, 4-71)	N/A
Accessible Travel Grid (Figure 4-6)	TBD with Design
Long-Term Bicycle Network (Figure 4-7)	Yes
Facility Classification:	Future Connecting Route
Long-Term Vehicle Network (Figure 4-13)	No
Long-Term Shuttle / Transit Network (Figure 4-12)	No

Links

Transportation Plan <https://fa.oregonstate.edu/oregon-state-university-transportation-plan-corvallis-campus>

Network Maps <https://fa.oregonstate.edu/osu-transportation-plan-network-maps>

Design Toolbox <https://fa.oregonstate.edu/osu-transportation-plan-design-toolbox>

Notes:

5. Figure 4-3: Long-Term Multimodal System identifies a future pedestrian/bike only facility west of the current AWP limits. The siting if the Fire Lab needs to provide space for this future facility.
6. Minimum sidewalk width: Refer to OSU Design and Construction Standards for facility width requirements.

OSU Traffic Operations Study (TOS)

OSU conducts a Traffic Operations Study to determine whether there are any intersection / road improvements that will be triggered with the proposed site development.

<https://fa.sig.oregonstate.edu/fa/land-planning/ParkingandTransportation/Transportation/BaseTransportationModel>

Intersection Improvements Anticipated	No
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35th Street Agreement

Zone	E2
35th Street Agreement Triggered	No, Already Completed

Transportation Improvement Plan (Campus Master Plan 6.8)

The LDC references a TIP within the CMP, which requires certain transportation improvements related to the project frontage or sector development triggers. [S:\land-planning\ParkingandTransportation\Transportation\Transportation Improvement Schedule](#)

TIP requirement(s) Choose an item.

- ADA compliant sidewalk/walkway upgrades (A-01)
- Speed tables, lighting, crosswalk painting, and other safety improvements (A-02)
- Bike racks – covered/uncovered (A-03)
- Pavement upgrade, bike lanes or other bike facility improvements (B-10)

Triggers:

- As needed to address existing deficiencies
- New/re-development
- Frontage improvements provided with adjacent development
- Percentage of assignable future building square footage

Corvallis Transportation System Plan

The Transportation System Plan (TSP) is the City of Corvallis’s long-term transportation plan and is adopted as an element of the Comprehensive Plan. The design of city streets must conform to the street functional classification system and cross-section standards outlined in the TSP. The TSP also includes priority projects, which may be triggered by adjacent land use development.

Adjacent City Street Classification (Figure 16) N/A

- Note: OSU Street standards apply to improved public travel routes for vehicular, bicycle, and pedestrian use that are identified as private, OSU-owned streets in LDC Chapter 3.36. (TSP 88)

Existing Street Meets Cross-Section Standards N/A

Anticipated Street Improvements No

Anticipated Right-of-Way Dedication No

OSU SIGN PLAN

Depending on the location, the design and placement of signs on OSU campus may be regulated by the City of Corvallis Land Development Code (LDC) and/or OSU’s Campus Sign Plan. The regulations apply to both permanent and temporary signage.

Within Sign Exemption Area – OSU Sign Plan applies No

Outside Sign Exemption Area – LDC Chapter 4.7 applies Yes

Notes:

7. Each building on the Corvallis campus is required to have an OSU standard monument sign (limited to one located on the street the building's addressed from).
8. Any proposed signage will need to be reviewed for compliance with the OSU Sign Plan, OSU Construction Standards, and the City of Corvallis Land Development Code Chapters 2.9 and 4.7.

SUMMARY OF ITEMS/TOPICS TO BE ADDRESSED DURING PROJECT DEVELOPMENT

1. The Division of Finance and Administration Policy on Parking Replacement (Facilities and Grounds, Section 005-01) requires that parking removed within a construction project be replaced. If the project displaces parking spaces, the project will need to work with Transportation Services to provide replacement parking and/or compensation consistent with the Finance and Administration Campus Facilities and Grounds Manual Policy 005.
2. The AA Red Emmerson AWP Lab abuts an identified Opportunity Site, specifically for an anticipated parking facility. Location of the Fire Lab will need to be sited in a manner that takes into account current development and anticipated future redevelopment of the opportunity site. Refer to Attachment B: Corvallis Campus Vision – Opportunity Sites.
3. AWP was required to construct 15 spaces (8 covered); however, the project constructed 20 covered bike parking spaces. Additional conversations with City staff will be needed to see if the five additional spaces can count toward the Fire Lab's bike parking requirement.
4. The Corvallis Hydric Soils Data indicates there is the potential for hydric soils in the area.
5. Figure 4-3: Long-Term Multimodal System identifies a future pedestrian/bike only facility west of the current AWP limits. The siting if the Fire Lab needs to provide space for this future facility.
6. Minimum sidewalk width: Refer to OSU Design and Construction Standards for facility width requirements.
7. Each building on the Corvallis campus is required to have an OSU standard monument sign (limited to one located on the street the building's addressed from).
8. Any proposed signage will need to be reviewed for compliance with the OSU Sign Plan, OSU Construction Standards, and the City of Corvallis Land Development Code Chapters 2.9 and 4.7.

ATTACHMENTS

- A. Proposed Location
- B. Corvallis Campus Vision - Opportunity Sites
- C. Corvallis Campus Vision - West Area
- D. Corvallis Campus Vision - Street Grid
- E. Corvallis Campus Vision - Design Policies

- F. Campus Design Guidelines
- G. Washington Way
- H. AWP Site

Attachment A: Proposed Location

Fire Lab



OPPORTUNITY SITES

In addition to campus infrastructure and organizing systems, specific sites in various areas of campus show potential to meet the evolving needs of the university. Determining which opportunity site should be developed to meet a given need should take into account program needs as well accessibility, inclusion, a 10-minute walk between classes, infill potential long-term viability and overall campus character.

The opportunity sites are not necessarily intended for immediate or even near-term development. There are more opportunities for development than the current demand requires. Some opportunity sites may not be developed at all.

The strategy behind identifying a host of sites is to allow for a range of options in locating future facilities and to afford the university the flexibility to align development with ongoing plans, unforeseen projects and shifting needs. "Partner Opportunities" are those that offer good potential for partnership opportunities such as non-affiliated research or privately developed leased space.

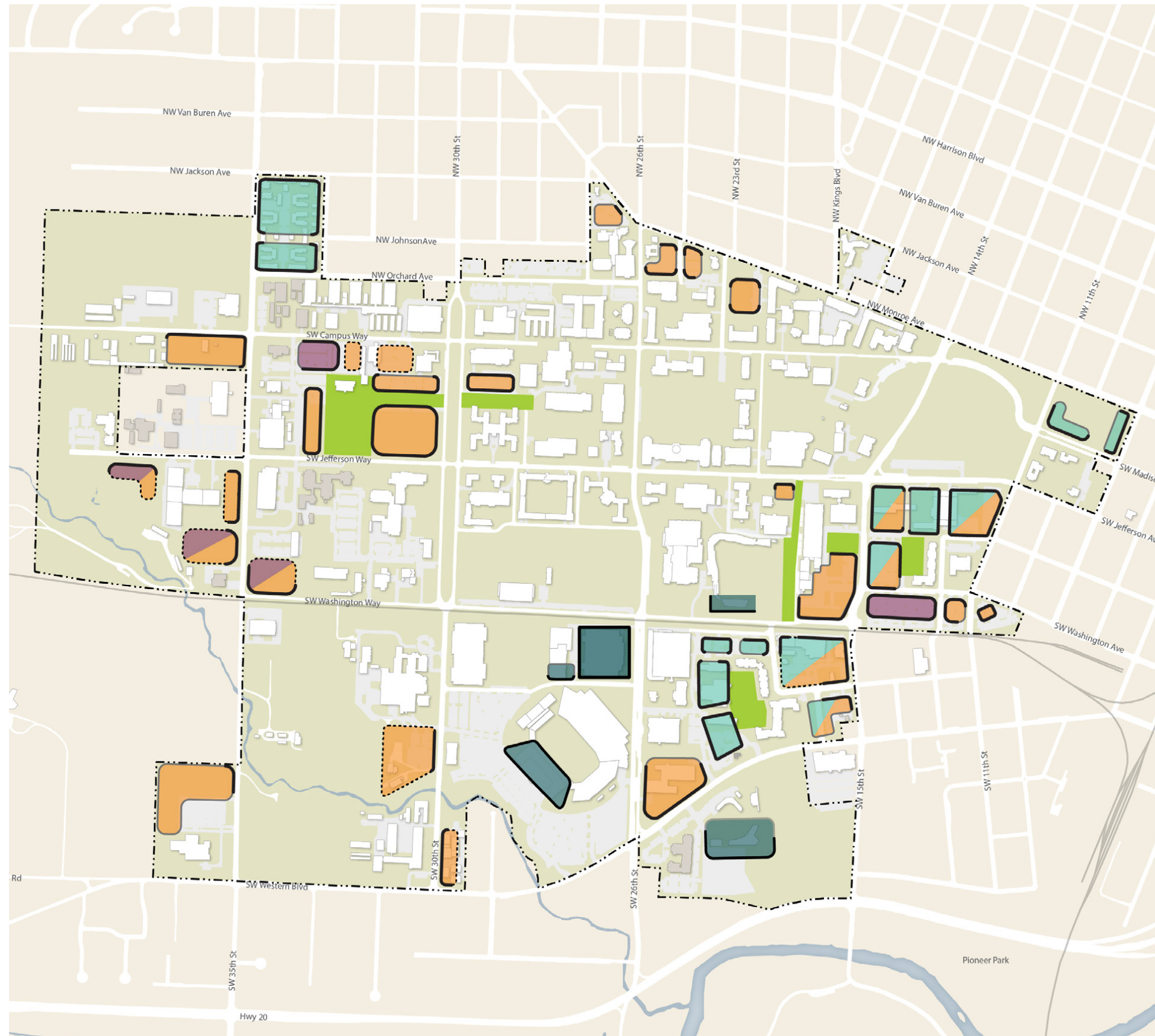


Figure 4.8
Campus Opportunity Sites

- Development Site Edge
- Vital Open Space Opportunity Site
- Housing
- Education & General (E&G)
- Parking w/ Street-Activating Use Below
- E&G or Housing
- E&G or Parking
- Partner Opportunities
- Future Athletics Projects
- Campus Boundary

WEST AREA

Characterized by a wide range of research and operations functions, the West Area is integral to the university's identity as a center of innovation and environmental and social progress. It also hosts a critical connection for the community along the multiuse trail. Some teaching facilities and a number of non-OSU entities also occupy this area.

Vision: The West Area should continue to function as a research, learning and partnership zone, supporting OSU-specific activities as well as collaborations with other government, NGO and corporate entities. West of SW 35th Street, the university's Natural Resource/Agricultural Research activities should be clearly identified and celebrated.

ORGANIZING SYSTEMS AND GUIDING PRINCIPLES

The development, open space and circulation systems are all fundamental to the West Area's framework, in some cases at a larger scale than in the Central Area. How they work together impacts the research, learning and collaboration that take place in the area as well as the appeal of forming partnerships with the university.

Redevelopment in the West Area should better link the West to the Central Area with well-aligned east-west corridors, a range of open spaces and a more pronounced presence along campus streets. It should also encourage access to campus via the multiuse trail. Land west of SW 35th Street that supports active university functions (research, teaching) should not be developed without thorough evaluation of current functions and how they might effectively be relocated.

RECOMMENDATIONS

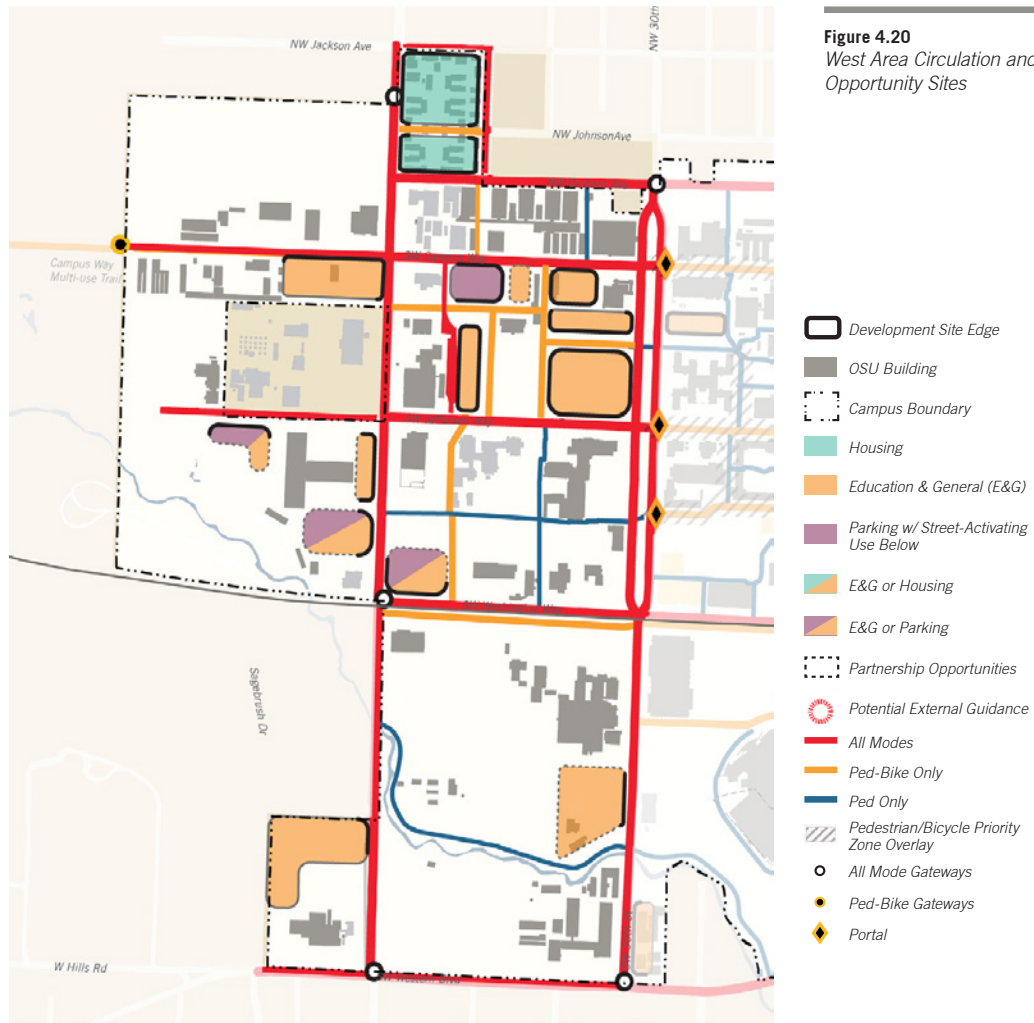
If developed, opportunity sites should emphasize their relationship to adjacent open spaces and campus edges while promoting walkability and communal activity within major blocks. The CCV has identified four strategies to support adaptive development:

- *Improve campus connections across SW 30th Street.*
- *Identify and celebrate land-based research west of SW 35th Street.*
- *Reconfigure Peavy Fields, adjacent buildings and pedestrian corridors.*
- *Improve north-south pedestrian connections.*
- *Support west area activity with food venues, coffee shops, and common spaces as development occurs.*



OPPORTUNITY SITES

The CCV envisions the location of Housing, Education & General or Parking uses at the West Area's opportunity sites, which are located in current parking areas or underutilized sites. The West Area has the greatest potential of all the campus areas for construction of future parking structures. This development should reflect the current land-based research activities within the area and grow the area into a hub of activity adjacent to the reconfigured Peavy Fields.



ENHANCEMENT EXAMPLES

Identifying and celebrating the land-based research that takes place west of SW 35th Street can clarify and highlight the significance of the activities in this area of campus.

- ▶ Agricultural fencing and signage will increase awareness and understanding of this important area of campus.
- ▶ Development of buildings and structures west of SW 35th Street will clarify the types of research activities taking place there.
- ▶ Improved lighting, including along the multiuse trail, will increase safety and trail use.

Matching the quality and distribution of the open spaces in this area to the Central Area's open spaces can create a more cohesive campus experience.

- ▶ The reconfigured Peavy Fields will extend the east-west system of open spaces that connect people through the campus to the rural landscapes and Oak Creek.

The greenhouses north of SW Campus Way can become places to celebrate and learn about university research and innovation.

- ▶ New signage will describe the types of activities taking place in the greenhouses.

These enhancements directly support the CCV guiding principles of Connected Open Space, Distinguished Character, Inclusion and Public Connections.



Celebrating and clearly identify the university's Natural Resource and Agricultural Research activities west of NW 35th Street with signage, fencing and a gateway at SW Campus Way and SW 35th Street.

DEVELOPMENT CAPACITY

A number of sites in this area are identified for public/private partnerships. As an alternative, these sites also offer opportunities for structured parking if needed.

CAMPUS STREET GRID

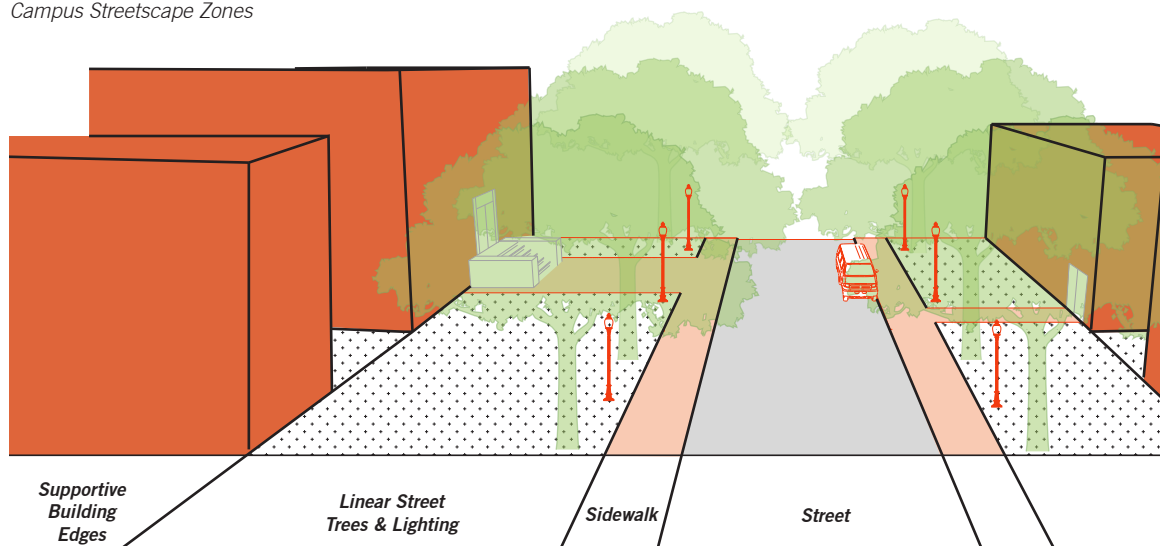
The linearity and simplicity of the Corvallis campus's streets are a fundamental organizational element of the campus. As the campus expands its modal options and the infrastructure that supports them, the traditional linear quality of pedestrian routes should not be compromised by the realignment of curbs, vehicular movements, bike parking or parking. The streetscapes should maintain their distinctive visual and physical character through four essential design strategies:

- ▷ *Create street-facing building entries.*
- ▷ *Provide evenly spaced, contiguous, broad-canopied trees and lights.*
- ▷ *Provide unobstructed, linear, efficient walking and biking routes.*
- ▷ *Create consistent building setbacks.*

As OSU meets the challenges of adopting climate-neutral transportation alternatives, retaining these essential elements will support the fundamental structure of the Corvallis campus and the activities that define its culture of education, research and innovation.

These street grid strategies directly support the CCV guiding principles of Accessibility, Distinguished Character, Inclusion, Internal Connectivity, Public Connections and Safety and Security.

Figure 4.5
Campus Streetscape Zones



DESIGN POLICIES

The following Design Policies are the overarching vision for the design of campus systems and provide direction for other project implementation tools. The policies directly inform Design Guidelines, which in turn directly inform Construction Standards and other implementation documents. These principles apply to every campus area.

Historic development on the OSU campus has left the university with a rich heritage of aesthetically compatible buildings, open spaces, axes and views. In addition, close attention to landscape design has provided a unifying, attractive campus setting, especially within the Central Area. The major issue to be addressed in design of buildings and open space is compatibility with and enhancement of these aesthetic qualities.

- ▷ *Design elements established over many years, including formal and informal open spaces, axes and views, should be preserved and reinforced with future development.*
- ▷ *Campus areas with greater potential for development, such as the East, South and West Areas, should include similar design elements to provide structure for each area and a cohesive language for the campus overall. (The area west of NW 35th Street, where buildings and sites that express their agricultural function should be encouraged.)*
- ▷ *Every effort should be made to unify the campus through the design and placement of buildings, open space and circulation and through effective integration of the three. All design solutions should consider the broadest possible spectrum of users and abilities in the use of spaces and support universal access.*

GENERAL LAND USE

Campus land-use patterns affect relationships and activities both on and off campus.

- ▷ *Within the campus, uses should promote interaction among members of the campus community. To achieve this, it is important to group similar types of uses within close proximity and eliminate impediments in order to encourage collaboration. A focus on 10-minute walking distances between critical functions will be important whenever possible.*
- ▷ *Campus land uses, especially those on the periphery, can affect off-campus activities, and impact on neighborhood uses should be considered and mitigated.*

CIRCULATION

Circulation is a critical element in defining campus form and structure, linking buildings and open spaces and providing access to a wide range of users. A building's relationship to campus circulation is also important.

- ▷ *Clearly identified main entrances that relate to the pedestrian circulation systems are important.*
- ▷ *Where service access and pedestrian circulation coincide, the areas should be perceived as pedestrian but not conflict with service needs.*

The OSU Transportation Plan outlines overall goals and strategies for circulation on campus.

OPEN SPACE

Open space is typically defined by planting and architectural edges. Similarly, buildings are typically integrated with open space. Landscape can be used to establish campus boundaries, gateways, views and axes. Open space can take the form of typical gathering areas at the ground plane, serve to provide softness and scale to the public realm or offer more intimate access to the outdoors within the building design. Open space knits the diverse areas of the campus together. In service of this important function, open spaces and their design should:

- ▷ *incorporate the unifying elements that are signature to OSU, namely broad-canopied trees, flowering shrubs and slow-speed, comfortable walkways.*
- ▷ *frame views, establish gateways and campus boundaries and support comfortable and welcoming circulation axes.*
- ▷ *provide softness and human scale to the shared campus environment as well as comfort through southern exposure, seating and shade.*
- ▷ *be designed with specificity to support surrounding uses.*
- ▷ *be conceived of as part of its adjacent building programs to allow functions to spill outside and become more known and accessible by everyone who shares the campus grounds.*

Every building project must consider its impact on existing open space and search for opportunities to contribute to the overall open space network.

BUILDING

Buildings play an important role in defining campus form by helping to frame open spaces and circulation and housing indoor campus activities. Well-designed buildings provide richness and scale, adding to campus comfort and complementing the distinctive existing campus character. At the same time, programmatic demands have changed as has the need for a greater sense of inclusion and the activation of outdoor spaces.

Austin Hall, Student Experience Center and International Living Learning Center are good examples of newer buildings that embody the qualities envisioned for future projects. Their designs are compatible with and complement historic buildings while supporting new modes of learning and research. In addition, these buildings establish more direct relationships to the ground plane with at-grade entries and greater transparency—good precedents for supporting the CCV guiding principles of Accessibility, Inclusion and Internal Connectivity.

Future building design should:

- ▷ *meet a high level of quality and respond to its context of built form and natural beauty.*
- ▷ *respect and advance the aesthetic qualities of the campus that are cherished and valued.*
- ▷ *complement and be compatible with the historic buildings through similar features, materials and richness in details.*
- ▷ *incorporate greater transparency at the ground floor to create a welcoming and active environment.*
- ▷ *incorporate protected areas for prospect and refuge, offering opportunities for people-watching and seclusion, to ensure that new development is comfortable for all campus users.*

Attachment F: Campus Design Guidelines

CAMPUS MASTER PLAN CONSISTENCY REVIEW

Projects on the OSU campus are reviewed by ULUP staff for consistency with relevant CMP policies and guidelines the design standards in the Campus Master Plan. There is some discretion in these standards; however, the overarching purpose of the “design guidelines [is] to ensure a consistent campus look and to help provide direction for future building and expansions, [as well as] create compatible development along the campus edge where it abuts adjacent neighborhoods” (CMP 5-1). The intention is that “over time, construction should visually and physically reinforce campus organization and unity. The Design guidelines are an attempt to ensure that new buildings reflect the vitality of modern construction, yet maintain unity with existing older architecture. Note that this is not to imply that the appearance of older buildings should be recreated in new construction. Rather, the new buildings should reflect the spirit of a modern institution within the architectural pallet of the existing classical elements on campus.” (CMP 5-1)

There is some overlap between the CMP design standards and the Land Development Code requirements; thus, the CPC does not have the same level of discretion with respect to all of the guidelines (i.e., LDC code requirements cannot be waived).

The following are guidelines which the project will be review against:

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

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

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

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

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

- 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.*

- 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.*

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).

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.

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.

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.

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.

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.

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

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.

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. Wood siding and synthetic stucco finishes are prohibited.*

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.*

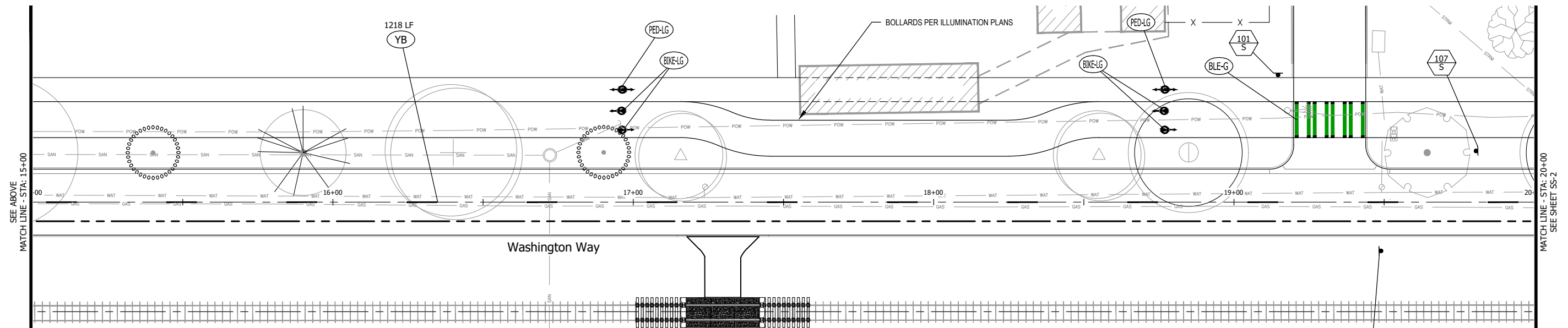
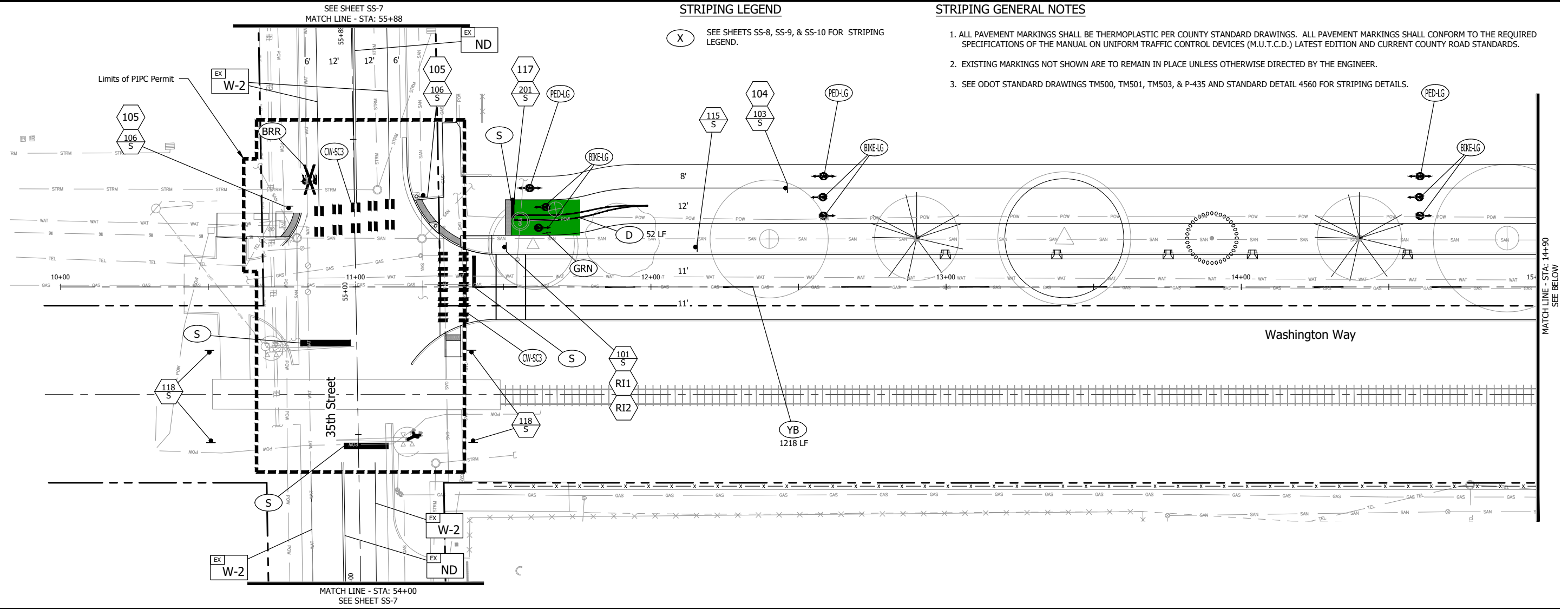
Roof mounted equipment shall be screened behind a parapet wall, fence, or other architectural feature so that it is not visible from the street. No exposed galvanized metal, including flashing, shall be used on any portion of the building. All paints on metal shall be applied during manufacture (at least 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.

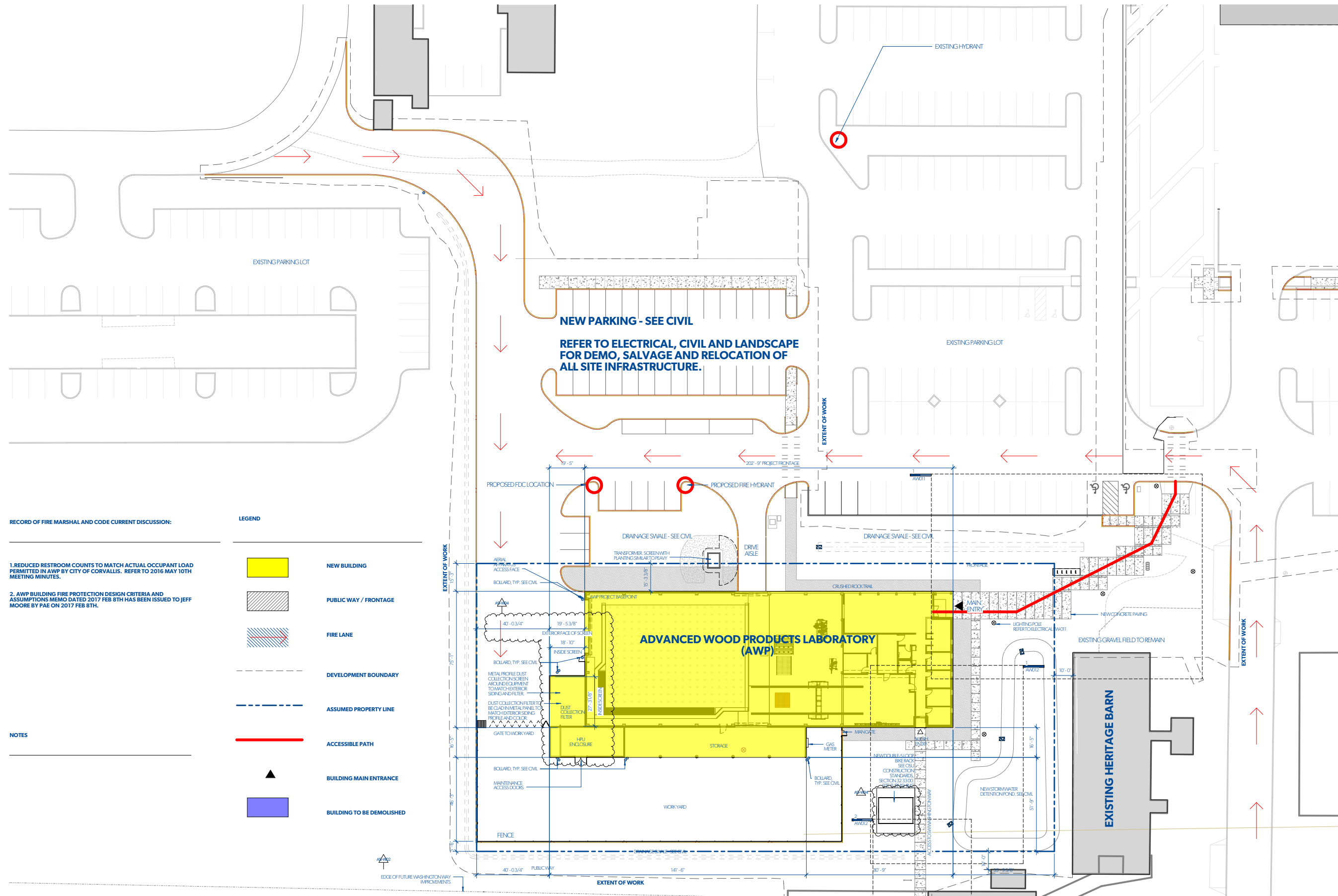
5.2.h.13 Accessibility: *All new buildings shall be completely and conveniently accessible to disabled individuals. This includes the main entrances, offices, classrooms, laboratories,*

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.

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.*

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





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20 FEBRUARY 2018



No.	Description	Date
ISSUED FOR AS-V04		23 AUG 2018
ISSUED FOR AS-V02		03 JUL 2018
ISSUED FOR BP-04		20 FEB 2018