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## AGENDA

OSU-Related Plan Review Task Force  
6:00 pm, Monday, April 27, 2015  
Madison Avenue Meeting Room, 500 SW Madison Avenue

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- I. Welcome and Introductions
- II. Public Input Opportunity
- III. Review of Draft Comprehensive Plan Findings and Policies from April 13, 2015 Task Force meeting

Packet materials contain draft revisions to findings and policies based on the Task Force's direction from the April 13, 2015, meeting.

- IV. Continued Development of Revisions to Findings and Policies not addressed on April 13, 2015

The goal is for the Task Force to complete discussion of all applicable Comp Plan findings and policies in order to develop a draft proposal for public review and comment at the next Task Force meeting on May 14, 2015. Depending on the progress made, the Task Force will need to make a decision as to whether the recommendation is ready for public review on May 14<sup>th</sup>.

- VI. Public Input Opportunity
- VII. Adjournment

### Attachments:

- A. Draft Revised Findings and Policies prepared by staff
- B. Public Testimony received since the April 13, 2015 meeting

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For the hearing impaired, an interpreter can be provided with 48 hours notice.  
**For the visually impaired, an agenda in larger print is available.**

# OSU-Related Comprehensive Plan Review

## Task Force – Proposed Revisions to

### Findings and Policies

The following revisions were prepared by staff based on direction provided by the OSU-Related Comp Plan Review Task Force, at the April 13, 2015, meeting. All previously-identified OSU-Related Comp Plan Findings and Policies are included here; however, those that have been edited, revised, or are new are identified by **highlight**. Staff have included updates of factual information, based on consultation with other City staff, as well as OSU staff, in some cases. However, staff have striven to confine policy-related changes to those agreed upon by the Task Force at the April 13, 2015 meeting. Language proposed for deletion is indicated by **strikeout**, and new language proposed for inclusion is identified by **double underline**.

## **Article 3. Land Use Guidelines**

### **3.2 General Land Use**

#### **Findings**

- 3.2.c *Continued cooperation among Corvallis, Benton County, Linn County, and Oregon State University is important in the review of development. This should help to ensure compatibility between uses on private and public lands.*
- 3.2.i *Land within the Urban Fringe contains large contiguous Oregon State University agricultural and forestry land areas. The ability of these areas in support of instruction / research and extension activities requires that these large areas must be maintained free from division into small land parcels.*

## **Article 5. Urban Amenities**

### **5.2 Community Character**

#### **Findings**

- 5.2.c *Natural features, such as rivers, streams, and hills, or manmade features, such as highways, major streets, and activity centers (downtown and Oregon State University), act as either boundaries or as internal features for several distinct neighborhoods within the Corvallis Urban Growth Boundary.*

## **5.4 Historic and Cultural Resources**

### **Findings**

- 5.4.a *There are a number of inventories of buildings with historic significance located within the Corvallis Urban Growth Boundary, including those developed by the State Historic Preservation Office and the State Board of Higher Education. As of 1998, 375 inventories of historic sites and structures had been conducted in Corvallis. They identify the 26 Corvallis structures on the National Historic Register, 12 structures on the Oregon State University campus, and many other buildings as having historic significance. In 1989, the City created the Corvallis Register of Historic Landmarks and Districts which contains 85 properties. The City will be adding properties to this listing on an ongoing basis.*
- 5.4.b *Structures of historical significance in Corvallis include: commercial buildings generally found within the central business district core; residences located throughout older neighborhoods; industrial and religious buildings; and public buildings generally located on the Oregon State University campus and downtown.*
- 5.4.g *The region's cultural needs are served by Oregon State University, Linn - Benton Community College, the Corvallis Arts Center, Corvallis School District 509J, the Majestic Theater, the City of Corvallis, and other cultural groups. There is currently no designated "agency or organization" to coordinate cultural events and activities in Corvallis.*

### **Policies**

- 5.4.8** The first priority for historic inventory and preservation work shall be older neighborhoods, especially those bordering the downtown and the Oregon State University campus.

## **5.6 Parks and Recreation**

### **Policies**

- 5.6.6** The City shall continue to use cooperative agreements with the Corvallis School District 509J, Benton and Linn Counties, Linn - Benton Community College, Oregon State University, and other leisure service providers to ensure that adequate recreation and open space lands and facilities will be provided.

## Article 8. Economy

### 8.2 Employment and Economic Development

#### Findings

8.2.d *The stability of Corvallis and Benton County's economy is dependent on a few major employers in a few economic sectors, i.e., Oregon State University and Hewlett-Packard; other local, State, and Federal government employers; firms engaged in electronics, forest and agricultural products; consulting and medical services; and retail businesses. In 1996, the twelve largest employers in Benton County were located in Corvallis, representing nearly half of the total employment in the County.*

*The stability of Corvallis and Benton County's economy is dependent on a few major employers in a few economic sectors, i.e., Oregon State University, Samaritan Health Services, and Hewlett - Packard; other local, State, and Federal government employers; firms engaged in electronics, forest and agricultural products; consulting and medical services; and retail businesses. In 2014 the 10 largest employers in Benton County were located in Corvallis, representing 41% of the total employment in the County. Two of the three top employers in the City are non-profit organizations, which do not pay property taxes.*

#### Proposed New Finding

8.2.p *Seven of the top twenty Benton County property tax payers in 2014 were owners of multifamily residential developments in Corvallis.*

### 8.4 Education

#### Findings

8.4.a *State and local education represents the most significant sector of Benton County's economy, with approximately one-fourth of all County jobs in this sector. This sector provides a stable economic and employment base for Corvallis and is three times the State average.*

8.4.b *Oregon State University is consistently rated among the top Universities in the nation in the areas of forestry, agriculture, computer science, engineering and pharmacy. A significant portion of the nation's research in the fields of forestry, agriculture, engineering, education, and the sciences takes place at Oregon State University. Changes in Oregon State University employment will be affected mainly by research activities.*

8.4.c *Oregon State University will continue to develop new technology in both "high-tech," and "bio-tech" renewable resource based industries.*

8.4.d *Oregon State University undergraduate students are attracted to the university for its programs and its location. Support for students' convenient retail shopping and entertainment needs will be one key to improving on OSU's attractiveness to new undergraduate students. Undergraduate students, per person, contribute as much as \$11,000 each year to the local economy through the employment of University faculty and staff who live in the local area and the purchase of goods, food, and services from local businesses.*

*In addition to the economic impact of student expenditures in the Corvallis area, Oregon State University's operations in Corvallis (including research, Extension service, 4-H, and other services) contributed more than \$908 million in economic impact in Benton County in 2014, and was responsible for more than 19,400 direct, indirect, and induced jobs. Visitors attending OSU events, athletic competitions, and other campus activities contributed more than \$32 million annually to the Benton County economy in 2014, and were responsible for 430 direct, indirect, and induced jobs.*

(New language proposed by OSU staff.)

### **Proposed New Findings**

8.4.e *Ongoing and emerging development of educational programs impact and provide opportunities for economic growth. Expansion of the robotics and autonomous systems program and engineered wood products are recent examples.*

8.4.f *The OSU Advantage Accelerator (OSUAA) was developed as an important component of the local strategy for economic development activity. The program is designed to facilitate local, for-profit, development of technology and ideas originated by staff and/or students at the University.*

8.4.g *The Regional Accelerator Innovation Network (RAIN) is a State-funded, collaborative effort between the University of Oregon and Oregon State University to support economic development within the State of Oregon through the utilization of technology and ideas developed at the universities.*

### **Policies**

8.4.1 The City shall encourage and support Oregon State University as a major education and research center.

8.4.2 The City shall support Oregon State University to facilitate the transfer from research to business of new technologies developed at the University.

- 8.4.4 The City shall encourage collaboration between the Corvallis School District 509J, Oregon State University, Linn - Benton Community College, and local employers to address emerging education and workforce needs of the community.

## 8.6 Visitor and Conference Activities

### Findings

8.6.a *In 1996, there were an estimated 200,000 overnight visitors to Corvallis, representing the following market segments: business travel and Oregon State University (approximately 54%); visiting friends and relatives (35%); conference and sports (8%); fairs and festivals (2%); and leisure vacationers (1%). The fastest growing visitor market segment is conferences and sports.*

*In 2014 there were 175,000 overnight room nights sold in Corvallis, representing the following market segments: Business travel, Oregon State University meetings and conferences, sporting events, fairs, festivals and leisure. The biggest market segment is known as visiting friends and relatives (VFR). This segment produces significantly less revenue than does our overnight visitors who stay in commercial establishments. The same can be said for day visitors as well. The exception to the day visitor rule in terms of spending is Oregon State University's Home Football games. Overall, in 2014 visitors spent \$114.8 million dollars in Benton County, and generated \$1.4 million dollars in local taxes.*

*Most of the conference activity attracted to Corvallis is generated by Oregon State University itself and by local groups, statewide association business and local area governments and businesses. In 2013 OSU reported that they had received 535,000 visitors and those visitors spent \$39 million dollars in Corvallis. Oregon State University conference facilities and additional private conference facilities satisfy some the demand for conference space in Corvallis.*

- 8.6.d *Most of the conference activity attracted to Corvallis is generated by local groups, most notably Oregon State University, and to a lesser degree by local governments and businesses. The University's activities are capitalized on to support the Corvallis motel, restaurant, and retail businesses.*
- 8.6.e *People attending Oregon State University athletic events make a significant contribution to the Corvallis economy.*
- 8.6.f *The Oregon State University conference facilities and additional private conference facilities, satisfy some of the demand for conference space in Corvallis.*
- 8.6.h *The Oregon State University LaSells Stewart Center has a theater-type auditorium seating 1,200, a 200-seat lecture room, and seven conference areas ranging in size from 375 to 1,800 square feet. The priorities of the center are to provide facilities for: 1) Oregon State University conferences; 2) the Oregon State University Office of*

Continuing Education; and 3) the general Corvallis community. The 40,000 square foot conference and performing arts facility accommodates more than 160,000 guests annually and hosts hundreds of conferences and events each year.

8.6.i *The Oregon State University Alumni Center was completed in 1997 and has a 7,000 square foot ballroom which can accommodate 700 people, and eight conference rooms ranging in size from 254 to 1,600 square feet. The priorities of the center are to provide facilities for: 1) Oregon State University alumni to come home to and host events; 2) Oregon State University meetings and conferences; and 3) the local and regional community. Oregon State University is currently interested in having a 150+ room hotel constructed near these conference facilities*

### **Proposed New Finding**

8.6.j *Oregon State University supported the development of the 158-room Hilton Garden Inn in close proximity to the Alumni Center and the LaSells Stewart Center by entering into an agreement with the hotel to make land available for the development.*

## **8.9 Industrial Land Development and Land Use**

### **Findings**

8.9.j *Corvallis has a large existing research base and a comparative advantage in the research-technology field due to Oregon State University (OSU), the Forest Ecosystem Research Laboratory, Environmental Protection Agency, Hewlett-Packard, CH<sub>2</sub>M HILL, regional medical facilities, and other major employers.*

8.9.k *The Linn - Benton Regional Economic Development Strategy states that technology transfer, primarily from Oregon State University, will be a major factor in starting or expanding businesses that bring new products and processes into the marketplace. New programs and technology developed at OSU have led to positive economic impacts for Corvallis and throughout the state. This is one factor that led to the development of the OSU Advantage Accelerator / RAIN. (See Section 8.4 - Education.)*

8.9.l *The economic base of Corvallis would be strengthened by additional employment opportunities in the research-technology area which in turn would benefit from proximity to Oregon State University, a major research institution.*

### **Proposed New Finding**

8.9.u *Manufacturing employment in Corvallis has declined from approximately 7,000 jobs in 2000 to approximately 2,960 in 2015.*

## **Article 9. Housing**

### **9.4 Housing Needs**

## Findings

9.4.a *The need for new housing is influenced by job generation and in-migration, the availability and cost of transportation, and seasonal factors in such areas as employment and student enrollment at Oregon State University.*

9.4.c *The largest single group of citizens in the nation's history, both in absolute terms and as a proportion of total population, will reach the age of 60 between the years 2005 and 2020. Savings rates for this group of citizens have been very low and their financial options for retirement are uncertain. Demographers are suggesting that this age group will, as they age, need to share resources and residences. This will create severe challenges to provide a continuum of housing types and associated services for senior citizens within Corvallis.*

Housing Division Staff propose the following update language regarding senior housing:

According to a 2014 study by the Joint Center for Housing Studies of Harvard University, a combination of the "baby boomer" generation (born 1946 – 1964) beginning to reach age 65 in 2011, and generally increasing longevity will yield an increase of approximately 57% in the U.S. elderly population between 2012 and 2040. As the numbers of elderly residents in the U.S. and Corvallis grow, the need for housing with characteristics tailored to serve this population will also increase. Particular housing characteristics needed will include:

- Housing at a level of affordability that does not require lower-income elderly residents to sacrifice spending on necessities such as food and health care in order to afford a home;
- Housing with basic accessibility features that will allow older adults with increasing levels of disability to live safely and comfortably;
- Housing with easy access to transportation and pedestrian connections for elderly residents who cannot or choose not to drive; and
- Housing with connections to the health care system that will meet the needs of adults with disabilities or long-term care needs who, without such housing, are at risk of premature institutionalization.

9.4.d According to the City's 2013 – 2017 Consolidated Plan, and based on an assessment of Benton County's housing needs conducted by Oregon Housing and Community Services, 1996 Benton County Needs Assessment, the housing requirements of special needs populations (the homeless, physically disabled, mentally disabled, veterans, etc.) are a concern for the community.

9.4.e The City's Housing and Community Development Advisory Board Commission oversees affordable housing and community development programs, including the City's investments of federal funds from the Community Development Block Grant and HOME Investment Partnerships programs, as well as use of the City's Community Development Revolving Loan Fund.

9.4.f *Oregon Revised Statutes (ORS 197.296) requires that the City ensure that residential development occurs at the densities and mix needed to meet the community's housing*

*needs over the next 20 years, and that there is enough buildable land to accommodate the 20-year housing need inside the Urban Growth Boundary.*

- 9.4.g *The housing stock of Corvallis is relatively new, with nearly 80% of the existing units having been built since 1950. Many of the approximately 12,350 residential units built prior to 1975 are of an age such that major structural elements (e.g., roofs, electrical / plumbing systems, foundations) are or will be in need of repair or replacement.*
- 9.4.h *The composition of the Corvallis housing supply has been changing. In 1960, the supply consisted of 74% single family, 25% multi-family, and 1% manufactured homes. In 1980, the supply consisted of 50% single family, 46% multi-family, and 4% manufactured homes. The Buildable Land Inventory and Land Need Analysis for Corvallis (2012 – 2013 ~~1998~~) indicates that as of June 30, 2013 ~~in 1996~~, the Corvallis housing supply was composed of 55.5 ~~53%~~ single family and 44.5 ~~43%~~ multi-family, and 4% manufactured housing. Because manufactured homes are now considered the same as single-family homes, the figure for single family homes also includes manufactured homes.*
- 9.4.i *In 1960, 54% of the Corvallis housing stock was owner-occupied and 46% was renter-occupied. In 1980, 45% was owner-occupied and 55% was renter-occupied. Data from the 2013 American Community Survey (ACS) 1990 U.S. Census indicated that 44.7% ~~44%~~ of occupied Corvallis housing units were owner-occupied, and 55.3 ~~and 56%~~ were renter-occupied. (9.6% of the total (occupied and unoccupied) Corvallis housing units were vacant in that year) Nationally, per the 2013 ACS, 64.9% of occupied housing units were owner-occupied and 35.1% were renter occupied. The vacancy rate of all units nationally was 12.5%.*
- 9.4.j *Average household size decreased from 3.3 persons per household (pph) in 1970 to 2.32 ~~pph~~ in 2013 ~~1997~~. The 2013 American Community Survey found that the average number of persons per household was 2.42 for owner-occupied homes and 2.25 for renter-occupied homes in Corvallis.*
- 9.4.k *Historically, the Corvallis owner- and renter-occupied housing markets have been characterized by low vacancy rates.*
- 9.4.l *Housing price is affected by a number of factors, including: the system of taxation, demand for land and housing, the availability of land, the size of available lots, the amenities and sizes of constructed homes, local policies for annexation, land speculation, inflation, the cost of material and labor, governmental regulations and charges, sale turnover rates, real estate transaction fees, mortgage interest rates, location, site conditions, costs of public facilities and streets, and the rate of population growth.*
- 9.4.m *Parks and open space that are in close proximity to residential areas provide opportunities for recreational and social activities that may not be available on residential development sites, particularly within multi-family developments occupied by families with children. The presence of parks and open space supports more dense*

development by fostering neighborhoods, by maintaining quality of life, and by improving community appearance.

9.4.n Additional mechanisms are needed to encourage the use of energy efficient building materials and construction techniques.

9.4.o *The 2012 Oregon Housing and Community Services Needs Assessment Benton County Labor Housing Needs Assessment (December 1993) prepared by Oregon Housing and Associated Services, Inc., determined that there were 2,290 farm workers in Benton County, and no dedicated farm worker housing units to serve them. 338 farm worker families in Benton County (representing approximately 1,297 individuals) who are full-time residents of the County, are low income, and are reliant upon seasonal income from farm labor employment. The same study determined that an additional 288 units of housing was needed to serve this population. In 1997, the Corvallis-based Multicultural Assistance Program served 436 farm worker households (representing 1,028 individuals).*

## Policies

9.4.1 To meet Statewide and Local Planning goals, the City shall continue to identify housing needs and encourage the community, university, and housing industry to meet those needs.

## Proposed New Policy

9.4.11 When increasing residential densities through the Comprehensive Plan Amendment process, consideration shall be given to available levels of service, including parks, open space, and other infrastructure.

## 9.5 Housing Affordability

### Findings

9.5.a *Between 1990 and ~~2015~~ 1996, real housing costs increased more rapidly than real incomes. In Benton County, over this same time period, median four-person household income rose ~~128~~ 35% from \$34,500 to ~~\$78,600~~ 43,600 per year, while the median sales price of a Benton County home rose ~~268~~ 109% from \$72,900 to ~~\$268,500~~ 152,600. During the same period, the median sales price of a Corvallis home rose 114% from ~~\$71,000~~ to \$152,000. Between 1990 and 2015 the ratio of median sales price to median family income in Corvallis increased from 211% to 342%.*

9.5.b *The price of new homes has increased steadily since the early 1900's; both average square footage and the number and quality of amenities that are "standard" in new homes have also increased significantly during this period.*

9.5.c *State and Federal guidelines define “affordable” housing as that which requires no more than 30% of the monthly income of a household that has income at or below 80% of the area median. Based on the As of November 1997, U.S. Department of Housing and Urban Development’s (HUD) 2005-2009 Comprehensive Housing Affordability Study for Corvallis households with incomes equal to or less than 50% of the Area Median Income, 86% of renters, 63% of owners, and 83% overall spent more than 30% of their income on housing. Of those, 57% of renters, 35% of owners, and 54% overall spend more than 50% of their income on housing. A household that spends more than 30% of its income on housing is considered to be cost burdened; a household that spends more than 50% of housing is considered to be severely cost burdened. data indicates that 87% of Benton County households earning 50% or less of the County’s median income live in housing that is not affordable. (Source: Oregon Coalition to Fund Affordable Housing, based on data supplied by the Portland Area HUD Office.)*

9.5.d *Federal guidelines indicate that households earning 80% or less of the area's median income are considered to be low-, and very low-, or extremely low-income, and are likely to have housing assistance needs. According to the 1980 Census, approximately 3,285 households were determined to be low, or very low-, or extremely low-income. In 1990, approximately 6,800 households were low- or very low-income. HUD’s 2005-2009 Comprehensive Housing Affordability Study for Corvallis found that 12,360 households, or approximately 59% of Corvallis households, had a median income less than 80% of the area’s median income (AMI). Of those, 5,375 households made between 0% and 30% of the AMI, 3,600 made between 30% and 50% of AMI, and 3,385 made between 50% and 80% of AMI.*

9.5.e *There is an increasing need for housing types which offer lower-cost ownership possibilities than the traditional single family home.*

9.5.f *According to the 2013 American Community Survey 1990 Census for Corvallis, the average size of an owner-occupied household was 2.42 persons per household 2.58, and the average size of a renter-occupied household was 2.25 persons per household 2.09.*

9.5.g *In 1997 the Corvallis Housing and Community Development Commission developed a benchmark to measure the affordability of owner- and renter-occupied housing in Corvallis.*

9.5.h *In 1997, 10% of all housing units sold in Corvallis were affordable to three-person households with incomes at or below \$35,950 per year, or 80% of the Benton County median for a household of this size.*

*2013 American Community Survey data showed that 86% of the Corvallis Median Family Income of \$72,428 was needed to purchase a median value home in Corvallis (\$262,300). Similarly, 158% of the Corvallis Median Household Income of \$39,232 was needed to purchase a median value home in Corvallis.*

9.5.i *In a survey conducted at the end of 1997 by the Corvallis Housing Programs Office, it was found that 58% of all available rental housing units in Corvallis were affordable to three person households with incomes at or below \$35,950 per year, or 80% of the Benton County median for a household of this size. The same survey found that 9% of all available rental housing units in Corvallis were affordable to two person households with incomes at or below \$19,950 per year, or 50% of the Benton County median for a household of this size.*

2013 American Community Survey data showed that, based on the median Corvallis rent of \$819, 45% of Median Family Income (\$72,428) would be needed to pay for rental housing, and 84% of Median Household Income (\$39,232) would be needed to pay for rental housing.

9.5.j *Housing affordability may be enhanced through the implementation of legislative or programmatic tools focused on the development and continued availability of affordable units. Such tools include, but are not limited to: inclusionary housing programs; systems development charge offset programs; Bancroft bonding for infrastructure development; facilitation of, or incentives for, accessory dwelling unit development; minimum lot and/or building size restrictions; reduced development requirements (e.g., on-site parking reductions); density bonuses; a property tax exemption program; creation of a community land trust; loan or grant programs for the creation of new affordable housing; and other forms of direct assistance to developers of affordable housing. Additionally, the 2014 Policy Options Study prepared for the City Council by ECONorthwest identified the following measures as having the potential to enhance housing affordability: streamline zoning code and other ordinances, administrative and procedural reforms, preservation of the existing housing supply, reform of the annexation process, allowing small or “tiny” homes, limited equity housing (co-housing), employer-assisted housing, and urban renewal or tax increment financing.*

9.5.k *Through the administration of housing assistance and rehabilitation programs, the City has an impact on the retention and provision of housing opportunities that are affordable to low- and very low-income residents. A cooperative effort involving the public and private sectors, as well as the current and prospective occupants of such units, will be needed if such housing opportunities are to be expanded.*

9.5.l *The City's Housing and Community Development Advisory Board ~~Commission~~ oversees housing and community development programs, including the use of the City's Community Development Revolving Loan Fund.*

*(This finding is redundant with Finding 9.4.e. Delete finding?)*

9.5.m *Manufactured homes are a viable housing option for a wide range of income levels.*

~~9.5.n *Benton County has an Affordable Housing Development Loan Fund that was created to provide a local source of short term loans for affordable housing projects throughout Benton County, including projects within the City of Corvallis.*~~

*(This program no longer exists. Delete finding?)*

9.5.o *In fiscal year 1999-2000 or fiscal year 2000-2001, the City of Corvallis will likely become a Federal entitlement community under the Community Development Block Grant (CDBG) Program. This designation will allow the City to receive CDBG funds on a formula basis in order to address the community development needs of low income citizens, including the need for affordable housing.*

*In 2000-2001 Corvallis became a Federal entitlement community under the Community Development Block Grant (CDBG) Program. In 2001-2002 the City became a participating jurisdiction for the HOME Investment Partnerships (HOME) Program. While these sources have allowed the City to make significant investments in affordable housing, funding from the CDBG and HOME programs has declined significantly between 2002-2003 and 2015-2016. The following table illustrates this trend:*

	<b>2002-2003</b>	<b>2015-2016</b>	<b>% Change</b>
<b>CDBG</b>	\$675,000	\$476,048	-29.5%
<b>HOME</b>	\$556,000	\$233,323	-58.0%
<b>Total</b>	\$1,231,000	\$709,371	-42.4%

9.5.p *The U.S. Department of Housing and Urban Development (HUD) has provided financing to a number of local housing projects in return for those projects' limiting rental charges to an affordable level. At the time that these loans are paid off, the restrictions on rental charges expire. As of April 2015 November 1997, such HUD-assisted "expiring use" projects provided 116 207 units of affordable housing in Corvallis.*

## 9.7 Oregon State University Housing

### Findings

9.7.a *Oregon State University enrolled 24,383 14,127 students attending the OSU main campus in Corvallis for the 2014 1997 fall term, including 20,312 undergraduates and 4,071 graduate students. The number of students living within a 1/2 mile of the main campus area was approximately 7,000, while roughly 25% of the students live on campus.*

9.7.b *According to information collected by OSU University Housing and Dining Services, during the 1997 fall term, student occupancy in residence halls, cooperative houses, student family housing, the College Inn, fraternities and sororities totaled 4,430. Total housing capacity in these units was just over 6,100, and thus exceeded occupancy by over 1,600 units. (waiting on OSU for updated info)*

- 9.7.c *If the percentage of OSU students who live within 1/2-mile of the main campus could be increased from the current estimated 50% to 60%, there is a potential savings of at least 5,000 vehicle trips per day in a very congested part of the City.*
- 9.7.d *The student population is not expected to increase significantly during the planning period. The percentage of the total population who are students will decrease as the non-student population increases.*
- 9.7.e *There are approximately 140 acres of land zoned medium density residential and 85 acres of land zoned medium-high residential within a 1/2 mile of the main OSU campus, all of which has some potential for rezoning to a higher density.*

*(Is there a desire to delete or update this finding?)*

*Development and redevelopment in higher density zones near the University has been designed to primarily serve students, rather than family and employee housing types, which has led to reduced livability in some neighborhoods.*

- 9.7.f *A 1993 OSU survey found that 17% of OSU students commute to campus in single occupancy vehicles. Fifty-six percent of faculty and staff commute to campus in single occupancy vehicles.*
- 9.7.g *Some of the Oregon State University residence halls are not protected with built-in fire sprinkler systems, which creates risk for the residents and a higher reliance on the fire department for rescue services using aerial apparatus.*

## **New Findings**

- 9.7.h *Negative impacts resulting from rapid growth in the student population between 2009 and 2015 were not adequately managed by Comprehensive Plan Policies and Land Development Code requirements in place at the time.*
- 9.7.i *The availability of traditional lower cost on-campus student housing options, including co-ops, has been reduced for a variety of reasons, including the cost of needed seismic upgrades.*
- 9.7.j *2013 American Community Survey data indicates the median age of Corvallis residents is 27 years, while the national median age is 37.4. It is believed that the presence of OSU students in the community is a significant reason for this difference, which also is believed to have an effect on the market demand in Corvallis for multi-family vs. single family dwellings.*
- 9.7.k *University-provided on-campus housing does not generate property tax revenue, while privately-owned housing elsewhere in the community does generate property tax revenue.*

9.7.1 Placeholder – Between January 2009 and March 2015, existing dwelling units were demolished. Many of these units were replaced by student-oriented housing, characterized by five-bedroom dwelling units, with one bathroom provided per bedroom, and multiple floors within units.

9.7.m Characteristics of student-oriented housing have included a preponderance of five-bedroom units, with one bathroom per bedroom, and multiple floors within units.

## **Policies**

- 9.7.1** The City shall encourage the rehabilitation of old fraternity, sorority, and other group buildings near OSU for continued residential uses.
- 9.7.2** The City shall encourage OSU to establish policies and procedures to encourage resident students to live on campus.
- 9.7.3** The City and OSU shall work toward the goal of housing 50% of the students who attend regular classes on campus in units on campus or within a 1/2 mile of campus.
- 9.7.4** The City shall evaluate cooperative programs and investments with OSU to provide alternative transportation services specifically targeted towards students, faculty, and staff.
- 9.7.5** The City shall encourage Oregon State University and its fraternities, sororities, and cooperative housing owners to pursue opportunities for retrofitting residential units with fire sprinkler systems, and to provide fire sprinkler systems for all new residential units.

## **New Policies**

9.7.6 The City and OSU shall cooperate to facilitate the development of experimental communities that are not dependent upon the single-occupant automobile.

9.7.7 The City shall promote the utilization by the University of public-private partnerships to provide additional, on-campus student housing that provides housing that would be more attractive to upperclassmen, graduate students, and University staff than traditional on-campus housing options.

9.7.8 Housing types that can serve multiple segments of the population with minimal remodeling shall be strongly encouraged to reduce the need for future redevelopment as demographics shift.

9.7.9 Amendments to the Land Development Code shall be considered to address the negative impacts resulting from the development of student-oriented housing, as described in Finding 9.7.m..

## Article 11. Transportation

### Proposed New Findings

11.2.j Transportation decisions depend on desired activity and options available. Choice of mode depends on price (money and time), distance, convenience, reliability, safety, comfort.

11.2.k The proximity of related developments affects the number of trips made on the system, which effects the performance of the system.

11.2.l Policies addressing transportation must address price, convenience, and desirability in order to be effective in addressing behavior, system needs, and overall goals.

11.2.m Transportation requirements associated with development have a significant impact on the built environment, on the transportations system, and on the cost of development. These in turn affect livability and the ability to do business in a timely way.

11.4.h Use of parking depends on accessibility of the parking, convenience to the final destination, and price.

11.7.i Use of transit depends on convenience and desirability. Convenience includes proximity to origin and destination, frequency, speed compared to other modes, and reliability. Desirability is affected by comfort, appearance, crowdedness.

### Proposed New Policy

11.2.16 Transportation requirements associated with development must be clear, measurable, and carefully monitored for effectiveness.

## 11.4 Auto Parking

### Proposed New Findings

11.4.h Parking needs may reasonably be expected to fluctuate through time. There are demands created by large employers such as Oregon State University that have changed dramatically in the past and may do so again in the future.

11.4.i Parking lots cannot easily be converted back to less-intensive uses if they are paved and developed to existing city standards.

### Proposed New Policies

11.4.8 Temporary lots that can more easily be converted to lower-intensity uses shall be explored as a means of reducing costs and environmental impacts associated with parking

when demand is expected to fluctuate. Such lots may play a major role in designing and testing multimodal transit connections, such as park-and-ride facilities.

11.4.9 Park and ride lots and alternative transportation linkages shall be explored cooperatively with major employers if adequate on-site parking does not exist for employees, clients, or students.

## 11.6 Pedestrian

### Findings

*11.6.d The 1990 Census identifies the pedestrian mode as the second highest mode used in Corvallis to get to work, while Oregon State University has identified it as the most common mode for students accessing the campus.*

## 11.12 Oregon State University Transportation Issues

### Findings

*11.12.a The existing traffic pattern serving Oregon State University has an impact on the community. These impacts include additional through traffic in neighborhoods and higher-speed traffic in residential areas.*

*11.12.b Existing non-university traffic patterns include traffic flow through the campus which has an impact on the campus community.*

*11.12.c Off campus on-street parking of university-related vehicles has a significant impact on the availability of on-street parking near campus. The University and the City are working together by encouraging increased use of the free transit pass program, increased bicycle and pedestrian travel, and by developing and implementing a parking plan.*

### Proposed New Finding

11.12.d Concerns have increased regarding the safety of pedestrians and bicyclists travelling to the University due to increased student enrollment, increased vehicle traffic, public improvement limitations (e.g. crossings and lighting), and visibility constraints.

### Policies

**11.12.1** The University and the City shall work together to improve traffic patterns through and around Oregon State University which will reduce negative impacts on existing residential areas and the campus.

- 11.12.2** The University shall develop and implement a transportation and parking plan that reduces the negative traffic and parking impacts on existing residential areas.
- 11.12.3** All-day parking of University-related vehicles on streets in proximity to the University shall be discouraged.
- 11.12.4** The City shall work with the University to minimize Oregon State University-related off-campus parking problems.
- 11.12.5** The City shall work with OSU to develop a plan to decrease traffic and parking impacts in and around the University during major events.

### **Proposed New Policy**

**11.12.6** Zoning for OSU-related development will take into account the associated transportation demand created (trip generation), proximity to associated activities, convenience to existing transportation systems (transit, pedestrian, bike, parking), and measurable impacts to the transportation system.

## **Article 13. Special Areas of Concern**

### **13.2 Oregon State University**

#### **Findings**

- 13.2.a Oregon State University is the major employer, landowner, and traffic generator in the Urban Growth Boundary.*
- 13.2.b The location and function of University land uses have a major impact on the community.*
- 13.2.c Oregon State University contributes to the economic vitality of the community by attracting students who provide the employment base for teaching faculty and support staff at OSU and secondarily by drawing conferences and conventions among its faculty peer groups and alumni / donor base. Oregon State University invests considerably each year to attract new and returning students, alumni, donors, and other groups to come to its Corvallis campus. The University also contributes to the economic vitality of the community by attracting Federal, State, and corporate research funds which support its locally-based research faculty and facilities development.*
- 13.2.d The location and function of private land uses surrounding the University can have a major impact on the campus and University agricultural lands.*

13.2.e *Changes of land use on the campus and on surrounding private and public lands are expected to occur. These changes include the location of new structures, changes to existing structures and their uses, and changes to traffic patterns.*

13.2.f *In 1986, the City adopted the Oregon State University Plan which updated the Physical Development Plan for the main campus. This made the Oregon State University Plan consistent with the Comprehensive Plan in accordance with State law.*

13.2.g *The City and the University periodically revise and update their land use plans.*

13.2.h *The OSU Campus Way agricultural service road / pedestrian trail impacts the adjacent agricultural uses and the use of the road by farm service equipment.*

## **Policies**

**13.2.1** The University and City should work cooperatively to develop and recognize means and methods to allow the University to provide the mission activities.

**13.2.2** The City and the University shall continue to work together to assure compatibility between land uses on private and public lands surrounding and within the main campus.

**13.2.3** The City shall continue to work with Oregon State University on future updates of the 2004 Oregon State University Campus Master Plan, or successor university master plan document and amendments to the ~~1986 Oregon State University Plan~~. Coordination shall continue between the City and Oregon State University on land use policies and decisions.

**13.2.4** The City and Oregon State University shall jointly participate in activities to "market" Oregon State University as a resource for members of the community and to draw people to the community.

**13.2.5** Development on the Oregon State University main campus shall be consistent with the 2004 Oregon State University Campus Master Plan ~~1986 Oregon State University Plan~~, its City-approved successor, or approved modifications to the Plan. ~~This plan includes the Physical Development Plan Map that specifies land use at Oregon State University.~~

The current CMP is linked to Land Development Code Chapter 3.36, and permitted uses as described within that chapter. Since it's unclear how the upcoming OSU District Plan will address permitted uses, locations for proposed uses, etc, it's probably best to delete the last sentence of this policy because it is out of date and overly specific.

## **13.4 Oregon State University Open Space and Resource Lands**

### **Findings**

13.4.a *Oregon State University open space lands are a valuable asset to the community as they: 1) provide a good transitional zone between intensive agricultural uses at the University and community land uses; 2) contribute to community open space; and 3) provide gateways to the community.*

*(Include a map of the University's open space areas located within the Urban Growth Boundary here)*

13.4.b *Oregon State University has four types of open space: 1) unbuilt areas on the main campus; 2) Comprehensive Plan designated Open Space - Agriculture; 3) Comprehensive Plan designated Open Space - Conservation; and 4) Oregon State University forest resource land.*

13.4.c *Some Oregon State University lands are currently made available to the public on a limited basis.*

13.4.d *Oregon State University agricultural and forest open space provide important viewsheds.*

13.4.e *The University agricultural lands are necessary to the University and beneficial to the State and local community.*

13.4.f *Adequate buffers help prevent conflict between University agricultural / forest uses and urban uses.*

13.4.g *There is no jointly-adopted plan between the City and Oregon State University for University agricultural and forest uses. The lack of alternate plans requires land use decisions to assume that agricultural land uses will continue in place into the future without change. This intent has been substantiated with confirming letters from OSU.*

13.4.h *Oregon State University agricultural runoff and agricultural activities could degrade the water quality of Oak Creek and Squaw Creek and negatively impact stream system integrity.*

13.4.i *Citizen use of agricultural, conservation and forest open space can impact the operation of those areas and the ability of the University in providing its State mission.*

13.4.j *Due to proximity to urban development, some OSU resource lands could be easily served by City services and are capable of accommodating urban development. At the same time, some lands within the Urban Growth Boundary could provide for the agricultural land needs of OSU.*

## **Policies**

**13.4.1** *If Oregon State University agricultural and conservation open space lands change to more intensive uses, provisions shall be made to ensure that a transitional zone separates university and community uses, as appropriate.*

- 13.4.2** Designated open space in the OSU Physical Development Plan and Oregon State University agricultural, conservation, and forest resource lands make a significant contribution to community open space and their loss should be minimized.
- 13.4.3** The University should develop and maintain a plan for its open space, agricultural, conservation, and forest lands within the Urban Growth Boundary.
- 13.4.4** The City and the University shall work together to ensure plans for the University lands are consistent with the City's Comprehensive Plan.
- 13.4.5** The City shall adopt land use policies, such as maintaining adequate buffers, to protect University agricultural and forest land from the negative impacts of urban development and protect urban development from the negative impacts of agricultural practices and forest uses.
- 13.4.6** OSU shall continue to prevent harmful agricultural runoff from entering local streams and avoid agricultural activities that ecologically impair the Oak Creek and Squaw Creek systems.
- 13.4.7** The City shall recognize the ability of resource land exchanges between OSU and public and private land owners to provide enhanced agricultural opportunities and urban development or demonstrated public benefit to the community by the exchange.

## **13.6 Madison Avenue**

### **Findings**

- 13.6.a Madison Avenue is a centrally located street which runs east and west through the downtown area. It also provides an important pedestrian connection between the University and the Willamette River through the heart of the downtown area.*
- 13.6.b This street has a unique mixture of land uses abutting it and provides a street linkage, typified by low vehicular and high pedestrian traffic volumes, between Oregon State University and the Willamette River.*

### **Policies**

- 13.6.1** Madison Avenue shall continue to be developed as a pedestrian link between Oregon State University and the Willamette River. Development in this area shall be compatible with and enhance the abutting land uses and allow for this area's continued use for cultural and civic purposes.

## **Article 14. Urbanization / Annexation**

### **14.3 Urban Fringe Development**

## **Findings**

*14.3.k Oregon State University agricultural and forestry land uses are critical to maintaining OSU's stated mission.*



**Capital Planning and Development**  
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**To:** OSU-Related Plan Review Task Force  
**From:** David Dodson, Oregon State University  
**Date:** April 24, 2015  
**Subject:** Edits to Draft Findings and Policies

OSU staff has reviewed the Corvallis Comprehensive Plan findings and policies that were most recently drafted and edited by the Task Force members. We would like to suggest some amendments and comments for your consideration. In general, our comments reflect the notion that Comprehensive Plan provisions are typically limited to general policy statements or aspirations and the details of how to achieve that policy are found in the zoning code, rather than the Comprehensive Plan. This allows the Comprehensive Plan to stay relevant as a long range planning document, even when the details on the ground shift over the years.

**New Land Use Findings (Gervais)**

- 3.x1 ~~Unexpected growth in OSU enrollment and employment has~~ Unmanaged OSU campus growth can lead to led off-campus impacts such as to increased congestion ~~at~~ key intersections, lack of on-street parking in neighborhoods adjacent to the university, loss of single-family houses to redevelopment as student-oriented housing, and concerns about declining neighborhood livability.
- 3.x2 ~~The total enrollment at the OSU campus exceeds the 2004 Campus Master Plan projection by 1,883 students or 7.7%. Enrollment projections under the 2005 Campus Master Plan were exceeded. However, the added square footage of buildings on the OSU campus since 2004 was 68% less than projected in the 2004 Campus Master Plan, while the square footage of new buildings was less than 1/3 than that projected in the 2005 Campus Master Plan.~~
- 3.x3 ~~Oregon State University added roughly 10,000 students and 5,000 faculty and staff since 2005. In the fall of 2014 there were 24,383 students attending class on the Corvallis campus and 4,885 full time employees. OSU is the largest institution and employer in the City of Corvallis. 's impact on the community with respect to the percentage of the overall community dwarfs any other entity.~~
- 3.x4 Based on the size of the OSU population relative to other uses in the City, OSU can have a significant impact on land use, economics and community livability relative to other uses. The disproportionate contribution made by OSU to the community's resident and

~~employee composition results in a disproportionate impact by land-use decision made by OSU relative to any other entity.~~

3.x5 ~~Because of the disproportionate impact OSU has on the community b~~Because of its relative size and economic impact, land-use decisions made by the university require a great degree of ongoing communication and coordination with the city and its residents.

3.x6 ~~Oregon State University students currently make up roughly 1/3 of the people living in Corvallis.~~

OSU COMMENT: 3.X6 is covered in other policies (3.4 and 3.5) that recognize the size of OSU relative to other uses. This is also one of the facts on the ground that will change over time so our suggestion is to reflect the size of OSU in those other policies instead of stating a fact that can become outdated in the Comprehensive Plan..

3.x6 ~~Decisions regarding enrollment and development on campus, particularly with respect to the degree to which OSU provides housing and parking for employees and students, can greatly impact surrounding neighborhoods.~~

OSU COMMENT: This statement is also covered elsewhere (3.2-3.6)

#### **New Land Use Policy (Gervais)**

3.2x1 Consistent Monitoring programs shall be established to ensure that determine whether identified impact mitigation measures are effective in addressing neighborhood livability while permitting OSU to continue to meet its mission as Oregon's land grant university. ~~conditions and assumptions underlying the Campus Master Plan are valid on an annual basis. These conditions and assumptions shall include at a minimum student enrollment, on-campus student population, on-campus housing as a ratio of beds to on-campus student population, and metrics of parking demand versus availability. If conditions exceed pre-determined thresholds or evidence suggests that metrics are not tracking conditions on interest, a review of the Campus Master Plan shall be implemented even if the planning period has not expired.~~

OSU COMMENT: We concur that the plan should establish the general policy of impact mitigation and then the OSU zone should establish the standards by which the impact mitigation is measured and monitored.

#### **New Land Use Policy (OSU)**

3.2x2 Through innovation and leadership, OSU can remain a leader in carbon smart programs and transportation demand management that benefits the larger Corvallis community.

## New Community Character Findings (Gervais)

- 5.x1 ~~City zoning allowed for the redevelopment of single –family homes in the neighborhoods surrounding OSU. Recent growth by and, accordingly, the growth of Oregon State University resulted in the loss of \_\_\_\_\_ single-family houses to redevelopment into student-oriented complexes. Many of the structures in the immediate vicinity of the university were built prior to 19\_\_\_. (I'm guessing 1940?) While these student-oriented complexes help reduce vehicle trips to the campus, they can also alter the character of the older single-family neighborhoods.~~
- 5.x3 ~~The lack of progress on Policy 5.4.8 has failed to protect older neighborhoods in the vicinity of Oregon State University and downtown.~~

OSU COMMENT: Amended to reflect the causes and effects of the zoning code change. As a sidenote, Policy 5.4.8 was intended to apply to historical inventory efforts, for which three national historic districts were established and the most extensive historical residential inventory in Corvallis's history was completed (through the City/OSU Collaboration). We suggest either rewriting policy 5.4.8 or draft a new one to specifically address the importance of preserving or protecting the older neighborhoods adjacent to campus and the downtown.

## New Economy Finding (Hann)

- 8.4.x Ongoing and emerging development of educational programs impact and provide opportunities for economic growth. Expansion of the ~~veterinary program~~ robotics and autonomous systems program and engineered wood products wave research center are recent examples.

## Existing Comp Plan Findings (Hann)

- 8.4.b Oregon State University is consistently rated among the top Universities in the nation in the areas of forestry, agriculture, computer science, engineering and pharmacy. A significant portion of the nation's research in the fields of forestry, agriculture, engineering, education, and the sciences takes place at Oregon State University. ~~Changes in Oregon State University employment will be affected mainly by research activities.~~
- 8.4.d ~~Oregon State University undergraduate students are attracted to the university for its programs and its location. Support for students' convenient retail shopping and entertainment needs will be one key to improving on OSU's attractiveness to new undergraduate students. Undergraduate students, per person, contribute as much as \$11,000 each year to the local economy through the employment of University faculty and staff who live in the local area and the purchase of goods, food, and services from local businesses. In addition to the economic impact of student expenditures in the Corvallis area, Oregon State University's operations in Corvallis (including its research, Extension, 4-H and other services) contributed more than \$908 million in economic impact in Benton County in 2014 and was responsible for more than 19,400 direct,~~

indirect and induced jobs. Visitors attending OSU events, athletic competitions and other campus activities contributed more than \$32 million annually to the Benton County economy in 2014 and were responsible for 430 direct, indirect, and induced jobs.

OSU COMMENT: 8.4.d was limited to undergrad students. OSU has 3,827 graduate students, plus faculty and staff who also contribute to the local economy.

#### **New Housing Findings (Hann)**

9.7.x Higher density zoning near ~~university~~ OSU has disproportionately been developed for student ~~vs. family or employee~~ housing types, leading to concerns over neighborhood character and livability. ~~and has led to degradation of some neighborhoods.~~

9.7.xx ~~Rapid changes in student population have not been adequately managed by existing Comprehensive Plan or Land Development Code policies.~~

OSU COMMENT: 9.7.xx is already addressed in the findings in 3.x1-5.

#### **New Housing Findings (Gervais)**

9.x1 OSU's enrollment growth from 2004~~5~~ to 2015 was not matched by construction of housing for students on campus. Housing built in the community for students resulted in the demolition of \_\_\_\_\_ single-family houses. The dual enrollment program has allowed a number of students to attend a community college their first two years before transferring to OSU to complete their degree. The university has predominantly housed freshman on campus, therefore increases in overall enrollment haven't necessarily resulted in an increase in the freshman class enrollment. Historically, OSU has provided limited on-campus housing opportunities for upper class students.

9.x2 Characteristics of student-oriented housing have more recently included a preponderance of five-bedroom units, one bath per bedroom, and multiple floors within units. (shore up figures!)

#### **New Housing Finding (OSU)**

9.xx1 When increased demand for student housing is not provided on campus it is usually provided by the private sector in the community. Past policies have encouraged additional student housing within ½ mile of campus, resulting in demolition of existing homes that are often replaced with higher density housing.

#### **New Housing Policies (Gervais)**

9.y2 ~~Student-oriented housing shall be considered as a separate category from multi-family housing when characteristics of that housing do not easily serve other segments of the community.~~

OSU COMMENT: This language does not sound like a Comprehensive Plan policy but instead a new zoning code provision. If that is desired then it should read something like this: “Evaluate whether student housing should be considered as a distinct multi-family housing category.”

#### **New Transportation Findings (Bull)**

2. The proximity of related developments will ~~affects~~affect the number of trips made on the system which ~~effects~~affects the performance of the system.
3. Use of parking depends on the success of transportation demand management measures, parking accessibility~~of the parking~~, convenience to the final destination, and price, among other factors.
4. Use of transit depends on convenience and desirability. Convenience includes proximity to origin and destination, frequency, speed compared to other modes, and reliability. Desirability is affected by comfort, appearance, and crowdedness.
5. Policies addressing transportation must address price and convenience and desirability in order to be effective in addressing behavior, system needs, and overall goals.

#### **New Transportation Policies (Bull)**

1. ~~Zoning for~~ OSU-related development will take into account the associated transportation demand created (trip generation), transportation demand management measures, proximity to associated activities, convenience to existing transportation systems (transit, pedestrian, bike, parking), and measurable impacts to the transportation system.

#### **New Transportation Policy (OSU)**

11.x Transportation demand management should be encouraged as a primary means of reducing carbon emissions, vehicle miles traveled and parking demand.

**Laurent, Marcia**

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**Subject:** FW: OSU-Related Task Force, Article 11.4, Policies  
**Attachments:** TaskForce\_AutoParkingPolicy\_Art11.4.1.docx

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**From:** Smith, Court [<mailto:csmith@oregonstate.edu>]  
**Sent:** Wednesday, April 22, 2015 1:48 PM  
**To:** Young, Kevin  
**Cc:** [rvars@hotmail.com](mailto:rvars@hotmail.com)  
**Subject:** OSU-Related Task Force, Article 11.4, Policies

Kevin, based on the testimony of Charlie Vars at the April 13 Task Force meeting, please replace the Auto Parking policies (Article 11.4) that we submitted for that meeting with the attached. The findings submitted do not change. Thank you for your help.

Court Smith, Emeritus Professor  
School of Language, Culture, and Society  
<http://oregonstate.edu/instruct/anth/smith/>  
Oregon State University, Corvallis 97331, USA, 541.737.4515

## **Article 11. Transportation**

### **Section 11.4 AUTO PARKING**

**Policies** (Place this policy before 11.4.1 and move all subsequent policy numbers to the next higher number.)

11.4.1 On-street parking provides for a wide diversity of needs for Corvallis residents and people coming to Corvallis for work, school, events, appointments, services, and shopping. Allocate auto parking using the following principles.

11.4.1.1 The streets of Corvallis belong to the community.

11.4.1.2 All parkers, residents and non-residents, should be treated equitably.

11.4.1.3 All cars parking on City streets should be willing to pay for the privilege.

11.4.1.4 The parking fee system should be self-supporting and provide resources for transit and transportation improvements.

11.4.1.5 Parking fees are important for allocating scarce parking resources and improving livability.

11.4.1.6 The City will form parking districts in areas where parking management is required.

### **References**

Shoup, Donald C. 2011. The High Cost of Free Parking. Updated Edition. National Book Network.

Speck, Jeff. 2013. Walkable city: how downtown can save America, one step at a time. Farrar Straus Giroux.

**To: City Council**  
**From: Dan Brown**

**April 2, 2015**

**Subject: Beware of Spring Term Parking Studies**

An article appeared in the *Gazette-Times* the day after the March 16, 2015 City Council meeting. It quotes an OSU representative: *"We are committed to address Oregon State's responsibilities. But we think that starts in April with **accurately** and **quickly** measuring **exactly** how much of that parking is resident parking, OSU commuter parking or parking from commuters headed to other destinations in Corvallis. Let's actually figure out what's broken and fix the problem."*

This statement concerns me. First, adverbs like **accurately** and exactly sound good - at first blush - but in this case the appropriateness of such descriptors is debatable. Second, **Quickly** also sounds good, but speed is no substitute for quality when waiting for six months will provide better measurements.

What is the purpose of the Spring parking study? As I recall, it was to examine the effects (1) of proposed changes in OSU parking policies and (2) of the City's expansion of the Residential Parking Districts by comparing the 2015 results to the results of the previous study. For this limited purpose, changing terms would be problematic in making the comparison.

In contrast, this statement seems to imply that the upcoming study will have some significance in the City's land use planning processes, i.e. Chapter 3.36 of the *Land Development Code*. That implication is not supported until the City Council says that it is so. Has the Council agreed to that ?

The most obvious problem is bias. Spring term measurement of parking demand in the areas surrounding the OSU cannot produce **accurate** or **exact** information. Demand for commuter parking will always will be undercounted by a Spring term measurement. First, we all know that enrollment (and commuting) are at their highest level during the fall and drop to the lowest level during the Spring. Second, better weather in the Spring tends to get commuters out of their cars.

The issue of timing was discussed in creating the *OSU Campus Master Plan*, and an agreed-upon method was adopted for neighborhood parking utilization surveys. To quote one of the parking studies which is required by LDC Section 3.36.90.a.2.c and written by OSU staff: *"The study was conducted during the fall academic term during the 4th week of the school (16-17, October, 2007, from 10:00AM to 12:00PM in campus and from 9:AM to 1:00 PM off campus). This time period is when the campus is considered at peak occupancy and is typical for reporting statistics for 4-year colleges and universities. the study was conducted over a two day period on a typical laboratory day (Tuesday) and a typical lecture day (Wednesday) representing peak days of the week."* [2007 OSU Parking Utilization Study, p. 3] *"The neighborhood Street Parking Study was completed during the same days as the Main Campus Parking Study (October 16 and 17) which is representative of peak student attendance on campus."* [2007 OSU Parking Utilization Study, p. 8].

**The Bottom Line:** I hope the Council takes a position on study design before the initiation of any "definitive" neighborhood parking studies are conducted. Otherwise, the Council may not be comfortable with the bias in the results.

To: OSU Related Plan Review Task Force  
From: Dan Brown

April 22, 2015

**Subject: Livability, Master Plans, Districts, and Inventories in the Comp. Plan**

### Goal of Livability

A big problem with the *Comprehensive Plan* is the treatment of **livability**. The intentions of the *Comprehensive Plan* are pretty clear about this topic:

**Definition of Livability** - Those aspects of the community perceived by residents which make Corvallis a "nice place to live:"

**Policy 1.1.8** City adopted indicators of **livability** shall be considered in making land use decisions.

**Policy 1.1.7** The City shall develop and monitor **livability** indicators, publishing an assessment at least every three years.

**Policy 9.4.2** The City shall continue to periodically review the immediate and long-term effects of fees, charges, **regulations, and standards** on dwelling costs and on community **livability** as defined in the *Corvallis 2020 Vision Statement*.

**Policy 11.3.10** In addition to level-of-service and capacity demands, factors such as **livability**, sustainability, and accessibility shall be considered in managing the City's transportation system.

Despite the fact that the *Comprehensive Plan* was adopted almost twenty years ago, IMPLEMENTATION of these policies has not been successful. The Task Force has the opportunity, to deal with the "future updates" identified in the *LDC* and other matters.

First, the work of creating **livability indicators** and benchmarks has never been completed. Following is what the **current** *Land Development Code* says about livability updates:

**Section 2.6.30.07.c.1.** The City has just begun the process of identifying **livability indicators** to ultimately assist in the development of communitywide benchmarks.

#### **Table 2.6 - 1 - Community-wide Livability Indicators and Benchmarks**

Economic Diversification - To be refined as part of a **future update** of this Code.

Employment/Housing Balance - To be developed as part of a **future update** of this Code, and following completion of regional studies.

Distance to Sewer and Water - After some monitoring, distances for this benchmark may be specified in a **future update** of this Code.

**Table 2.6 - 1** Note: The following livability indicators and benchmarks have been placed into the categories of the City's 2020 Vision Statement. As this categorization is a first attempt based upon the actual wording in the Vision Statement, there may need to be some re-categorization and/or other revisions with **future updates** of this Code.

Second, the only **livability** work that has been completed relates to **annexation** proposals. That's all there is in the *LDC*. In reality, the land use processes of the City which are causing problems for the City Council deals with redevelopment and development within the existing City limits. For example, how useful have the following "livability criteria" [as defined in *LDC* Table 2.6-1] proved to be when the Planning Commission or City Council have made redevelopment decisions in University Neighborhood Overlay (UNO) area?

Truck Traffic Routes	Rural Development Potential
Adjacency to City	Public School Capacity
Planned Public Utilities	Police Response Time
Distance to Shopping	Natural Features
Distance to Major Street	Distance to Downtown
Distance to Parks	Development Plans
Public Improvements	Distance from Fire Station
Intersection Load	Distance to Transit
Distance to Bicycle and Pedestrian Access	Affordable Housing
Connectivity and Extension of Bicycle and Pedestrian Facilities	

### **Ambiguity about Non-City, Campus Master Plans**

The City of Corvallis has adopted a number of City Master Plans such as the *Parks Master Plan*, the *Stormwater Master Plan*, the *Transportation Master Plan*, etc. These are discussed frequently in the *Comprehensive Plan* and the *Land Development Code*.

The City website also identifies two adopted non-city, campus master plans:

*Oregon State University Campus Master Plan*

*Good Samaritan Regional Medical Center Campus Master Plan*

These two plans are very different from each other. One was "implemented" in the *LDC* and the other was not. A number of significant questions remain unanswered:

- What is the role of non-city master plans in land use planning?
- What entities should have campus master plans?
- What is definitive process for adoption of a non-city master plan?
- What list of contents make a non-city master plan complete?
- How are non-city master plans monitored over time?
- How and when are non-city master plans updated?
- What does "implement" the campus master plan mean?

The *Comprehensive Plan* should provide guidance about master plans for the future.

## What is the Meaning of a "District"?

Different people use the term "district" in different ways, sometimes casually and other times with specific legal meaning. This is certainly true of the *Comprehensive Plan*. In order to communicate clearly to applicants, to the Planning Commission, to the public, and to the courts, this term must be clarified in the City's land use documents.

What is a "district."

What is the difference between a "zone" and a "district"?

Does the distinction make any difference Corvallis law or Oregon State law?

As a matter of topical concern, OSU has been making the point that they want to create an "*OSU District Plan*" to replace the *OSU Campus Master Plan*, and the *Gazette-Times* picked up this new terminology months ago. The use of "district" is not new; a rough draft of *LDC* Chapter 3.36 from a decade ago is included in the *OSU Campus Master Plan* under the title "OSU (Oregon State University) District," but for some reason, the City changed this title to "Oregon State University (OSU) Zone" in Chapter 3.36 of the City code.

As a housekeeping matter, the *Comprehensive Plan* should distinguish between "zone" and "district" and use consistent language throughout the text. If there are legal differences between the two terms, these should be explained. Finally, the *Comprehensive Plan* and *LDC* should be consistent with each other.

The *Comprehensive Plan* defines "Central Business District" and "Special Districts" (such as the 509J School District)." It mentions "Riverfront Development District" and "Urban Renewal District" but does not mention Historic Districts. The *Comprehensive Plan* does not define "district" or "zone."

The *LDC* says a lot about "Historic Districts" and mentions the "Downtown Parking Assessment District" and "Residential Parking Districts." It does not define "district" but it does provide the following definition of "zone."

**Zone** - Area of land within the Corvallis City limits designated for specific types of permitted developments and subject to the development requirements of that zone.

## Buildable Land(s) Inventory

I believe the *Comprehensive Plan* uses two names for the same document: *Buildable Lands Inventory* and *Buildable Land Inventory*. As a housekeeping matter, this should be made consistent.