



NEIGHBORHOOD PLANNING WORK GROUP

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VISION

- Corvallis is more than just OSU
- Would like to see/hear/understand OSU's vision—not just be top 10 land grant, 35 K students.
- Some of these neighborhoods define the character of Corvallis.

BIG PICTURE

- Impacts from student housing exist outside of project boundary; should be expanded
- [Project] tracks only address mitigation of OSU growth, not what OSU will do
- More community education. Try to show big picture, counter NIMBYism
- Care about long term, 50 years out, not just short term, quick fixes
- Move project boundary north to Circle
- Pick up NW corner at Grant and 35th
- Impacts are being felt between Grant and Circle
- Suggest expanding study area boundary.
- (Demand for) housing is a basic need that will be accommodated somewhere or other.
- Spreading solution out through the whole city also would call for better transit etc, a way to start addressing Peak Oil, global warming.\
- How can we spread growth throughout the community?
- Need to settle up on what we want to accomplish—what is desired state of neighborhoods?
- Finding new places for student housing may reduce problems and conflicts.
- High percentage of students living in rental housing makes it difficult for local businesses to “survive” summer.
- Unintended consequences of state mandate for density.
- Use interim solutions as long-term, holistic solutions are being developed
- Density should be addressed before parking/traffic

PROCESS CHALLENGES

- Concern that this process will take so long that the battle will be lost.
- There is a feeling that developers are in control.
- There is the potential for development code changes to get tied up in appeals, just like 2000 LDC amendments.
- Unexpected/unforeseen impacts that project hasn't considered

DATA:

- Ask community about other good campus/city planning models
- Need for data on amount of under-utilized properties with good potential for redevelopment.
- Inventory of existing housing would be useful for this process.

OSU

- Put students on campus
- Are there vacancies in dorms?
- What percentage of new students housed on campus?
- Info about On-campus housing affordability
- How many grad/undergrad/Corvallis/Bend?
- Consider measures to make on-campus housing more attractive to renters/students
- What is mix of on-campus housing? (A. two-thirds are double-loaded corridors.)
- Possible to offer vacant rooms without meal plans?
- Require freshmen to live on campus.
- Kids want to move off campus because they can't cook their own food in dorms.
- Why do students lease off-campus housing? (A. price and independence.)
- Where are new students coming from? (A. Projections flat for first-year students; increase is in second-year, transfers from community college, veterans coming back to school, more special needs students)
- What is amount of land available for housing on campus? (A. OSU doesn't have a precise land allocation, but plans by sector.)
- Is OSU growth something we must accept?
- OSU should pay for code enforcement program, at least one position (also livability-related).
- OSU needs to accommodate its students' housing needs on campus.
- Can OSU limit enrollment growth?
- Could OSU help to support design charettes?
- Good to require freshmen (maybe even sophomores) to live on campus
- Student orientation should touch on obligations of living in a community, and/or include parents—for example, "on-the-ground" contact.
- OSU could have a community liaison or ombudsman.
- What can OSU do to help?
- We need to acknowledge the diversity of the student body—the needs/wants of a 19-year-old are different from a grad student.
- Underclassmen better off in on-campus housing
- Make tenants & landlords accountable for violations; graduated penalties is a good idea.

TOPICS/ISSUES/CONCERNS/VALUES

Maintaining mixed populations, housing types in neighborhoods:

- Student-oriented designs create concentrated impacts, unlike broader multifamily designs
- How do we attract families to our community? (not just students)
- Outreach to young families, people the city wants to stay here.
- Student housing near campus chips away at walkable housing for non-students
- Housing built for students not useable for non-students
- A sole focus on density near OSU [omits] diversity losses (families, retirees) in these areas
- What is the appropriate mix of housing types to promote/sustain livability?
- 4-5 bedroom units only work for students, don't serve families
- Retirees will be relocating from single family dwellings, downsizing, but where will they go if most townhomes/apartments are occupied by students that can afford to pay higher rents?
- Need to keep a mix, not create "monoculture populations"
- Students have a tenuous connection to the community
- Students do better in mixed neighborhoods—make better neighbors.
- The gradual decline of families with children is a concern in these neighborhoods
- South Central Park is a good model for a neighborhood with a mix that is livable.
- South Central Park is also one of the most endangered neighborhoods in the community.

Affordability:

- Rents pricing out of affordability
- A lack of affordable housing is a problem for students.
- There has been a reduction of affordable housing in neighborhoods surrounding the OSU campus.
- Incentives needed to keep rental price affordable

Thresholds:

- How to evaluate impacts of multiple developments occurring at once?
- What is threshold of student rentals that equates to a loss/"tipping point" of livability? 15%? 20%? 30%? 50%?
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Historic Property Issues:

- Conflict between RS20 zone and historic districts
- Concern over demolition of historic homes.

Substandard Housing:

- Substandard housing contributes to demand for new student housing—older properties not maintained, become rundown, then redeveloped.
- Is there a way to address "demolition by neglect"?

- There is a concern about the quality of rental housing; needs monitoring.
- The trend of individually rented rooms may lead to less accountability.

Property Values:

- Townhouse development makes owner-occupants feel threatened due to reduced property values, reduced livability, increased density.
- How to deal with impacts to property values due to downzoning
- Property value changes due to downzoning are not a “taking” because such changes still allow “reasonable use” of the property.
- Do property values fall in neighborhoods with redevelopment?

Other

- Potential for student housing to degrade neighborhoods long term and cause disconnect for year round residents with downtown
- Devise method for measuring “community quality”
- Development done by folks out of town---can we require in-town developers?
- Consistent, recent trend is that “tear-downs” result in much higher density.
- The City’s long range planner position should be funded.

ACTION ITEMS

Zoning Changes, locations:

- Consider down-sizing some areas within project study area
- Increase density out further, on bus routes
- Downzone to affect setbacks, heights
- Build infill rather than spreading out development
- Put students near campus, not on outskirts of town.
- What is potential for densification in College Hill West Historic District
- Consider east side of downtown. Western-Harrison, 1st-6th large opportunities for student housing.
- Capitalize on downtown’s potential to provide high density housing
- Lots of people want to live downtown
- Use municipal court site and other downtown locations as a prime site for redevelopment of multifamily mixed use.
- Rezone neighborhoods near OSU to low density—single family dwellings.
- Look at Stanford model—mixed residency unit types
- Seek public grant money for housing provision.
- Zoning laws, single family dwellings, student housing

Design issues:

- Consider infill design guidelines
- Design standards may be used to enhance compatibility.

- Look at design of townhouses at 23rd & Van Buren (SW corner) as good redevelopment model.
- Is there a way to break up mass and scale of new development?
- A design charette may benefit neighborhoods in working to develop design standards.
- Neighborhood-specific charette process has good potential—need incentives.
- Students can be engaged in helping to solve some of these problems.
- Balance parking with amount of pavement on a site.
- Accessory dwelling units are a better model for students than large multifamily projects.

Unrelated adults limit changes:

- Reduce number of unrelated adults allowed within a dwelling unit.
- If limit was reduced to three unrelated individuals, would it result in more tear-downs
- Look at design of townhouses at 23rd & Van Buren (SW corner) as good redevelopment model.
- Reconsider the number of unrelated persons allowed to live in the same dwelling unit; should be reduced.
- Need to be aware of potential occupancy per bedroom.
- Reducing allowable number of unrelated residents would move cost of housing towards affordable level.
- Tighter regulation of the number of unrelated occupants living in a dwelling is needed

Historic property issues:

- Need historic preservation plan to determine what to preserve, what to develop, etc.
- Develop historic conservation plan for off campus properties

Substandard housing:

- City could charge an annual fee to landlords to fund inspections [of rental housing quality].

Other:

- Redefine open space” and “green space” to make a clear distinction.
- Outreach to neighbors—[ask them] what does this mean for community
- Pay greater attention to corridors, such as Harrison and Van Buren
- Require one off-street parking space per bedroom.
- Could consider neighborhood bill of rights ordinance or similar measure.
- Limit the amount of rental units in a neighborhood--tax on rental units could be a disincentive.
- There should be a moratorium on “tear downs” until a change is made.

FOR OTHER WORK GROUPS

- Is parking the biggest issue?
- Consider no-car apartments near campus, with strong enforcement mechanism
- Parking provision needs to be impact neutral

- Student housing at Witham Oaks may have greater transportation impacts
- Promote transit, bike, pedestrian usage by students
- Park and Ride for students to long-term park their cars (accessed by transit)
- Consider routing construction traffic only on main roads
- Annual block party concept helps to build ties, like Cal Poly San Luis Obispo