

**COLLABORATION CORVALLIS
STEERING COMMITTEE MEETING SUMMARY
June 4, 2013**

Present

Julie Manning, Mayor, Co-Chair
 Ed Ray, President, OSU, Co-Chair
 Roen Hogg, Councilor, Ward 2
 Hal Brauner, Councilor, Ward 9
 Jay Dixon, Benton County Commissioner
 Steve Clark, Vice President for University Relations and Marketing, OSU
 Jock Mills, Director of Government Relations, OSU
 Patricia Daniels, Community Volunteer
 Jim Moorefield, Executive Director, Willamette Neighborhood Housing Services
 Dolf Devos, President and Principal, Investors Property Management Group
 Brett Deedon, President, ASOSU

Absent

Dan Schwab, Director of Student Conduct and Community Standards, OSU
 Jim Patterson, City Manager
 Mark McCambridge, Vice President for Finance and Administration, OSU
 Lexie Merrill, Director Community Resources, ASOSU
 Brendan Sanders, Interfraternity Council

Staff Present

Eric Adams, Project Manager
 Ken Gibb, Community Development Director
 David Dodson, Campus Planning Manager, OSU
 Terry Nix, Recorder

SUMMARY OF DISCUSSION

	Agenda Item	Summary of Recommendations/Actions
I.	Call to Order	
II.	Opening Remarks – President Ray & Mayor Manning	
III.	Review March 18, 2013, Meeting Summary Notes	Approved by consensus.
IV.	Public Comment Opportunity	
V.	Project Management Update	
VI.	Workgroup Strategy Recommendations	
VII.	Selections for Recommendation Consent Agenda	Accept and forward the work group strategy recommendations.
VIII.	Proposed Scope of Work for Housing Work Group	Consensus to move forward with formation of a housing work group.
IX.	Summer Workgroup Meeting Schedule and September Steering Committee Meeting	The next meeting will be in September, date TBD
X.	Other Business	
XI.	Adjournment	The meeting was adjourned at 4:30 p.m.

CONTENT OF DISCUSSION

I. CALL TO ORDER: Mayor Manning called the meeting to order at 3:00 p.m.

II. OPENING REMARKS – PRESIDENT RAY AND MAYOR MANNING

Mayor Manning said there would be an opportunity today for the Steering Committee members to acknowledge and show appreciation for the work of the three work groups and staff from the City and OSU. All work group members and staff are invited to a reception immediately following this meeting.

Mayor Manning reviewed some of the activities underway at OSU that are a direct result of the collaboration efforts. OSU has initiated a new first-year student experience program that will require most new freshmen to live on campus. Construction is about to begin on a 300-bed residence hall that is scheduled to open in the fall of 2014. The OSU Office of Student Conduct is hiring two additional employees. The University has increased its funding commitment to the Corvallis Transit System (CTS) and Linn-Benton Loop to fund or enhance student bus routes, and will begin working with CTS staff to promote ridership among staff, students, faculty and staff. A resource guide for students living in neighborhoods has been completed and will be available this summer and fall. Upcoming updates to the OSU Campus Master Plan will include planning for additional housing on campus, and the University will continue to work with the City on housing issues with formation of a Housing Work Group. She expressed appreciation to President Ray and OSU staff for these positive actions.

OSU President Ray expressed appreciation to Mayor Manning, City Council members, and others who have been involved in this process. He said the successes of this effort are due to contributions by members of the university and the broader community who meet on a voluntary basis, and the intellectual and sweat equity we have been able to garner over the last year of this three-year effort to address critical problems. He said the City deserves recognition for increased use of Special Response Notices and implementation of fines by the Corvallis Police Department as a means of discouraging frequent parties at the same location, and for Municipal Code changes that will increase the penalty for providing alcohol to minors. The City has amended the Land Development Code to increase parking requirements for four- and five-bedroom units. It has enhanced transit routes to better serve peak traffic to and from the campus area and has committed to additional financial support of the Linn-Benton Loop. Together with OSU, the City became a member of the International Downtown Association which will provide the opportunity to tap into best practices and benefit from the experiences of other communities. The City also sponsored a national expert to present information on creating safer universities.

Mayor Manning said that the work group recommendations related to parking and livability are moving through Council Committees for additional discussion and work and will ultimately come to the full City Council for further action.

III. REVIEW OF MARCH 18, 2013, MEETING SUMMARY NOTES

The March 18 meeting summary notes were approved by consensus.

IV. PUBLIC COMMENT OPPORTUNITY

Courtney Cloyd, Central Park Neighborhood Association, referred to the list of potential representatives in the draft proposed scope of work for the housing work group. He said it is notable that Corvallis residents are the only interest group that is not represented. Future housing development, whether for OSU enrollment expansion or business development, will directly affect established neighborhoods. He urged that at least one member of the general public, a resident of one of the community's neighborhoods, be included on the proposed new housing work group.

Betty Griffiths echoed Mr. Cloyd's comments and urged the Steering Committee to expand the list of representatives on the neighborhood work group to include a neighborhood association representative. She said it is crucial that we focus not just on student housing but the whole range of housing so people who work here can afford to live here. She complimented all of the work groups, especially the Neighborhood Planning Work Group, for all of the work coming forward.

V. PROJECT MANAGEMENT UPDATE

City/OSU Staff Involvement

Project Manager Eric Adams expressed appreciation to OSU and City staffs for their continued involvement. He said the work of the Neighborhood Planning Work Group was benefitted by a neighborhood photo survey, a volunteer effort in which 60 to 70 residents took photographs and created an archive of the architectural context of the community. It was essential to have this information on the different styles of development over time and how it compares to recent trends. This was an all volunteer effort with the exception of a financial contribution from this project which assisted in getting the information into a database.

Work Group Summaries

Mr. Adams briefly reviewed the progress of the work groups as detailed in the meeting materials. He noted that the Neighborhood Livability Work Group members feel they have completed their charge unless the Steering Committee identifies other items they would like that group to address.

Overview of Recommendation Matrices

Mr. Adams drew attention to the two matrices summarizing recommendations that have been accepted by the Steering Committee. The matrices have been updated with the last round of recommendations and will continue to be updated moving forward. He reviewed a number of actions that have occurred since the last meeting to move the recommendations forward, as detailed in the matrices and as noted during Mayor Manning's and OSU President Ray's opening remarks.

VI. WORKGROUP STRATEGY RECOMMENDATIONS

Neighborhood Livability

Rob Reff, sitting in for Neighborhood Livability Work Group Chair Dan Schwab, reviewed the recommendation to consider creating an ongoing group to monitor the achievement of livability goals and make recommendations to the City and OSU. He said the work group hoped that its recommendations would have longevity and felt that it was important to be responsive to change if strategies aren't working or need to be revised as time goes on. The work group felt it would not have been able to accomplish its work without the time, effort, and energy provided by Project Manager Adams, and it hoped that there would be investment and backing by the City and OSU to continue to have paid staff to facilitate the work going forward.

The Steering Committee discussed the changes made to date and anecdotal evidence of the impacts on student behaviors and the community conversation.

Neighborhood Planning

Neighborhood Planning Work Group Chair Trish Daniels reviewed the recommendations as detailed in the written materials. The first eight recommendations are related to specific development standards intended to foster neighborhood-compatible infill development. It represents the work group's response to testimony heard over and over again regarding design issues, and information gathered regarding the practices of a number of other communities. It was felt that clear and objective design standards are needed to balance concerns over compatibility and the current zoning standards. The next three recommendations are related to possible design guidelines which would be subjective and not necessarily measurable. While the guidelines could not be required of a developer, they would serve a purpose in conveying the community's preferences.

The Steering Committee briefly discussed how the design guidelines might have influenced recent development projects.

VII. SELECTIONS FOR RECOMMENDATION CONSENT AGENDA

Mayor Manning suggested that the Steering Committee consider the work group recommendations using a "consent agenda" format. She asked that members pull any item for which they would like to have additional discussion and then approve the remaining recommendations in one motion for each work group.

Neighborhood Livability

Mayor Manning drew attention to the work group's recommendation. There was no request for additional discussion.

MOTION: Mr. Clark moved that the Steering Committee accept the recommendation. Mr. Ray seconded the motion and it **passed** unanimously.

Neighborhood Planning

Mayor Manning suggested the group first consider the eight development standard recommendations. There was no request to remove any of the items for additional discussion.

MOTION: Ms. Daniels moved to accept the eight recommendations related to development standards. Mr. Moorefield seconded the motion.

Councilor Brauner said that he will vote in favor of the motion to forward the recommendations; however, as a member of the City Council, he will need to keep an open mind as the recommendations come through the City process.

Mr. Moorefield said the work group included very experienced people in terms of land use. It was not on the work group's agenda to address the issue of cost; that issue will require additional feedback through the City process.

The motion **passed** unanimously.

Mayor Manning drew attention to the three recommendations related to design guidelines. There was no request to remove any of the items for additional discussion.

MOTION: Mr. Clark moved to accept and advance the three recommendations. Ms. Daniels seconded the motion and it **passed** unanimously.

VIII. PROPOSED SCOPE OF WORK FOR HOUSING WORK GROUP

Mayor Manning said that as the Neighborhood Livability Work Group is winding down its work, there is an opportunity to consider launching a new housing work group. She noted that the City Council has included a housing goal as one of its six Council Goals. She drew attention to the staff memorandum which outlines a proposed scope of work and potential representation for the work group.

Mr. Devos suggested that a property management representative be included on the work group. Mayor Manning noted that the list provided is not intended to be all inclusive and that some candidates may fit more than one category.

Mr. Clark reviewed conversations about the need for this work group to achieve positive outcomes without conflicting with existing county, city, and university networks, and with an emphasis on partnerships and policies that provide sustainable housing opportunities. If we don't address housing concerns, he said, the community will not be sustainable for future generations of those who want to live, work and retire here. Brief discussion followed.

There was consensus to move forward with formation of a housing work group.

VIII. SUMMER WORKGROUP MEETING SCHEDULE AND SEPTEMBER COMMITTEE MEETING

Mr. Adams said the Neighborhood Planning Work Group will continue to meet twice a month, turning to the topic of potential zoning designation changes in the collaboration

area. The Parking and Traffic Work Group will also be meeting twice a month with the goal of presenting a recommendation on transportation planning in September. Given the guidance of the Steering Committee, he expects the Housing Work Group will begin meeting this summer. The next quarterly meeting of the Steering Committee will be in September, date TBD.

IX. OTHER BUSINESS

Mayor Manning acknowledged two members who will be rotating off of the Steering Committee – Mark McCambridge is retiring from OSU and Amelia Harris has finished her term as ASOSU President. The group will welcome their successors at the next meeting.

Mayor Manning thanked staff and work group members for the great work they are doing to support this important effort, and she invited them to join the Steering Committee for a reception following the meeting.

X. ADJOURNMENT: The meeting was adjourned at 4:30 p.m.