

CHAPTER 3.36 OREGON STATE UNIVERSITY (OSU) ZONE

This Zone implements Comprehensive Plan policies that encourage coordination between the University and City in planning and review of campus development. Coordination with campus development is essential due to the physical size of the University and its related effects on City facilities and services. This Zone also coincides with the Public Institutional Comprehensive Plan designation for property generally within the OSU campus area. However, not all property within this Zone is owned by OSU; some parcels are privately owned.

In conjunction with this Zone, a Physical Development Plan for campus development was originally adopted in 1986 and has been revised periodically by the University. The most recent revision, which this Zone implements, is the Oregon State University Campus Master Plan (CMP), approved in 2004.

Section 3.36.10 – PURPOSE

The OSU Zone implements the provisions in OSU's 2004-2015 Campus Master Plan, which is the blueprint for campus development over the next decade.

The purpose of the OSU Zone is to:

- a.** Encourage coordination between the University and the City of Corvallis, especially in the areas of land use planning and reviewing campus development;
- b.** Facilitate University development;
- c.** Ensure compatibility of University development with surrounding areas;
- d.** Ensure adequacy of public utilities, parking, and transportation facilities;
- e.** Expedite the development review process; and
- f.** Create a mechanism to regulate development on campus consistent with the CMP.

Section 3.36.20 – PERMITTED USES

3.36.20.01 – General Development for University-owned Properties

a. Primary Uses Permitted Outright

1. Residential Use Types -
 - a) Family
 - b) Group Residential
 - c) Group Residential/Group Care
 - d) Residential Care Facilities
2. Residential Building Types -
 - a) Single Detached
 - b) Single Detached - Zero Lot Line
 - c) Duplex
 - d) Single Attached - Zero Lot Line, two units
 - e) Attached - Townhouse
 - f) Multi-dwelling
3. Civic Use Types -
 - a) Administrative Services
 - b) Community Recreation
 - c) Cultural Exhibits and Library Services
 - d) Lodge, Fraternal, and Civic Assembly
 - e) Parking Services
 - f) Public Safety Services
 - g) Religious Assembly

- h) University Services and Facilities - Commercial Uses that are considered to be University Services and Facilities under this Code include, but are not limited to:
 - 1) Communication Service Establishments;
 - 2) Professional and Administrative Services;
 - 3) Research Services;
 - 4) Eating and Drinking Establishments;
 - 5) Lodging Services;
 - 6) Retail Sales - University;
 - 7) Spectator Sports and Entertainment; and
 - 8) Participant Sports and Recreation.
 - 9) Industrial Use Types - Industrial Use Types considered to be University Services and Facilities include, but are not limited to:
 - a. Technological Production;
 - b. Limited Manufacturing; and
 - c. Other Industrial Uses customarily associated with Research Services.
- i) Freestanding Wireless Telecommunications Facilities up to 60 ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions

4. Agricultural Use Types

b. Accessory Uses Permitted Outright for University-owned Properties

1. Essential Services
2. Family Day Care, as defined in Chapter 1.6 - Definitions
3. Home Business, as defined in Chapter 1.6 - Definitions
4. Major Services and Utilities
5. Minor Utilities, subject to standards in Chapter 4.9 - Additional Provisions
6. Other development customarily incidental to the Primary Use in accordance with Chapter 4.3 - Accessory Development Regulations
7. Collocated/attached Wireless Telecommunication Facilities on multi-family residential structures, three or more stories, and that do not increase the height of the existing structures by more than 25 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9 - Additional Provisions
8. Collocated/attached Wireless Telecommunication Facilities on nonresidential structures that do not increase the height of the existing structures by more than 25 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9 - Additional Provisions.

c. Privately Owned Parcels within the OSU Zone -

1. Seven privately owned parcels developed as single- and multi-family residential uses are within the OSU Zone. These parcels are listed in Table 3.36-1 - Privately Owned Parcels, below.

Table 3.36-1: Privately Owned Parcels			
Parcel	Street Address	Sector	Current Use
12503AA06500	633 SW 17th Street	G	Multi-family Residential
12503AA06400	645 SW 17th Street	G	Multi-family Residential
12503AA50800	1563 SW 'A' Street	G	Single-family Residential.
12503AA06300	636 SW 16th Street	G	Single-family Residential
12503AC00100	1820 Stadium Ave.	G	Single-family Residential
11535CC01100	136 SW 9th Street	D	Multi-family Residential
115340000200	200-510 SW 35th Street	A	N/A

2. The parcels in Table 3.36-1 - Privately Owned Parcels, may be developed as:
 - a) Uses consistent with the University Services and Facilities Use Type in accordance with Section 3.0.30.02.n; or
 - b) Residential Uses in accordance Section 3.36.60, below.

3.36.20.02 – Conditional Development

The following Uses are subject to review in accordance with Chapter 2.3 - Conditional Development, the provisions of this Chapter, and all other applicable provisions of this Code.

- a. Uses that require a state or federal air quality discharge permit (except for parking);
- b. Freestanding Wireless Telecommunications Facilities greater than 60 ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions;
- c. Freestanding Wireless Telecommunications Facilities that do not meet the setback or spacing standard requirements of Sections 4.9.60.02.b and 4.9.60.02.c, subject to the standards in Chapter 4.9 - Additional Provisions;
- d. Collocated/attached Wireless Telecommunication Facilities on multi-family residential structures, three or more stories, and that increase the height of the existing structures by more than 25 ft. for whip antennas, including mounting, or by more than 10 ft. for all other antennas, subject to the standards in Chapter 4.9 - Additional Provisions; or
- e. Co-located/attached Wireless Telecommunications Facilities on nonresidential structures that increase the height of existing structures by more than 25 ft., including mounting, or by more than 10 ft. for all other antennas, subject to the standards in Chapter 4.9 - Additional Provisions.

Section 3.36.30 – PROCEDURES AND DETERMINATION OF COMPLIANCE

Section 3.36.30.01 - Overview

Development within the OSU Zone area shall be reviewed for compliance with the standards in this Code and the Campus Master Plan Transportation Improvement Plan (TIP), except as expressly modified by provisions of this Chapter. Development proposals found to be compliant with these provisions, and which do not require a public hearing through the Conditional Development process, may be approved through the standard Building Permit process. Proposals found not to be compliant may be reviewed in accordance with the appropriate adjustment procedures described in Section 3.36.30.02. Development proposals identified in

Section 3.36.20.02 may also be approved through the Conditional Development process identified in Chapter 2.3 - Conditional Development.

Section 3.36.30.02 – Adjustments

Development not consistent with the standards contained in this Chapter shall be reviewed as one of the following:

- a. A Minor Adjustment, as described in Section 3.36.30.03 - Minor Adjustments, shall be reviewed under the processes and criteria in Chapter 2.13 Plan Compatibility Review; or
- b. **A Major Adjustment, as described in Section 3.36.30.04 - Major adjustments, shall be reviewed as follows:**
 1. All proposals that meet or exceed the thresholds identified in Section 3.36.30.04 “a”, through “n”, shall be reviewed under Section 2.5.60.03 - Major Modifications in Chapter 2.5 - Planned Development.
 2. In addition to the process required in “1,” above, proposals that meet or exceed the thresholds identified in Section 3.36.30.04 “d” through “k” shall be reviewed for consistency with Chapter 1.2 - Legal Framework.
 3. In addition to the processes required in “1”, and “2”, above, proposals that meet or exceed the threshold identified in Section 3.36.30.04 “h” shall be reviewed as a Zone Change, consistent with process and criteria in Chapter 2.2 - Zone Changes, and if needed, as a Comprehensive Plan Amendment, consistent with the process and criteria in Chapter 2.1 - Comprehensive Plan Amendment Procedures.

Section 3.36.30.03 – Minor Adjustment

A Minor Adjustment shall be triggered if a proposal deviates from one of the dimensional standards, but not more than three of the dimensional standards in Section 3.36.50, by 10 percent or less.

Section 3.36.30.04 – Major Adjustments

A Major Adjustment shall be triggered if a proposal meets one or more of the following criteria:

- a. Modifies more than three of the dimensional standards in Section 3.36.50;
- b. Modifies any of the dimensional standards in Section 3.36.50 by more than 10 percent;
- c. Proposes a stand-alone parking lot or structure in a location not identified in Figure 7.3 - Future Parking Facilities, of the CMP;

- d. Exceeds 90 percent parking usage campus wide and does not provide additional parking facilities as part of the project;
- e. Proposes development with a gross square footage that is within the campus total development allocation but exceeds the maximum Sector allocation;
- f. Proposes development such that the amount of retained open space is consistent with the campus minimum open space requirement but falls short of the minimum requirement for the Sector. Requires a commensurate increase in open space allocation in another Sector;
- g. Is not consistent with the Transportation Improvement Plan in Chapter 6 of the CMP;
- h. Adds new land area to or subtracts land area from the CMP;
- i. Creates new CMP policies;
- j. Results in a change in Sector boundary or redistribution of development allocation between Sectors;
- k. Results in the cessation of intra-campus transit services - shuttle, bus, etc.;
- l. Proposes a change in use for any of the parcels associated with the College Inn and its parking;
- m. Proposes development in Sector J for building floor area in excess of 254,100 sq. ft.; or
- n. **Proposes a new building within the 100-ft. transition area on the northern boundary of Sector A, B, and/or C from the western boundary of Sector A to 26th Street. In order to create a graceful edge between the campus and northwest neighborhoods, any proposed building subject to this Section shall be subject to the following criteria:**
 - 1. Maximum building height shall be 35 ft. provided the following is satisfied: shadows from the new buildings shall not shade more than the lower four ft. of a south wall of an existing structure on adjacent property between 10 a.m. and 2 p.m. on March 21;
 - 2. Structures shall not have a continuous horizontal distance exceeding 60 ft. along the boundary;
 - 3. Along the vertical face of a structure, off-sets shall occur at a minimum of every 20 ft. by providing any two of the following:
 - a) Recesses of a minimum depth of eight ft.;

- b) Extensions a minimum depth of eight ft., a maximum length of an overhang shall be 25 ft.;
 - c) Off-sets or breaks in roof elevations of three or more ft. in height.
4. Building materials shall be consistent with the OSU standards for such materials, and shall also be compatible with adjacent residential houses and structures;
 5. New development shall be designed to minimize negative visual impacts affecting the character of the adjacent neighborhood by considering the scale, bulk and character of the nearby structures in relation to the proposed building or structure;
 6. Roofs shall be gabled or hip type roofs, minimum pitch 3:1, with at least a 30-in. overhang and using shingles or similar roof materials;
 7. A vegetative buffer shall be installed in a manner consistent with Section 3.36.50.06.c;
 8. Outdoor building components such as transformers and other types of mechanical equipment that produce noise shall not be permitted within the required setback;
 9. Buildings proposed for the Transition Area described within this Section that are in an area adjacent to the College Hill West Historic District shall have an advisory review completed by the Historic Resources Commission (HRC), or its successor. The HRC shall provide comment and recommendations to the Planning Commission for consideration; and
 10. Trash dumpsters, gas meters, and other utilities and or mechanical equipment serving a building or structure shall be screened in accordance with Section 3.36.50.14.

Section 3.36.30.05 – Campus Master Plan Update

The CMP covers a 10- to 12-year planning period. However, if conditions change significantly or other unanticipated events occur, it may be necessary to update the CMP before the end of the planning period. An update of the CMP shall be reviewed as described in Section 3.36.30.02.b “1”, through “3”. The review shall comprehensively evaluate the need to update or otherwise modify the Campus Master Plan, its policies and related traffic and parking studies, and this Chapter.

A CMP update will be required under the following conditions:

- a.** A development proposal, when considered in combination with constructed improvements or improvements with approved Building Permits, will exceed the total development allocation for the campus for all Sectors;
- b.** New CMP policies are created that alter existing policy direction or require existing policies to be modified;
- c.** The parking plan has been implemented, and campus-wide parking occupancy is greater than 90 percent; and/or
- d.** The CMP planning period has expired.

Section 3.36.40 – DEVELOPMENT SECTORS

The CMP divides the campus into nine development areas identified as Sectors “A” through “J”. See Figure 3.36-1 - CMP Sector Map. There is no Sector “I”. Each Sector has a Development Allocation, which is the gross square footage allowed for new construction. Each Sector also has a minimum open space requirement that identifies the amount of area that must remain in green space or as a pedestrian amenity. These standards will guide the form of future development.

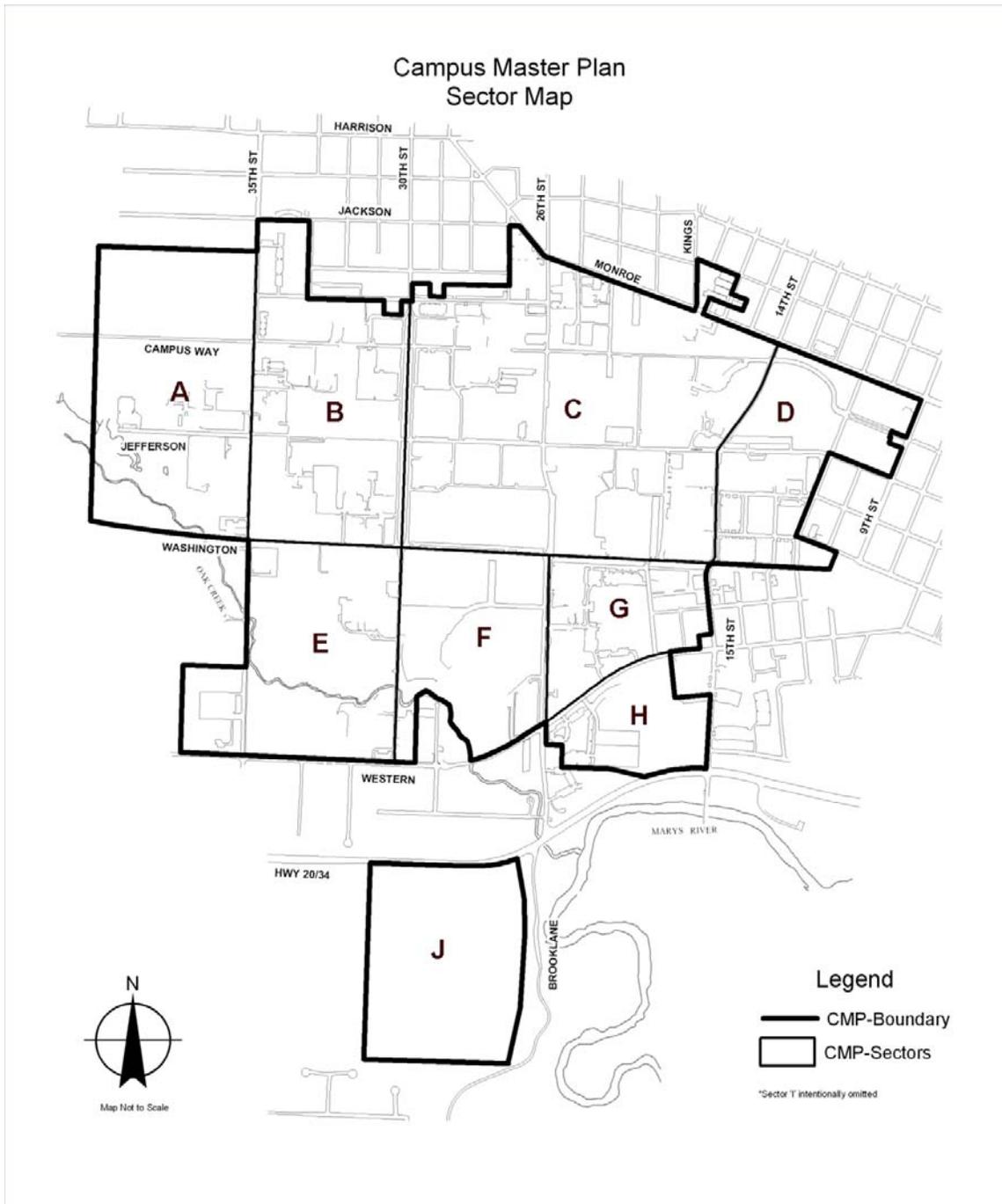


Figure 3.36 -1 CMP Sector Map

Section 3.36.40.01 – Sector Development Allocation

- a. Sector Development Allocation represents the gross square footage of new development allowed in each Sector, regardless of the Use Type. See Table 3.36-2 - Building Square Footage by Sector.
- b. Each new development project in a Sector shall reduce that Sector's available allocation.
- c. Existing and approved development as of December 31, 2003, has been included in the existing/approved development calculations and shall not reduce the Sector Development Allocation.
- d. Demolition of existing square footage and/or restoration of non-open-space areas to open space shall count as an equivalent square footage credit to the Sector development or open space allocation.
- e. Square footage associated with a parking structure shall be included in the Development Allocation for the Sector in which the structure is located. Square footage associated with at-grade parking lots shall be calculated as impervious surface but not count as part of Development Allocation.

Sector	Existing/Approved	Maximum Future Allocation	Total
A	281,551	250,000	531,551
B	831,426	500,000	1,331,426
C	4,685,510	750,000	5,435,510
D	325,506	35,000	360,506
E	253,046	120,000	373,046
F	847,166	750,000	1,597,166
G	742,092	350,000	1,092,092
H	133,535	50,000	183,535
J	41,851	350,000	391,851
Total	8,141,683	3,155,000	11,296,683

Section 3.36.40.02 – Sector Minimum Open Space

- a. Open space is defined as landscape areas, pedestrian amenities such as plazas, quads, sidewalks, courtyards; parks, recreation fields, agricultural fields, and other non-developed areas.
- b. Impervious surface areas that are not classified as open space per “a”, shall count against the Sector’s open space allocation.
- c. The existing Memorial Union quad, library quad, a relocated Peoples’ Park, and the lower campus area shall be retained for open space. The lower campus area is located between 11th Street and 14th Street, south of Monroe and north of Jefferson Street. Incidental development, such as clock towers, park benches, information kiosks, artistic works, sculptures, etc., is permitted.

Sector	Minimum Future Open Space
A	78%
B	33%
C	36%
D	61%
E	77%
F	20%
G	40%
H	64%
J	79%
Campus-Wide Minimum	50%

Section 3.36.40.03 – Sector Development Allocation and Open Space Tabulation

With each development application, the University shall provide the City with the following, consistent with Minimum Future Open Space percentages by Sector as listed in Table 3.6-3:

- a. Updated tabulations of remaining available Development Allocations and open space areas and percentages for each sector.

- b. When a project's land use allocation in a sector is inconsistent with that previously forecast in the Base Traffic Model (BTM), a project report that includes the following components:**
 - 1. Comparison of a project's development generated trips to the trips forecast in the previously revised BTM;
 - 2. Traffic impacts resulting from a shift to a more intensive land use; and
 - 3. Proposal of recommended mitigation strategies if a project results in a failing intersection level of service grade of "E" or "F".

Section 3.36.50 – DEVELOPMENT STANDARDS

Section 3.36.50.01 – Maximum Building Height

- a.** The maximum building height for new buildings shall vary by Sector and by proximity to a zone boundary in accordance with the provisions in Table 3.36-4 - Building Height by Sector.
- b.** A Primary Neighborhood Transition Area is the area within either 50 ft. or 100 ft. of the OSU Zone boundary. In Sectors B and C, a Secondary Neighborhood Transition Area shall extend for another 300 ft. in some locations. Transition Area locations are identified on Figure 3.36-2 - Neighborhood Transition Areas by Sector. Development within a Primary or Secondary Neighborhood Transition Area shall be consistent with the maximum building height for the Transition Area, as noted in Table 3.36-4 - Building Height by Sector.
- c.** In situations where a building footprint straddles the Neighborhood Transition Area boundary, each portion of the building shall not exceed the maximum building height for the corresponding area.

- d. Building projections such as chimneys, spires, domes, towers, and flagpoles, not used for human occupancy shall not exceed one and one-half (1.5) times the maximum building height of the Sector.

Table 3.36-4: Building Height by Sector				
Sector	Maximum Building Heights			
	Sector Interior	50-ft. Wide Primary Transition	100-ft. Wide Primary Transition	Secondary Transition Area
A	50 ft.	NA	35 ft.	NA
B	75 ft.	NA	35 ft.	60 ft.
C	112 ft.	NA	35 ft. 50 ft. ¹ 55 ft. ²	60 ft.
D	75 ft.	NA	35 ft.	NA
E	50 ft.	NA	35 ft.	NA
F	150 ft.	NA	35 ft. 75 ft. ³	NA
G	75 ft.	75 ft.	NA	NA
H	75 ft.	50 ft.	NA	NA
J	75 ft.	NA	35 ft.	NA

¹ The 50-ft. height allowance only applies to the section of the Transition Area for Sector C that is from the east of 26th Street to 15th Street.

² The height of structures on the entire College Inn site, including associated parking areas, is limited to 55 feet.

³ The 75-ft. height allowance applies only to the section of transition area for Sector “F” that is east of Grove Street and abuts Western Boulevard.

Neighborhood Transition Areas

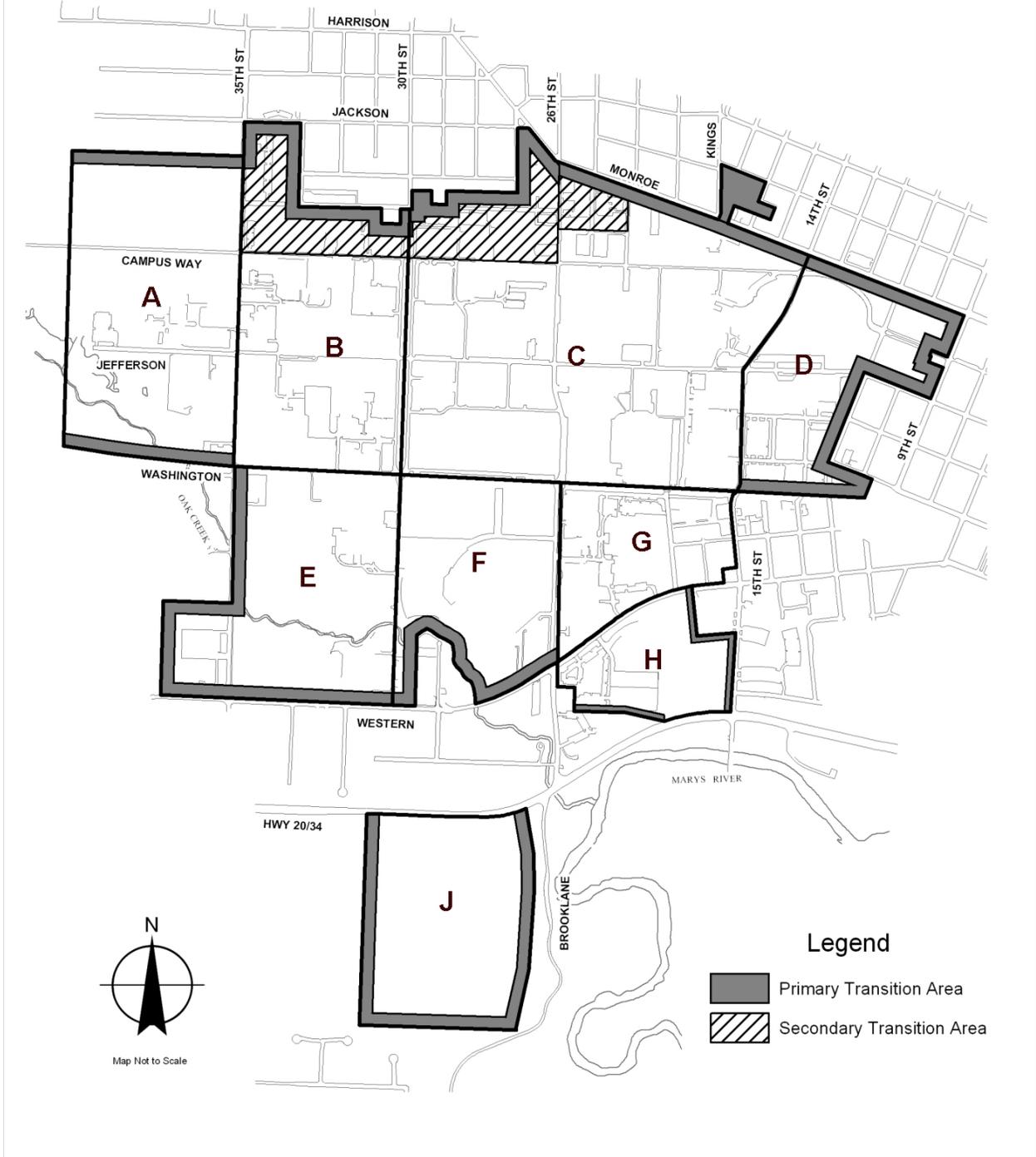


Figure 3.36-2 - Neighborhood Transition Areas by Sector

Section 3.36.50.02 – Roof-Mounted Equipment

- a. No roof-mounted mechanical equipment shall be visible from the entrance of buildings that abut the development site.
- b. Satellite dishes, antennas, Colocated/attached Wireless Telecommunications Facilities, and other telecommunications equipment shall not be visible from nearby streets or buildings and must be screened behind a parapet wall or architectural feature.

Section 3.36.50.03 – Minimum Building Setbacks

- a. Structures within 100 ft. of the OSU Zone boundary shall have a minimum setback of 20 ft. from the boundary line, except when abutting a street. See “b”, and “c”, below.
- b. For structures abutting a public street, the minimum setback shall be 10 ft. from the edge of the right-of-way, assuming the public street is constructed to City standards, including landscape strip and sidewalk. If standard street improvements do not exist, standard street improvements shall be constructed in accordance with Section 3.36.50.09.
- c. For structures abutting a private street, the minimum setback shall be 20 ft. from the edge of the curb or 10 ft. from the edge of the sidewalk.
- d. Structures shall have a minimum setback of 10 ft. from the edge of a pedestrian access way.

Section 3.36.50.04 – Building Entrances

- a. Buildings designed for human occupancy with facades facing a public or private street shall have a main building entrance facing the street and not just an emergency exit.
- b. Buildings designed for human occupancy shall include a pedestrian amenity, such as a porch, plaza, quad, courtyard, covered entryway, or seating area 100 sq. ft., minimum, as a component of a main building entrance.
- c. Buildings such as sheds, barns, or garages, used exclusively for agricultural purposes, research, or for storage shall be exempt from these standards for building entrances as described in “a” and “b,” above.

Section 3.36.50.05 – Ground Floor Windows

- a.** Buildings designed for human occupancy with facade(s) that face a public or private street, multi-use path, and/or sidewalk shall have windows, pedestrian entrances, or display windows that cover at least 25 percent of the length and 15 percent of the surface area of the ground floor facade.
- b.** Ground Floor is defined as the finished floor elevation of the first floor that qualifies as a story in a building , as defined in the State of Oregon Structural Specialty Code.
- c.** Mirrored glass may not be used in ground floor windows.
- d.** Parking structures either above or below ground, shall be exempt from these standards for ground floor windows.
- e.** Buildings or portions of buildings used exclusively for research or storage purposes shall be exempt from the standards for ground floor windows described in “a”, through “c”, above. Buildings that do not meet the standards for ground floor windows shall not be located within a Primary Neighborhood Transition Area or within 50 ft. of Monroe Avenue.

Section 3.36.50.06 – Landscaping, Natural Resources, and Natural Hazards

- a.** Landscaping shall be provided in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, and shall be provided for parking areas adjacent to public and private streets in accordance with Chapter 4.1 - Parking, Loading, and Access Requirements.
- b.** In lieu of a landscape installation and/or landscape maintenance bond or other financial assurance for landscape and irrigation installation required by Section 4.2.20.a, a letter of commitment from the OSU Operations and Maintenance Department shall be provided. The letter of commitment shall include the following:
 - 1. A copy of the approved landscaping and irrigation plan;
 - 2. A commitment that the landscaping and irrigation will be installed prior to issuance of a final occupancy permit; and
 - 3. A commitment that the landscaping and irrigation will achieve 90 percent coverage within three years and be maintained by the OSU Operations and Maintenance Department.
- c.** A vegetative buffer with a minimum width of 20 ft. that consists of a mix of evergreen and deciduous trees and shrubs shall be established between the OSU property line and any proposed building, access, drive and/ or parking lot within the Transition Area along the northern boundary of Sector A, B and C from the western boundary of Sector A to 26th Street and for the College

Inn site. This vegetative buffer will be required upon any redevelopment of existing parking lots and/or the razing and redevelopment of existing buildings.

d. Natural Hazards, Minimum Assured Development Area (MADA), and Natural Resources -

Natural Hazards, Minimum Assured Development Area (MADA), and Natural Resources shall be addressed in accordance with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. An exception to these requirements is that a Drainageway Management Agreement is allowed in lieu of a drainageway easement, as outlined in Section 3.36.50.07, below.

Section 3.36.50.07 – Drainageway Management Agreement

- a. In lieu of drainageway dedications and/or easements for new development, expansion or redevelopment on parcels adjoining an open natural drainageway as per Chapter 4.13 - Riparian Corridor and Wetland Provisions, OSU shall provide a Drainageway Management Agreement (DMA) that meets the purposes cited in Section 4.13.10 and the policies of the City of Corvallis Stormwater Master Plan.
- b. Drainageway widths and areas subject to the DMA shall be defined per Chapter 4.13 - Riparian Corridor and Wetland Provisions.
- c. **The DMA shall include but not be limited to the following objectives:**
 - 1. Establish that the DMA is between Oregon State University (OSU) and the City of Corvallis (CITY) to establish CITY maintenance access rights and to limit OSU development activities within the particular drainageway.
 - 2. Protect the hydrological and biological functions of open drainageways including managing storm water drainage, improving water quality, and protecting riparian plant and animal habitats, in accordance with the provisions of Chapter 4.13 - Riparian Corridor and Wetland Provisions.
 - 3. Include a map(s) that defines the maintenance area (AREA) boundary line(s);
 - 4. Grant to the CITY the right, on, under, and across said AREA, to construct, maintain, replace, reconstruct, and/or remove a drainageway with all appurtenances incident thereto or necessary

therewith, to facilitate (work toward) Properly Functioning Condition. Grant to the CITY the right, on, under, and across said AREA to cut and remove any trees and other obstructions which may endanger the safety or interfere with the construction, use, or maintenance of said drainageway. Grant to the CITY the right of ingress and egress to, over, and from the above described AREA at any and all times for the purpose of doing anything necessary, useful, or convenient for the operation of a stormwater utility. CITY shall provide notification to OSU and receive OSU's written authorization prior to accessing the utility. CITY shall provide notification to OSU and receive OSU's written authorization prior to implementing related work. Prior written approval will not be required during times of emergency;

5. Require the CITY upon each and every occasion that such drainageway is constructed, maintained, replaced, reconstructed or removed, to restore the premises of OSU, and any buildings or improvements disturbed by the CITY, to a condition as near as practicable to the condition they were in prior to any such installation or work. If such restoration is not practicable, then the CITY shall pay to OSU an agreed upon compensation for such conditions that cannot be reasonably or practicably restored;
6. Require OSU and the CITY to limit use of the AREA to purposes consistent with the construction, use and maintenance of said drainageway. Such uses typically include natural landscaping and stormwater management facilities as approved by the CITY. OSU reserves the right to utilize the AREA for education purposes, provided the activities do not affect the terms of this agreement. No new building or other permanent structure, dumping, regrading, paving, decrease in vegetative cover, or other action which would enjoin the CITY from the intended purpose of this Agreement shall be placed or occur within the AREA without the written permission of the CITY. Actions specified within the plan are exempt from this obligation; and
7. With each request to enter into a DMA, OSU shall produce a Properly Functioning Condition (PFC) report. The PFC report shall be developed/compiled by a qualified professional and shall include;
 - a) A stream health assessment of Oak Creek for the AREA impacted by development. As part of this assessment, an evaluation shall be done for any areas needing improvement due to site-specific impairments that have affected the PFC of Oak Creek.
 - b) A list of recommended actions and improvements, which consider the findings and recommendations from the OSU Oak Creek Task Force report, to re-establish the PFC of Oak Creek.

- c) An implementation plan for the recommended actions determined in the PFC report.

Section 3.36.50.08 – Parking Improvements

- a. Parking areas shall be designed to promote safe and convenient pedestrian access.
- b. Parking improvements may be constructed as stand-alone projects and/or concurrent with new development.
- c. Parking improvements constructed as stand-alone projects shall be located in accordance with the sites identified in Figure 7.3 - Future Parking Facilities, of the CMP.
- d. When usage of campus-wide parking facilities exceeds 90 percent based on the most recent parking usage inventory, any development that increases building square footage shall be subject to the provisions of Section 3.36.30.02.
- e. New development in Sectors A through H may construct additional parking facilities in any of the Sectors A through H, provided the OSU campus shuttle is operational.
- f. If the OSU campus shuttle ceases to operate, new development shall be subject to the provisions of Section 3.36.30.02.
- g. Development in Sector J (South Farm) shall include construction of parking improvements in Sector J.
- h. Existing parking improvements for the College Inn site shall be reserved for the use of the occupants of and visitors to that structure. As uses change and/or additional development occurs on the site, bicycle parking necessary to achieve the 10 percent reduction allowed in Section 4.1.20.q of this Code shall be provided.
- i. Vehicle parking shall be located to the rear of buildings, and where it does not disrupt the pedestrian streetscape, may be located to the side of buildings.

Section 3.36.50.09 – Transportation Improvements

- a. Safe and convenient transportation improvements shall be provided in conjunction with new development. For the purposes of this section, “safe and convenient” means providing City-standard improvements consistent with functions identified with the street’s functional classification. This includes street, pedestrian, landscape strips, and in some cases, bicycle improvements. All transportation improvements shall be constructed in accordance with the CMP Transportation Improvement Plan (TIP) and the

City's Standard Construction Specifications. If there is any conflict between the CMP and City Standard Construction Specifications, the latter shall prevail.

- b. An application that includes the installation of public or private street improvements shall be reviewed and processed in accordance with Section 4.0.60 - Public and Private Street Requirements. Additionally, construction of a portion of a Sector's available square footage of Development Allocation shall trigger the implementation of transportation improvements identified in the CMP TIP.
- c. Where transportation improvements are required either by this Code or the CMP's TIP, but cannot feasibly be implemented, as defined below, a Memorandum of Agreement (MOA), when justified, as defined below, may be executed to specify the manner by which improvements shall be provided.
 - 1. A MOA is justified when implementation of the CMP TIP is demonstrated to be infeasible. Examples of justification include situations where insufficient ROW exists to construct standard improvements, such as on Washington Way, where there are conflicts with Significant Natural Features, or where there are physical or other constraints, such as topography, existing buildings.
 - 2. When an MOA is justified, it shall include but not be limited to the following objectives:
 - a) Definition of the Terms of the Agreement;
 - 1) A listing of the parties included in the Agreement;
 - 2) A listing of improvements to be included in the Agreement and what project the improvements are associated with; and
 - 3) A time frame that the Agreement terms operate under.
 - b) Justification for deviation from the standard shall include but not be limited to the following:
 - 1) Identification of any deviation(s) from the standard;
 - 2) Citation of the reasons the standard improvement cannot feasibly be implemented; and
 - 3) Identification of the revised design standards that will be incorporated into the design.
 - 3. The final MOA shall be approved by the City Engineer at his/her discretion and signed by OSU and the City Manager.

- d. Pedestrian amenities such as lighting, sidewalks, bench placement, planters, courtyards, quads, transit stops/shelters, bicycle racks, recycling receptacles, etc. shall be considered part of typical street improvements and incorporated into the final design.
- e. Transportation improvements shall be constructed to ensure ADA compliance.
- f. Speed tables, street lighting, crosswalk marking, and similar safety and speed control improvements are components of typical street design and shall be considered in the final design or required when mandated by engineering design standards such as the Manual on Uniform Traffic Control Devices (MUTCD).
- g. Copies of complete As Builts shall be certified by the design engineer and shall be submitted to the City for approval for all newly constructed public improvements.

Section 3.36.50.10 – Pedestrian and Bicycle System Connections

- a. Clearly defined and direct pedestrian connections shall be provided between street and building entrances and between parking areas and building entrances.
- b. All pedestrian connections shall be a minimum of five ft. in width of unobstructed passage and must be hard surfaced using pavers, brick, asphalt, or concrete.
- c. Sidewalks shall be provided along all streets and shall be required as an improvement when development and/or redevelopment occurs.
- d. An application that includes the installation of pedestrian improvements shall be reviewed and processed in accordance with Section 4.0.30 - Pedestrian Requirements. Additionally, construction of any of a Sector's available Development Allocation for new development shall trigger the implementation of bicycle and pedestrian improvements identified in the CMP TIP.
- e. Where pedestrian improvements are needed in excess of a development's frontage, as identified in the CMP's TIP and cannot feasibly be implemented, a Memorandum of Agreement (MOA) with the City in accordance with Section 3.36.50.09, when justified, may be executed to specify the manner in which improvements shall be provided.
- f. Bicycle and pedestrian improvements shall be constructed to ensure ADA compliance.

Section 3.36.50.11 – Site Furnishings

Site furnishings shall not block or impede pedestrian circulation or reduce the required sidewalk width.

Section 3.36.50.12 – Transit/Shuttle Stops

- a. A transit stop and/or transit shelter shall be provided as required by the Corvallis Transit System.
- b. A shuttle stop shall be provided as required by OSU Parking Services.
- c. An application that includes the installation of transit improvements shall be reviewed and processed in accordance with Section 4.0.50 - Transit Requirements in Chapter 4.0 - Improvements Required with Development.
- d. Corvallis Transit System (CTS) transit stops and OSU shuttle stops are considered part of an effective transit/shuttle system and shall be incorporated into the transportation system. Transit/shuttle stops and shelters shall be constructed to ensure ADA compliance.

Section 3.36.50.13 – Bicycle Parking

- a. Bicycle parking shall be constructed with each development based on the assignable square footage (i.e., office, classroom, research facility, etc.) of a proposed development according to the parking standards in Section 4.1.30 of Chapter 4.1 - Parking, Loading, and Access Requirements.
- b. Bicycle parking shall be near, but shall not block or impede building entrances.
- c. At least 50 percent of the required bicycle parking shall be covered.
- d. All bicycle parking shall comply with the standards in Section 4.1.70 of Chapter 4.1 - Improvements Required with Development.

Section 3.36.50.14 – Mechanical Equipment and Trash Enclosures, and Outdoor Storage Areas

- a. All mechanical equipment enclosures for non-agricultural buildings shall be screened as part of the building construction or with landscaping, masonry walls, solid wood fencing, or a combination of these materials for those areas that are visible from a street, building, or pedestrian access way, or are adjacent to a neighborhood.
- b. Trash collection enclosures for all buildings shall be screened as part of the building construction or with landscaping, masonry walls, solid wood fencing, or a combination of these materials for those areas that are visible from a street, building, pedestrian access way, or are adjacent to a neighborhood.
- c. All outdoor storage areas shall be screened with construction similar to the adjacent building or with landscaping, masonry walls, solid wood fencing, or a combination of these materials for those areas that are visible from a street, adjacent building, pedestrian access way, or are adjacent to a neighborhood.

Section 3.36.50.15 – Public, Private, and Franchise Utilities

- a.** All new utility distribution lines shall be underground.
- b.** Development requiring the installation of public utility improvements shall be reviewed and processed in accordance with Section 4.0.70 - Public Utility Requirements (or Installations), and Section 4.0.80 - Public Improvement Procedures.
- c.** Development within the City's combination sewer systems shall comply with the separation of storm drain from sanitary sewer system policy criteria in accordance with the City's Community Development Policy 1003.
- d.** Development occurring on a parcel fronting or adjacent to a drainageway identified in the City of Corvallis Stormwater Master Plan, shall be constructed in accordance with Section 3.36.50.07, Chapter 2.11 - Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions, and shall comply with the watershed management guidelines and policies identified in Chapter 5 of the City's Stormwater Master Plan.
- e.** Transformers and vaults not underground shall be screened consistent with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.
- f.** An application that includes the installation of franchise utilities shall be reviewed and processed in accordance with Section 4.0.90 - Franchise Utility Installations of Chapter 4.0 - Improvements Required with Development.
- g.** Copies of complete As Builts shall be certified by the design engineer and shall be submitted to the City for approval for all new constructed public improvements.

Section 3.36.50.16 – Exterior Lighting

- a. OSU historic style light fixtures with shielded luminaires that minimize uplighting and glare shall be used along pedestrian accessways.
- b. The historic style light fixtures shall have poles and bases, and associated pole-mounted equipment such as banner hangers, etc., finished with a neutral gray or black or other dark color.
- c. Contemporary light fixtures with shielded luminaires that minimize uplighting and glare shall be used in parking areas or other areas outside of the historic campus core and shall meet the requirements of a full cut-off light fixture.
- d. Outdoor field lighting may be installed on intramural and recreational playing fields, provided that the light is directed on the fields and not directed toward adjacent privately owned properties. Adjacent to residential areas, a lighting curfew of 10 p.m. shall be imposed on these playing fields so that all events are completed prior to that time.
- e. With the exception of lighting for intercollegiate athletic facilities and intramural and recreational playing fields, light trespass onto surrounding residential properties shall not exceed 0.1 footcandles, except in areas where additional lighting for safety and security, as determined by the University, is necessary. In such cases, light trespass onto surrounding residential properties shall not exceed 0.25 footcandles. Testing of the lighting by the University to ensure compliance shall be done after the lights have experienced 10 hours of illuminance, or burn time.
- f. Stadium lighting for future expansions to Reser Stadium shall be provided in a manner that does not increase light spillage outside of the stadium proper.
- g. Installation of field lighting for intercollegiate athletic facilities other than Reser Stadium shall ensure that light trespass onto surrounding residential properties does not exceed 0.5 footcandles. Testing of the lighting by the University to ensure compliance shall be done after the lights have experienced 10 hours of illuminance, or burn time.

Section 3.36.50.17 – Accessibility

- a. All buildings and other structures used for human occupancy shall meet or exceed accessibility standards as established by the Americans with Disabilities Act.
- b. Parking facilities for the disabled shall be provided near building entrances.

Section 3.36.60 – Development Standards for Non-University-Owned Properties

Development or redevelopment of properties in this Zone that are not owned by Oregon State University and are identified in Section 3.36.20.01.c, shall be reviewed based on the standards in Table 3.36-5 - Residential Use Zoning Standards, below.

Table 3.36-5: Residential Use Zoning Standards	
Current Use	Development Zoning Standards
Single-family Residential	RS-5
Multi-family Residential	RS-12(U)

3.36.70 - Campus Master Plan Monitoring

a. **As a means of monitoring the implementation of the Campus Master Plan, the University shall provide the following information to the City on a yearly basis.**

1. Updated tabulations of development and open space for the planning area, including -
 - a) Gross square footage of development by type that occurred in each Sector over the previous 12 month period;
 - b) Remaining available Development Allocation for each Sector; and
 - c) Remaining open space areas and percentages for each Sector.
2. Updated parking utilization reports, including -
 - a) Identification of new parking space creation and the total number of spaces provided within the CMP boundary and a breakdown by Sector and parking lot type - student, staff, visitor, free, etc.;
 - b) Percentage of parking space utilization campus-wide; and
 - c) Identification of available parking spaces using City standard parking configurations, and usage within each residential parking district bordering OSU and of the number of residential permits funded by the University. In addition, provide details of other efforts undertaken by the University to address neighborhood parking issues;
3. TDM Report - The TDM Report that identifies efforts and the effectiveness of those efforts undertaken by the University over the previous 12 months to reduce reliance on the single-occupant vehicle. Such efforts shall include, but not be limited to:
 - a) Shuttle routes and usage;
 - b) Other efforts in support of transit, car-pool, or van-pool usage;
 - c) Tabulation of the number of single-occupancy vehicles reduced;
 - d) Location and number of bicycle parking spaces, including the number of covered spaces and any additions to the inventory; and

- e) Identification of campus pedestrian routes and system improvements.
- 4) Base Transportation Model (BTM) update that includes the following components over the previous 12 month period -
- a) Traffic counts to be updated on a five-year cycle;
 - b) New development, and if known, future development square footage and Use Type, based on the existing model's categories, to be included in the model assumptions on a per Sector basis;
 - c) New parking areas or roadways that may have an effect on traffic volumes or patterns; and
 - d) Within one year of adoption of the CMP, and on a recurrent two-year schedule, OSU shall complete in coordination with City Staff a baseline traffic count for Jackson Avenue between Arnold Way and 35th Street. City staff shall provide OSU and the neighborhood association with the most recent baseline traffic volume measurements made within the last five years.

b. Additional monitoring efforts include:

1. Within one year of adoption of the CMP, OSU should work with the City to perform a baseline traffic count of local streets identified by neighborhood associations as problems in the areas bordering Sectors A, B, and C, and south of Harrison Boulevard; and
2. OSU shall participate as a full partner in a task force initiated by the City with City, University, neighborhood association and neighborhood business representation, to review and evaluate existing baseline traffic measurements, parking studies, and other relevant information and develop strategies to mitigate problem areas.