**CORVALLIS**
**CITY COUNCIL AGENDA**

**April 18, 2016**
**6:30 pm**

**Public Hearing 7:30 pm:**
**CDBG/HOME 2016-17 Action Plan**

**Executive Session immediately follows regular meeting**

**Downtown Fire Station**
**400 NW Harrison Boulevard**

***Note: The order of business may be revised at the Mayor's discretion.***

**COUNCIL ACTION**

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. PROCLAMATION / PRESENTATION / RECOGNITION**

A. Proclamation: National Arbor Week (April 24 – 30, 2016)

**V. COMMUNITY COMMENTS – This is an opportunity for visitors to address the City Council on subjects not related to a public hearing before the Council. Each speaker is limited to three minutes unless otherwise granted by the Mayor.** Community Comments will continue following any scheduled public hearings, if necessary. **Members of the community wishing to offer comment in advance on topics appearing on any City Council agenda are encouraged to use the public input form at www.corvallisoregon.gov/publicinput.**

**VI. CONSENT AGENDA –** The following items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member (or a community member through a Council member) so requests, in which case the item will be removed from the Consent Agenda and considered separately. If any item involves a potential conflict of interest, Council members should so note before adoption of the Consent Agenda.

A. Reading of Minutes
1. City Council Meeting – April 4, 2016
2. City Council Work Session – April 5, 2016

3. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
   a. Arts and Culture Advisory Board – March 16, 2016
   b. Downtown Advisory Board – March 9, 2016
   c. Economic Development Advisory Board – March 14, 2016
   d. Historic Resources Commission – March 8, 2016
   e. Housing and Community Development Advisory Board – March 9, 2016
   f. Parks, Natural Areas, and Recreation Advisory Board – March 17, 2016
   g. Planning Commission – March 9 and March 16, 2016
   h. Watershed Management Advisory Board – March 23, 2016

B. Confirmation of an Executive Session immediately following the April 18, 2016 meeting under ORS 192.660(2)(h) (status of pending litigation or litigation likely to be filed)

## VII. ITEMS REMOVED FROM CONSENT AGENDA

## VIII. UNFINISHED BUSINESS

A. OSU Interim Parking Development Agreement - Agriculture Systems Management Center [direction]

B. Tactile Warning Device (Truncated Domes) Standard [direction]

## IX. ORDINANCES AND RESOLUTIONS

A. An ordinance relating to the "Livability Code" effective date, amending Ordinance 2015-20, **to be read by the City Attorney with no motion by Council** [direction]

## X. MAYOR, COUNCILOR, AND CITY MANAGER REPORTS

A. Mayor's Reports [information]

B. Councilor Reports
   1. Task Force Updates [information] *Task Force minutes and meeting materials are available from the Archives link on the City's website.*
   2. City Council Three-Month Schedule [information]
   3. Other Councilor Reports [information]

C. City Manager Reports
   1. City Manager's Report – March 2016 [information]
   2. Council Goals Update [information]

## XI. PUBLIC HEARINGS – 7:30 pm

A. Community Development Block Grant/HOME 2016-17 Action Plan [direction]

## XII. ADJOURNMENT

***NOTE: Immediately following the regular meeting, Council will meet in Executive Session under ORS 192.660(2)(h) (status of pending litigation or litigation likely to be filed)***

If you need special assistance to participate in this meeting, please contact the City Recorder at (541) 766-6901 (for TTY services, dial 7-1-1). Notification at least two business days prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (In compliance with the Americans with Disabilities Act, 28 CFR 35.102-35.104 ADA Title I and ORS 192.630(5)).

*A Community That Honors Diversity*

# CITY COUNCIL THREE-MONTH SCHEDULE

4/13/16

***Please note agenda items and dates are only proposed and likely to change***

***Yellow = regular meeting*** ***Red = work session*** ***Gray = Budget Cmsn***

- **Regular Council Meeting, Monday, April 18**
  * Public Hearing: CDBG/HOME FY 16-17 Action Plan (Community Development)
  * OSU Interim Parking Development Agreement - Agriculture Systems Mgt Center (Community Development)
  * Tactile Warning Device (Truncated Domes) Standard (Public Works)
- *Council Work Session, Tuesday, April 19, 3:30-5:30 pm, MAMR (Note: Budget Commission meets at 7:00 pm)*
  - *Climate Action Task Force Update (Councilor Baker)*
  - *Council Processes (Mayor Traber)*

## April 2016

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| 3 | **4** | **5** | 6 | 7 | 8 | 9 |
| 10 | 11 | **12** | 13 | **14** | 15 | 16 |
| 17 | **18** | **19** | 20 | **21** | 22 | 23 |
| 24 | 25 | 26 | 27 | **28** | 29 | 30 |

- **Regular Council Meeting, Monday, May 2**
  * Tree City USA Presentation (Parks and Recreation)
  * Land Use Application Fee Review (Community Development)
- *Council Work Session, Tuesday, May 3, 3:30-5:30 pm, MAMR (Note: Budget Commission meets at 7:00 pm)*
  - *Planning Commission/Historic Resources Commission interviews*
- **Regular Council Meeting, Monday, May 16**
  * FY 16-17 Social Services Allocation Recommendations (Community Development)
- *Council Work Session, Tuesday, May 17, 3:30-5:30 pm, MAMR*
  - *Transportation System Plan Update (Public Works)*
  - *Parks and Recreation Cost Recovery (Parks and Recreation)*
  - *Municipal Court Judge Report (Judge Dunfield)*

## May 2016

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| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | **16** | **17** | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | ~~30~~ | 31 | | | | |

** May 30 – Memorial Day holiday*

- **Regular Council Meeting, Monday, June 6**
  * Public Hearing: Adoption of FY 2016-17 Budget and State Revenue Sharing Funds (Finance)
  * Republic Services Annual Report and Rate Adjustment (Public Works)
- *Council Work Session, Tuesday, June 7, 3:30-5:30 pm, MAMR*
  - *Sustainable Budget Task Force Next Steps (Finance)*
  - *Street Maintenance Policy (Public Works)*
- **Regular Council Meeting, Monday, June 20**
  *
- *Council Work Session, Tuesday, June 21, 3:30-5:30 pm, MAMR*
  - *Health Care Advisory Question and Explanatory Statement*

## June 2016

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | 1 | 2 | 3 | 4 |
| 5 | **6** | **7** | 8 | 9 | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | **20** | **21** | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | | |

***PENDING ITEMS TO BE SCHEDULED***

- OSU-Related Comprehensive Plan Amendment (Community Development)

**Regular Council Meetings: Fire Station, 400 NW Harrison Blvd.**
**Work Sessions: MAMR (Madison Avenue Meeting Room), 500 SW Madison Ave.**

CORVALLIS
ENHANCING COMMUNITY LIVABILITY

Office of the Mayor
501 SW Madison Avenue
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mayor@council.corvallisoregon.gov

# PROCLAMATION

## ARBOR WEEK

## APRIL 24-30, 2016

**WHEREAS,** The residents of Corvallis recognize the importance of trees in our urban landscape; and

**WHEREAS,** We are indeed fortunate to have a diversity of trees to grace our city streets, parks and open spaces including more than 75 heritage trees such as the Avery Park walnut; and

**WHEREAS,** The City of Corvallis and its residents are committed to ongoing active stewardship of our more than 15,000 street trees and countless park trees; and

**WHEREAS,** Corvallis is being recognized for the 15th consecutive year for its stewardship of trees by the National Arbor Day Foundation; and

**WHEREAS,** We have grown our program to increase the quality of care of our trees ensuring a safer and healthier urban forest by structurally pruning over 2,000 trees per year.

**NOW, THEREFORE,** I, Biff Traber, Mayor of the City of Corvallis, do hereby proclaim **April 24-30, 2016** as **Arbor Week** and encourage the people of Corvallis to enjoy our beautiful city.

_____
Biff Traber, Mayor

_____
Date

## Holzworth, Carla

**From:** Weiss, Kent on behalf of Housing
**Sent:** Monday, April 11, 2016 7:11 AM
**To:** Holzworth, Carla
**Subject:** FW: homeless camp in south corvallis

Hi Carla –

I've responded to Ms. Edell and let her know her e-mail will be forwarded for inclusion in the City Council's next meeting packet.

Thanks,

Kent

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**From:** Miriam Edell
**Sent:** Sunday, April 10, 2016 7:45 PM
**To:** Housing
**Subject:** homeless camp in south corvallis

There are a large number of people discussing the homeless camp proposed in S. Corvallis. I personally do not want to see any type of homeless site being placed in this part of town. There are people here who work very hard to have lovely yards, work at many odd jobs to keep their homes, do what they can to fit in with society. It's not easy for everyone to 'make it' in the world but people in this part of town do what they can.
What I would like to see in S. Corvallis is some development of affordable homes mixed with light industry. A coffee shop. A S. Corvallis beautification project, of planting large trees down along Hgwy99, cute crafty shops, restaurants, a bakery, some life of it's own.
A homeless camp will be no improvement to how business owners feel now, that are located near the winter homeless shelter. They do not want people loitering around their businesses and doing all the things already written and described in the newspaper.
I want to live in a beautiful place. Not a trash heap.
The homeless people living under the bridge create so much trash, it's sad to see it floating down the river and lining the shores of the Mary's River.
I say 'NO' to any conditional permits for this project.
I do not feel this is a solution.
Sincerely,
Miriam Edell

**Disclaimer:** This e-mail message may be a public record of the City of Corvallis. The contents may be subject to public disclosure under Oregon Public Records Law and subject to the State of Oregon Records Retention Schedules. (OAR:166.200.0200-405)

**February 18, 2016**

**Minutes, Access Benton County**

**Present: Marlene Massey, Juliana Recio, Lisa Bennett, Hugh White, Lee Lazaro, Richard Bledsoe, Bob Fenner, Jeff McConnell, Gary Angelo, Tony Albert, Jim Smith.**

**Our Special Guest was Mr. Dave Zaback, Executive Director of Home Life Inc. in Corvallis. This agency has forty-four years of experience serving persons with intellectual and developmental disabilities who qualify for residential, vocational, and living skills services. We learned from Dave that best practices in serving this special population has evolved from institutionalization as the typical living resource to an individual's self-determination of services to receive and their equal rights in all life pursuits.**

**For an individual to qualify for Home Life services, it is necessary that medical information be available to document that the individual's developmental disability occurred before their 22nd birthday and that it results in a need for services Home Life can provide.**

**A staff of 120 employees provides essential services for residential clients. Because residential services are needed 24 hours per day, this requires three shifts of staff! There are 34 clients in residential services, 36 in supported living, and 12 in vocational services. Home Life also provides living skills training which can include learning about health and self-care skills, sharing house hold duties, recreation opportunities, safety in the community, transportation services, and interpersonal skills.**

**We learned that Home Life employs skilled staff to assist clients to explore job interests, observe people doing work in different settings, obtain some work experience, and selecting a job goal to pursue. Vocational help is provided one-to-one in learning necessary job skills and on-job support for the worker to**

**strengthen skills and meet their employer's requirements. Home Life provides job development services skilled staff who contact employers and assist the client to apply for work in a competitive work business. Once a client is trained and has demonstrated an ability to perform job skills, a job coach will be assigned to oversee the client's continuing work performance, to provide training for new skills the client may require in order to advance in job responsibilities, to increase work hours, or to move on to other employment opportunities.**

**Two fund raisers for Home Life should be mentioned! This non-profit enterprise sponsors "The Great Pumpkin Run" annually. Awards are given for runners in several age groups, a raffle prize, and costume contest! Please visit this website for more information: www.homelifegreatpumpkinrun.org This year's event will occur on October 9, 2016.**

**Home Life and other partner agencies support the "Sprout Film Festival" event annually. Two showings of national and local films relating to persons with developmental disabilities will be shown this year at the Corvallis Majestic Theater on Wednesday, May 18, 2016. Some artists are film makers and some are actors! Please visit the Home Life website for more information: www.homelifeinc.org**

**Please share the opportunities for employment at Home Life with friends and job seekers. There are career opportunities and training plus benefits for those who work 20 hours per week for six months. Those who work for 30 hours per week receive insurance benefits as well! There are currently openings for part-time and full-time positions. An application is online at their website. Also donations to this wonderful organization can be made at the website. Board members are also being sought!**

**At the February 18th meeting we consulted with two Corvallis Engineering Department staff (Bob Fenner and Jeff McConnell) and Mr. Gary Angelo who represents a neighborhood group within a historic district in Corvallis.**

**A "Technical Brief" from research assessing visual detection of detectable warning materials by pedestrians with disabilities was distributed to those present. The Brief was done by the United States Access Board.**

**Those present were asked to share experiences and opinions about detectable warnings and specifically if there were any color combinations/contrasts that they preferred or they found to be most effective in helping persons with disabilities to avoid injury.**

**A history of different color contrasting curb cuts in Corvallis was gathered from persons present. Yellow truncated domes were done some years ago as well as gray. There are a great variety of contrasts that are installed in Oregon communities.**

**It was agreed that more research will be done and this discussion will continue at our next ABC meeting on April 21, 2016, Noon, at Chintimini Senior Center. Persons reading our minutes and who would like to weigh-in on color contrast for curb cuts are encouraged to attend our meeting or to provide input to foursmiths@centurytel.net**

**Keith E. Billings Award recipient for 2015**

**ABC members decided unanimously that Bruce Marbin, now deceased, will be honored for his wonderful contributions to excellence in handicapped accessibility in Corvallis and Benton County. Details of a ceremony will be shared when finalized. Bruce's wife, Jana, has given us a website link that is a growing memorial for Bruce: http://bruce.marbin.muchloved.com/**

**Our Next Guest:**

**Our special guest for the April 21st ABC Meeting will be Suzanne Lazaro. She is a registered Occupational Therapist and has served patients for 35 years. She obtained a Bachelor's of Science degree in O.T., and a Master's Degree in Health with an emphasis in Geriatrics! She has worked as an Instructor in the Health and Fitness Program at OSU for two years.**

**She now works part-time in a variety of settings. Her current specialties include**

**(a) Working directly with seniors and others who are recovering from injuries**
**(b) Serving as a consulting therapist with teachers, families, health professionals and case managers to develop therapeutic programs for**
**(c) school-age children and (c) Helping others as a volunteer.**

# ABC 2015 Accomplishments!

**Sponsored Bi-monthly meetings with special guests:**

**February, City of Corvallis Engineering Dept. on street improvements**

**April, Lee Lazaro on Special Transportation in Corvallis and Benton County**

**June, Guest Lisa Bennett on Linn-Benton Lincoln Disability Services**

**July, Presented the Keith E. Billings Award to Corvallis Kiwanis Club for 2014.**

**August, ABC Business Meeting**

**October, Wendy Younger from Linn-Benton Housing Authority**

**December, Lunch Celebration!**

**More about ABC:**

***Meet bi-monthly at Corvallis Senior Center!**

***Next Meeting in 2016, February 18th**

***Looking forward to helping with Ronald Naasko Playground Funding.**

***We send our minutes to 40 readers and copies are shared with City of Corvallis Departments.**

***We hope our minutes are useful for the public to learn about the importance of access for persons with disabilities.**

***We need your input on topics that you would like to know more about.**

***Call 541.990.6364 for ABC information or e-mail foursmiths@centurytel.net**

TO: Mayor and City Council for April 18, 2016

FROM: Kent Weiss, Interim Community Development Director

DATE: April 8, 2016

THROUGH: Mark W. Shepard, P.E., City Manager

SUBJECT: OSU Interim Parking Development Agreement – Agriculture Systems Management Center

CORVALLIS
ENHANCING COMMUNITY LIVABILITY

Action Requested:

Staff recommends that the City Council approve a request from Oregon State University (OSU) to construct a new Agriculture Systems Management Center and related required parking in accordance with the terms of the City/OSU Interim Parking Development Agreement.

Discussion:

OSU has submitted a proposal to construct a new Agriculture Systems Management Center building on the north side of Campus Way, west of 35th Street and the Oldfield Animal Teaching Facility. The scope of this project includes constructing a new 9,925 square foot building that will contain 7,171 square feet of new habitable area. The balance of the area will be comprised of restrooms, hallways, storage and a data switching equipment room. OSU has submitted and staff have reviewed parking information as required under the Interim Parking Development Agreement (the Agreement). The Agreement requires City Council approval of the OSU proposal prior to OSU moving forward with construction.

Under the Agreement, OSU must provide auto parking to replace any vehicle parking being displaced as part of the development, or when required in conjunction with the addition of habitable square footage. The Agreement includes the following definitions:

**Auto Parking Loss.** Defined in Section II of the Agreement as *"The total number and location of any parking spaces that will be permanently removed to accommodate the new Development."*

The Auto Parking Loss includes parking spaces that are permanently removed to accommodate the proposed development. OSU recently constructed and then removed 24 temporary vehicle parking spaces along the western boundary of the existing parking lot. OSU is proposing to replace all 24 spaces. This proposal will reconfigure the parking area of the Agriculture Systems Management Center and re-establish 14 of the 24 parking spaces. The remaining ten spaces will be replaced at a different location.

**Auto Parking Need.** Section II of the Agreement defines Auto Parking Need as *"The total number and location of new parking spaces triggered by the Development, based on the rate of 1.2 new net parking spaces for every 1,000 new net square feet of Development."*

The Agreement states that development proposals that would exceed 3,000 new net square feet of habitable floor area on the OSU campus must comply with the Agreement's provisions. Auto Parking Need is calculated based on 1.2 new net parking spaces for every 1,000 square feet of new habitable floor area. Because the new building will add 7,171 square feet of habitable floor area, nine new parking spaces will be required (0.0012 X 7,171 = 8.6, which rounds to 9).

**Replacement Parking**. Defined in Section II in the Agreement as *"...Together, Auto Parking Need and Auto Parking Loss are collectively referred to as Replacement Parking."*

The proposal generates a total of 19 needed Replacement Parking spaces. Additionally 14 of the 24 temporary parking spaces will be re-established in the parking lot that will serve the proposed Agriculture Systems Management Center. OSU will provide all 19 Replacement Parking spaces in a new parking lot located off of 35th Street near the Energy Center. OSU will construct a new bank of parking along the southern portion of the existing 35th Street parking lot to provide the additional parking. OSU has acknowledged the additional parking spaces shall be constructed and operational within six months from the date the development permit(s) for the Agriculture Systems Management System Center are issued. OSU's request is included as **Attachment A**.

Recommendation:

Staff recommend that Council approve OSU's proposed parking plan for the Agriculture Systems Management Center. In accordance with Section II.B.3 of the Interim Parking Development Agreement **(Attachment B)**, the Council must consider and approve the OSU Parking Submittal at a regularly scheduled Council meeting, provided that the following items are satisfied:

a. **The OSU Parking Submittal demonstrates that all Auto Parking Loss will be replaced within six (6) months after the permanent removal of any parking spaces necessary to accommodate the new Development;**

**Staff Comment:** OSU's proposed Agricultural Systems Management Center will reconfigure 24 of the temporary parking spaces along the western portion of the existing parking lot adjacent to the proposed building. These modifications to the parking lot will result in an Auto Parking Loss of ten parking spaces. OSU has proposed accommodating this loss by adding these ten spaces in the parking lot located off of 35th Street. The 35th Street parking lot was permitted in 2015 under building permit number BLD15-00026. The parking lot design accounted for an additional 40 parking spaces along the south side of the parking lot at a future date. OSU shall construct the new bank of parking within six months from the time the development permit(s) have been issued for the new Agriculture Systems Management Center. OSU has indicated they plan to construct the new parking sometime during this summer.

Additionally, OSU will be required to apply to the City's Development Services Division to re-establish the 14 parking spaces in the lot adjacent to the Agricultural Systems Management Center. Development Services will review the proposed parking lot modifications to ensure these spaces are added and they are in conformance with applicable parking stall dimensions, maneuvering, and landscaping requirements.

b. **The OSU Parking Submittal demonstrates that all Auto Parking Need that is to be located off-site from the Development property will be constructed and operational within six (6) months from the date of initial construction of the Development;**

**Staff Comment:** The proposed project will create an Auto Parking Need of nine new vehicle parking spaces. These nine spaces will be provided in the new parking lot located off of 35th Street. The new parking spaces will be operational within six months from the date the development permits are issued for the new Agriculture Systems Management Center.

c. **The OSU Parking Submittal demonstrates that all Auto Parking Need that will be located on the Development property will be constructed and operational on the date the City issues a final certificate of occupancy for the new Development; and**

**Staff Comment:** The spaces generated by the Auto Parking Need will be provided in the parking lot located off-site.

**d. The OSU Parking Submittal demonstrates that Replacement Parking is consistent with the Replacements Standards.**

**Staff Comment:** The proposal will provide the required nineteen Replacement Parking spaces consistent with the Replacement Standards. The Replacement Parking shall be constructed and operational within six months from the date the development permits for the Ag Systems Management Center are issued. All 19 spaces will be provided in the off-site parking lot located off of 35th Street. Additionally, the application will be required to re-establish 14 spaces in the existing parking lot located adjacent to the proposed Agriculture Systems Management Center. As proposed, the Replacement Parking is consistent with this Agreement.

Budget Impact:

There is no budget impact.

Attachments: OSU Agriculture Systems Management Center Request (Attachment A)
Interim Parking Development Agreement (Attachment B)

# OSU Parking Submittal Form

Capital Planning and Development

| | |
|---|---|
| Project Name | Ag Systems Management Center |
| OSU Point of Contact | David Dodson |
| OSU Contact Phone | (541) 737-8503 |
| OSU Contact Email | david.dodson@oregonstate.edu |

Does the project add more than 3,000 new net SF of habitable floor area?
If yes, complete the remainder of this form.

☐ No
☑ Yes

| | |
|---|---|
| Parking Form Submittal Date | 12/30/2015 |
| Deadline for notifying OSU for additional information | 01/09/2016 |
| Deadline for OSU to submit additional information | 01/29/2016 |
| Earliest submittal date for building permits | 01/29/2016 |
| Deadline for Council decision | 03/29/2016 |

Note: Deadlines that fall on weekends will be rolled forward to the next business day.

| Auto Parking Need | | | |
|---|---|---|---|
| Net square feet of new development | 7,171 | ( x 0.0012) = | 9 |
| **Auto Parking Loss** | | | |
| Permanently removed spaces to accommodate development | | | 10 |
| TOTAL REPLACEMENT PARKING REQUIRED | | | 19 |

## Replacement Parking Standard Checklist

- ☑ Permanent parking in same sector as development; or
- ☑ For development in Sector C, replacement parking is within 1,320 ft. of Sector C boundary or within 2,640 ft. of the new development, whichever is less; or
- ☐ Replacement parking is served by the OSU Shuttle and within a 7.5 minute shuttle ride of Sector C boundary.
- ☑ Auto parking need and loss will be constructed and operational within six months of issuance of building permits.
- ☑ Replacement parking plans have been submitted in compliance with Corvallis LDC.

## Neighborhood Parking Utilization Study Checklist (check all that apply)

- ☑ By June 8, 2015, OSU and the City have prepared a mutually acceptable methodology and study are to conduct a Parking Inventory and Utilization Study.
- ☑ Off-campus Parking Utilization Study conducted during Spring Term 2015.
- ☑ Off-campus Parking Utilization Study conducted during Fall Term 2015.

OSU AUTHORIZATION

David Dodson
University Land Use Planning Manager

# Ag Systems Management Center

Oregon State University (OSU) is proposing to construct an Ag Systems Management Center on the north side of Campus Way, west of 35th Street and the Oldfield Animal Teaching Facility. The proposed 9,925 square foot building will house an open shop area for repair and maintenance of farm equipment, an office, restrooms, and a data switching center. The 7,171 square feet of habitable floor area includes the open shop and office (see Exhibit A1.1 for Parking Tabulation Table).

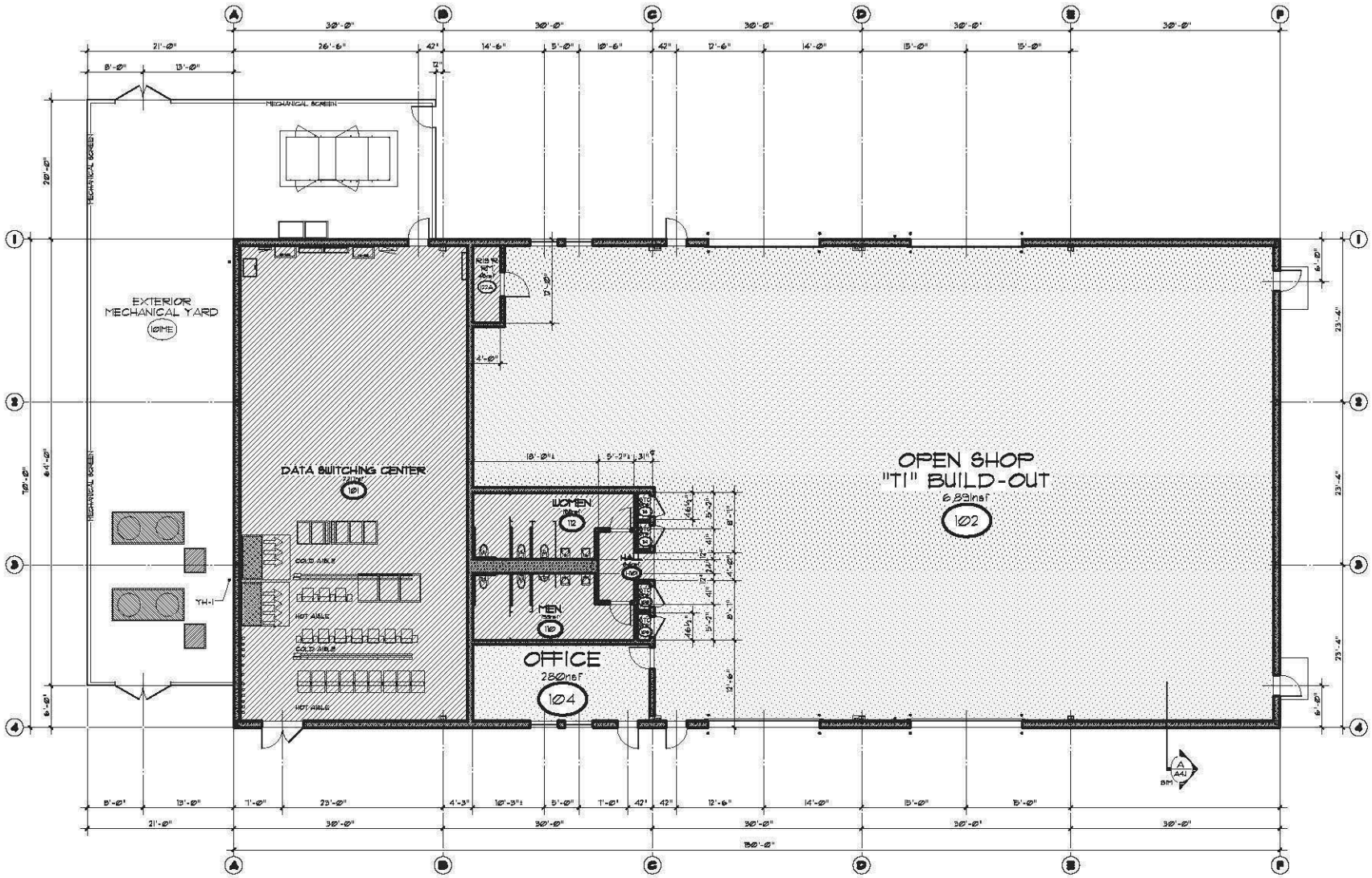
When the Oldfield Animal Teaching Facility was constructed in 2012, a parking lot was approved and built directly to the west of the building, (see Exhibit A1.2). This Zone C parking lot was intended to serve the needs of the Animal Teaching Facility and the future Ag Systems Management Center. The Oldfield Animal Teaching Facility West Lot (3324) was first added to the OSU parking inventory in the fall of 2012 and is noted in the 2012-2013 OSU Parking Utilization Study. In that study, the lot had a capacity of twenty-nine (29) general use spaces. When the lot was first striped, there were twelve (12) double-length trailer spaces. The following year, the trailer spaces were divided in half to create twelve (12) additional general use spaces, and two spaces within the lot were converted to service spaces. This resulted in a total of forty-one (41) spaces of which thirty-nine (39) were general use spaces, as documented in both the 2013-2014 and 2014-2015 OSU Parking Utilization Studies.

After several years, OSU found people regularly parking illegally along the west edge of the parking lot where the Ag Systems Management Center was slated to be constructed. Since no striping existed, vehicles were often found parked there in a haphazard and unsafe fashion. In November 2014, OSU's Transportation Services department sought to provide for the orderly and safe usage by striping twenty-four (24) temporary parking spaces along the western edge of this lot. These temporary spaces were intended to be removed prior to starting construction of the Ag Systems Management Center.

The 2015-2016 OSU Parking Utilization Study reflects thirty-nine (39) general use spaces and the twenty-four (24) temporary spaces within this lot. OSU has revised the application to replace the twenty-four (24) parking spaces that were located along the western edge of the existing parking lot over the past year.

OSU proposes to replace twelve (12) new standard parking stalls and two (2) new ADA parking stalls east of the new building within the existing paved area (see Exhibit A1.3) where the previous twenty-four (24) temporary spaces existed. This results in ten (10) spaces being permanently removed from this lot. The Interim Parking Development Agreement will require construction of nine (9) new parking spaces for the new habitable floor area associated with the Ag Systems Management Center. These nine (9) spaces along with the ten (10) lost from the existing lot (for a total of nineteen (19)) will be added to the south side of the South Energy Center lot along 35th Street.

The existing Development Agreement Parking Replacement exhibit that tracks new and replacement parking has been amended to reflect the thirty-three (33) total parking spaces associated with the Ag Systems Management Center.




## Main Floor Plan

SCALE: 1/8" = 1'-0"

N

## Parking Calculation Table

| RM No. | ROOM NAME | NET SQ. FEET | REQ. PARKING |
|---|---|---|---|
| 101 | DATA SWITCH CENTER | 2,217 NSF | |
| 102 | OPEN SHOP "T.I." | 6,891 NSF | 6,891 NSF |
| 104 | OFFICE | 280 NSF | 280 NSF |
| 106 | STORAGE | 8 NSF | |
| 108 | STORAGE | 8 NSF | |
| 110 | RESTROOM | 198 NSF | |
| 112 | RESTROOM | 198 NSF | |
| 114 | STORAGE | 8 NSF | |
| 116 | STORAGE | 8 NSF | |
| 122A | RISER ROOM | 45 NSF | |
| H101 | HALLWAY | 64 NSF | |
| SUB-TOTALS | | 9,925 NSF | 7,171 NSF |
| PARKING: 1.2 SPACES/1,000nsf | | | 9 SPACES |

ARCHITECT:
Lowell A. Fausett
College of Ag Sciences
138 Strand Ag Hall
Corvallis, OR 97331
PHONE:
(541) 737-5903
FAX:
(541) 737-3178
EMAIL:
lowell.fausett@oregonstate.edu

# Ag Systems Management Center

Department of Animal Sciences
3531 SW Campus Way
Corvallis, OR 97333

Drawn By: LAF.

County: Benton

R/T & Section: 13S/7E - Section 33

Tax Lot: 3600

Revision

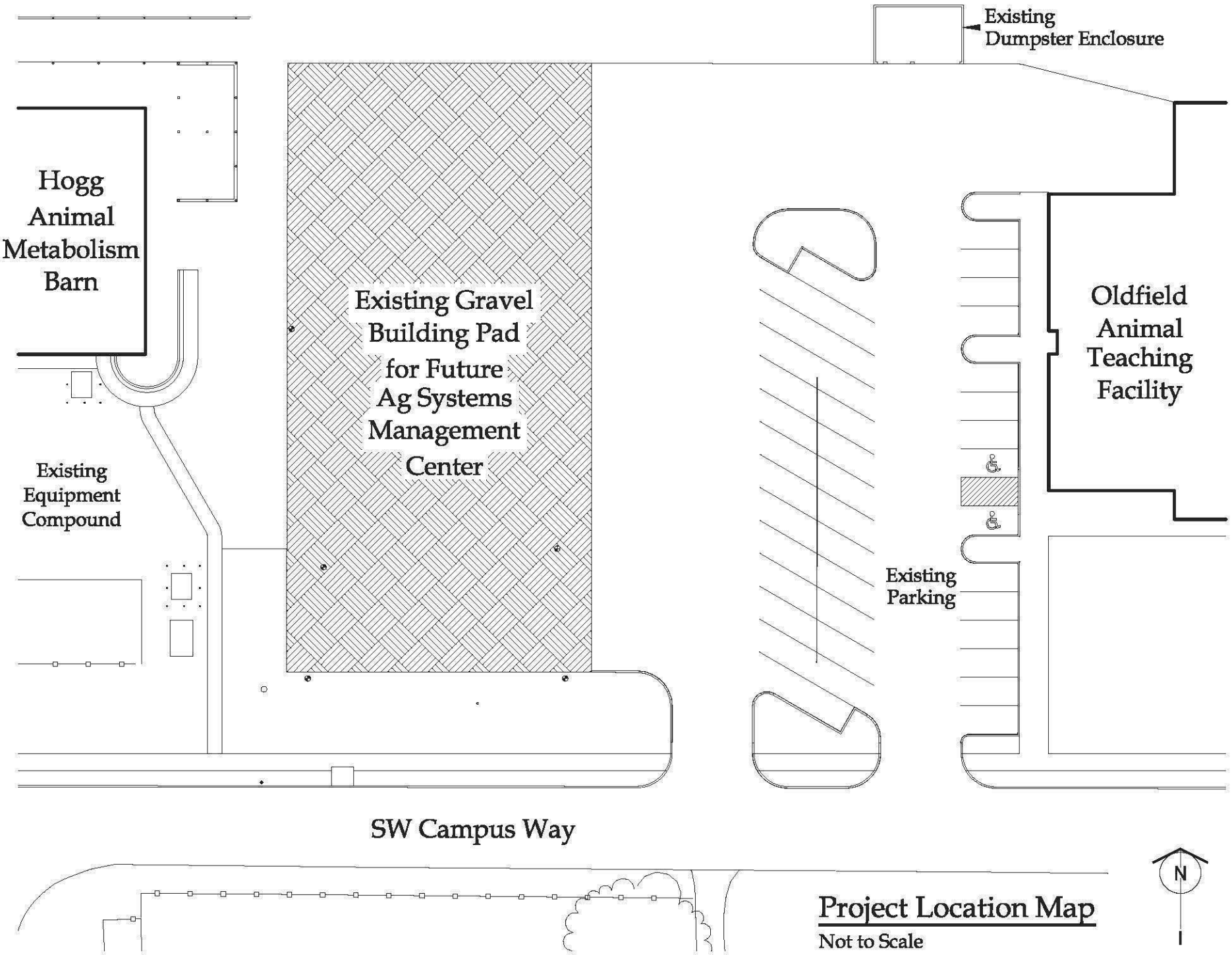
| Date: | Number: |
|---|---|
| - | - |
| - | - |
| - | - |
| - | - |
| - | - |
| - | - |
| - | - |

Building Number: 0366

Date: December 16, 2013

DRAWING SHEET

A1.1




## Project Location Map

Not to Scale

ARCHITECT:
Lowell A. Fausett
College of Ag Sciences
138 Strand Ag Hall
Corvallis, OR 97331
PHONE:
(541) 737-5903
FAX:
(541) 737-3178
EMAIL:
lowell.fausett@oregonstate.edu

**Ag Systems Management Center**

Department of Animal Sciences
3531 SW Campus Way
Corvallis, OR 97333

Drawn By: LAF.

County: Benton

R/T & Section: R5W/T8 - Section 33

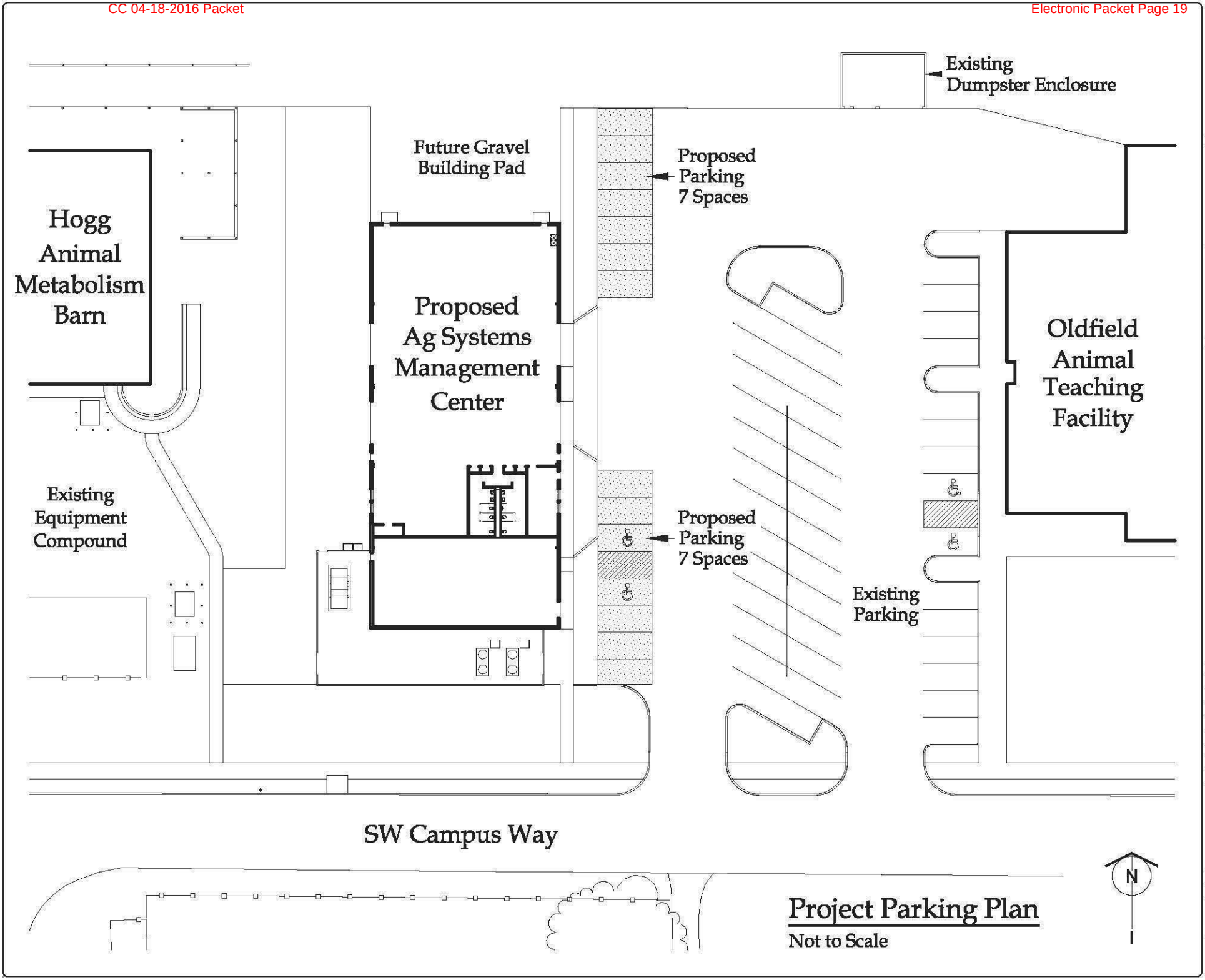
Tax Lot: 3600

| Revision | |
|---|---|
| Date: | Number: |
| - | - |
| - | - |
| - | - |
| - | - |
| - | - |
| - | - |
| - | - |

Building Number: 0364

Date: December 16, 2015

DRAWING SHEET
**A1.2**




ARCHITECT:
Lowell A. Fausett
College of Ag Sciences
138 Strand Ag Hall
Corvallis, OR 97331
PHONE:
(541) 737-5903
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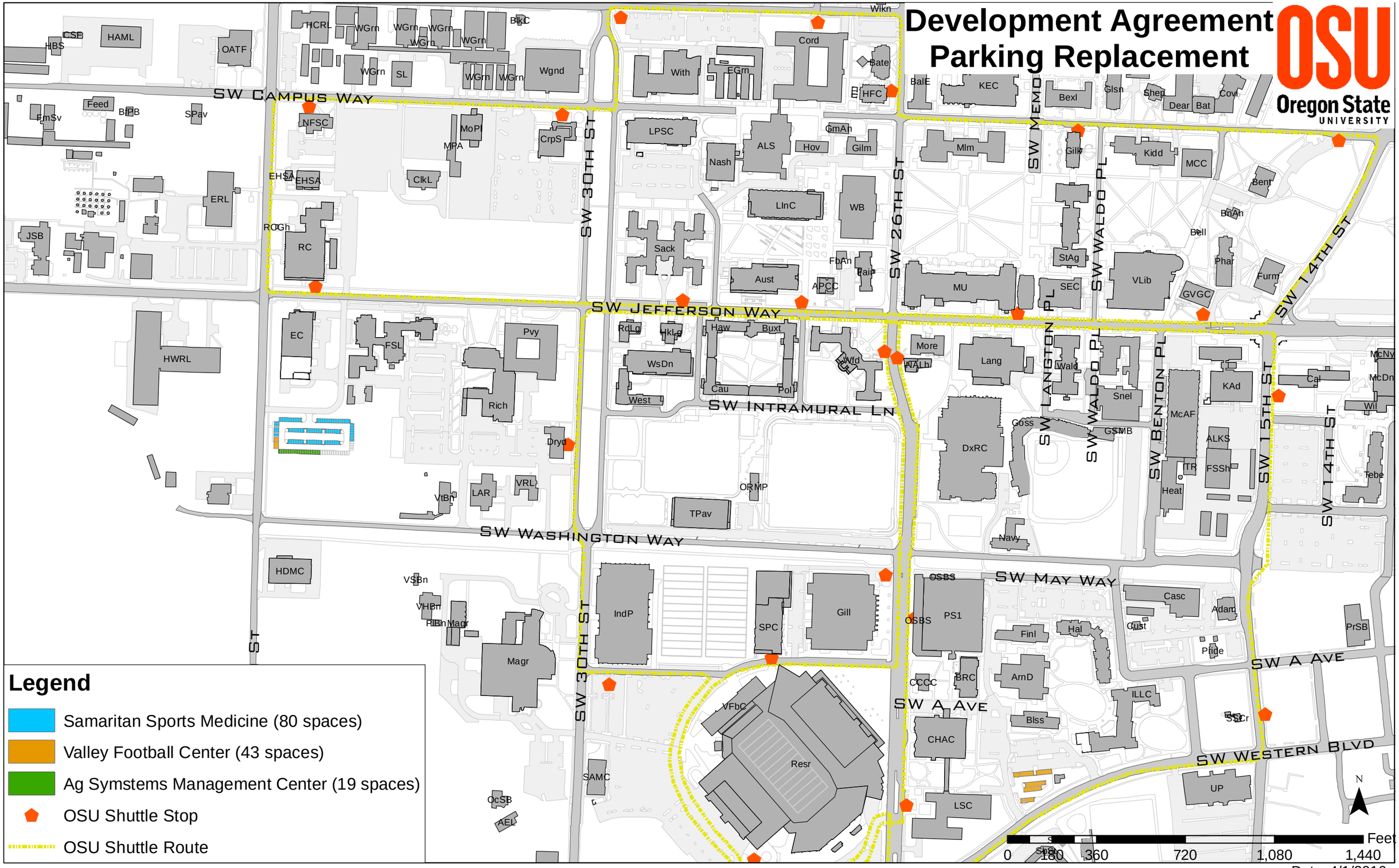
Building Number: 0364

Date: December 16, 2015

DRAWING SHEET
A1.3

# Development Agreement Parking Replacement

OSU Oregon State UNIVERSITY




## Legend

- Samaritan Sports Medicine (80 spaces)
- Valley Football Center (43 spaces)
- Ag Symstems Management Center (19 spaces)
- OSU Shuttle Stop
- OSU Shuttle Route

Date: 4/1/2016

# INTERIM PARKING DEVELOPMENT AGREEMENT

## BETWEEN

## THE CITY OF CORVALLIS AND OREGON STATE UNIVERSITY

This Interim Parking Development Agreement (this "Agreement") is entered into between the City of Corvallis, an Oregon Municipal Corporation (the "City"), and Oregon State University ("OSU") on April 9, 2015 (the "Effective Date").

## I. RECITALS

1. In November, 2004, the City formally adopted OSU master plan package, which included, among other things, the Oregon State University Campus Master Plan 2004-2015 (the "OSU Master Plan"), an ordinance replacing Chapter 3.36 of the Land Development Code (the "OSU Zone") and formal findings in support and adoption of the OSU Master Plan.

2. The OSU Master Plan was intended to cover a 10-to 12- year "planning horizon." LDC 3.36.40.05 similarly provides that the OSU Master Plan "covers a 10- to 12-year planning period."

3. OSU and the City have mutually agreed that it is time to update the OSU Master Plan, the Comprehensive Plan and the OSU Zone to reflect current conditions and to plan for the next 10- to 12-year planning period for the OSU campus.

4. The City Council and community residents are concerned about on-street parking demands in neighborhoods adjacent to the OSU campus. OSU shares those concerns. The City and OSU agree that unmanaged commuter use of City of Corvallis on-street parking can impact neighborhood livability and should be studied and consistently managed.

5. The City and OSU therefore agree that this Interim Parking Development Agreement will establish parking measures that are intended to ensure an adequate supply of on-campus parking (i.e., general use, private automobile parking spaces, referred to as "Auto Parking"), while also studying the use of off-campus streets to inform consistent management and future planning efforts.

6. OSU and the City agree that this Interim Development Agreement addresses the unique circumstances of the Interim Period. OSU and the City therefore agree that the provisions of this Agreement shall not survive the termination of this Agreement and shall not create a precedent for future planning efforts in the Comprehensive Plan, Land Development Code or OSU Master Plan update.

NOW THEREFORE, the City and OSU agree as follows:

## II. RIGHTS AND OBLIGATIONS OF THE PARTIES

### A. OSU Rights and Obligations

During the Interim Period (defined below) covered by this Agreement, in addition to continued compliance with the OSU zone, OSU shall:

1. For any building permit application submitted during the Interim Period for a building (other than a parking structure or other structure not intended to accommodate students, faculty, staff or the general public) that exceeds 3,000 new net square feet of habitable floor area on the OSU campus (the

"Development"), provide the following to the City no later than 30 days prior to the date the building permit application is actually submitted to the City (collectively the "OSU Parking Submittal"):

a. The total number and location of any parking spaces that will be permanently removed to accommodate the new Development (the "Auto Parking Loss"), if any;

b. The total number and location of new net parking spaces triggered by the Development, based on the rate of 1.2 new net parking spaces for every 1,000 new net square feet of Development (the "Auto Parking Need"). Together, Auto Parking Need and Auto Parking Loss are collectively referred to as "Replacement Parking";

c. The total number, location of and timeline for the construction of Replacement Parking, based on the standards set forth below in Section II(C) (the "Replacement Standards");

**B. City Rights and Obligations**

1. During the Interim Period, the City shall complete its review of each OSU Parking Submittal within sixty (60) days of submittal by OSU to the City, consistent with the terms and conditions of this Section II(B).

2. Within ten (10) days after receipt of the OSU Parking Submittal, the City shall notify OSU of any request by the City for additional information to support the OSU Parking Submittal consistent with the terms and requirements of this Agreement. OSU shall have ten (10) days to provide any additional information to the City in response to a City request for more information under this Paragraph.

3. The City Council shall consider and shall approve the OSU Parking Submittal at a regularly scheduled City Council meeting, provided that the following requirements are satisfied:

a. The OSU Parking Submittal demonstrates that all Auto Parking Loss will be replaced within six (6) months after the permanent removal of any parking spaces necessary to accommodate the new Development;

b. The OSU Parking Submittal demonstrates that all Auto Parking Need that is to be located off-site from the Development property will be constructed and operational within six (6) months from the date of initial construction of the Development;

c. The OSU Parking Submittal demonstrates that all Auto Parking Need that will be located on the Development property will be constructed and operational on the date the City issues a final certificate of occupancy for the new Development; and

d. The OSU Parking Submittal demonstrates that Replacement Parking is consistent with the Replacement Standards.

4. The City shall not unreasonably withhold approval of a request for an extension of time to comply with Paragraphs II.B.3.(a)-(b) above if unforeseeable circumstances arise that prevent the construction or operation of Replacement Parking as required by Paragraphs II.B.3.(a)-(b) above. In no case shall any single extension under this Paragraph 4 exceed six (6) months or any series of extensions under this Paragraph 4 exceed eighteen (18) months.

5. In order to accommodate requirements for parking on the OSU campus, the City may waive or hold any enforcement of development standards that would prevent the construction of additional Auto Parking facilities on the OSU campus on hiatus during the Interim Period covered by this Agreement.

**C. Replacement Standards**

1. Replacement Parking shall meet the following Replacement Standards:

a. The location of Replacement Parking is within the same sector of campus as the new Development; or

b. In the case where new Development occurs in Sector C (campus core), the location of Replacement Parking is within 1,320 feet ( ¼ mile) of the Sector C boundary or within 2,640 feet (1/2 mile) of the new Development, whichever is less; or

c. The location of Replacement Parking is served by the OSU shuttle and within a 7.5-minute shuttle ride of the Sector C boundary during the Fall, Winter and Spring terms.

d. Pricing of the Replacement Parking will be consistent with the prevailing pricing in that area of the campus where the Replacement Parking occurs.

e. If OSU is unable to meet the standards set forth in subsections 1(a) through 1(c) above, the location of Replacement Parking provides compensating benefits that are described in the OSU Parking Submittal and recommended by the City Engineer or designee prior to review by the City Council as provided in Section II(B)(3) above.

## III. Neighborhood Parking Utilization Study

1. Within sixty (60) days of the Effective Date of this Agreement, OSU and the City shall prepare a mutually acceptable methodology and study area to conduct a parking inventory and utilization study ("Off-campus Parking Utilization Study") of the public streets that surround the OSU Corvallis campus.

2. The Off-campus Parking Utilization Study shall be conducted during Spring and Fall Term of 2015. The Off-campus Parking Utilization Study shall determine the rate at which on-street parking is utilized within the study area by location, time of day, and user type.

3. OSU and the City agree to equally allocate the costs of the Off-campus Utilization Study between OSU and the City and agree to use the results of this Off-campus Parking Utilization Study to inform coordinated management of OSU's on-campus parking system and the City's public streets located in the Off-campus Parking Utilization study area.

## IV. Term of Interim Development Agreement

1. The Interim Development Agreement shall be effective from the Effective Date through and including the Termination Date (defined below) (the "Interim Period").

2. Building permit applications for Development submitted during the Interim Period shall comply with the interim measures described in this Agreement.

3. This Agreement shall terminate on the earlier of: (1) the date the City adopts a land use decision approving any amendments to the OSU Zone; (2) the date the City adopts a land use decision approving

amendments to the Comprehensive Plan policies related to OSU if such amendments apply directly to development applications filed by OSU during the Interim Period; (3) the date the City adopts a land use decision approving any amendments to the OSU Master Plan; or (4) December 31, 2016 ("Termination Date").

## V. DEFAULT/CURE

The following will constitute default:

Any breach of the provisions of this Agreement whether by action or inaction, which continues and is not remedied within thirty (30) days after the non-defaulting party has given written notice to the defaulting party specifying the breach; provided that if the defaulting party determines that the breach cannot with due diligence be cured within a period of thirty (30) days, the non-defaulting party may, in its sole discretion, grant a longer period of time to cure the breach, so long as the defaulting party diligently proceeds to cure the breach and the cure is accomplished within no more than sixty (60) days.

## VI. DISPUTE RESOLUTION

If any dispute arises between the Parties concerning the terms of this Agreement or the Parties' obligations or activities under this Agreement, the dispute shall be submitted to mediation before a mediator agreed to and compensated equally by both parties prior to commencement of arbitration or litigation. If the parties fail to agree on a mediator, a mediator shall be appointed by the presiding judge of the Benton County Circuit Court.

## VII. REMEDIES

### A. Specific Performance

If a Party defaults under the terms of this Agreement, the non-defaulting party may, in addition to any other remedies at law or in equity compel the other Party's performance under this Agreement or prevent any action contrary to this Agreement by injunction or other equitable relief.

### B. Nonexclusive Remedies

No remedy conferred upon or reserved to any Party under this Agreement is intended to be exclusive of any other remedy allowed by law. Unless expressly provided otherwise in this Agreement, each and every remedy will be cumulative and will be in addition to any other remedy given to each Party in this Agreement.

### C. Waiver of Default

To the extent not precluded by this Agreement, the non-defaulting Party may, in its discretion, waive any default hereunder and its consequences and rescind any consequence of such default. In case of any such waiver or rescission, the Parties will be restored to their respective former positions and rights under this Agreement, but no such waiver or rescission will extend to or affect any later or other default, or impair any right consequent thereon. No such waiver or rescission will be in effect unless it is in writing and signed by the non-defaulting Party.

## VIII. GOVERNING LAW; VENUE; JURISDICTION

This Agreement will be governed and construed according to the laws of the State of Oregon, without regard to its choice of law provisions.

## IX. NO BENEFIT TO THIRD PARTIES

OSU and City are the only parties to this Agreement and are the only parties entitled to enforce its terms. There are no third-party beneficiaries of this Agreement.

## X. NOTICES

All notices given under this Agreement will be in writing and may be delivered by personal delivery, by overnight courier service, or by deposit in the United States Mail, postage prepaid, as certified mail, return receipt requested, and addressed as follows:

OSU: Rebecca Gose
Oregon State University
638 Kerr Admin Bldg
Corvallis OR 97331
541.737.2474
Rebecca.Gose@oregonstate.edu

With a copy to: Christe White
Radler White Parks & Alexander LLP
111 SW Columbia Street, Suite 1100
Portland, OR 97201
971.634.0204
cwhite@radlerwhite.com

The City: Corvallis City Manager
501 SW Madison
Corvallis OR 97333

With a copy to: Corvallis City Attorney
456 SW Monroe #101
Corvallis, OR 97330

Notices will be deemed received by the addressee upon the earlier of actual delivery or refusal of a party to accept delivery thereof. The addresses to which notices are to be delivered may be changed by giving notice of such change in address in accordance with this notice provision.

## XI. NON-WAIVER

Waiver by any Party of strict performance of any provision of this Agreement will not be deemed a waiver of or prejudice a Party's right to require strict performance of the same or any other provision in the future. A claimed waiver must be in writing and signed by the Party granting a waiver. A waiver of one provision of this Agreement will be a waiver of only that provision. A waiver of a provision in one instance will be a waiver only for that instance, unless the waiver explicitly waives that provision for all instances.

## XII. SURVIVAL

Any covenant or condition set forth in this Agreement, the full performance of which is not specifically required prior to the expiration or earlier termination but which by its terms is to survive the termination of this Agreement, will survive the expiration or earlier termination of this Agreement and will remain fully enforceable thereafter.

## XIII. CALCULATION OF TIME

All periods of time will include Saturdays, Sundays, and Legal Holidays. However, if the last day of any period falls on a Saturday, Sunday, or legal holiday, then the period will be extended to include the next day which is not a Saturday, Sunday, or Legal Holiday. "Legal Holiday" will mean any holiday observed by the State of Oregon.

## XIV. COUNTERPARTS

This Agreement may be executed in counterparts, each of which will be deemed to be an original, and such counterparts will constitute one and the same instrument.

## XV. AMENDMENTS

This Agreement may be amended only by mutual written agreement of the Parties. No amendment to any provision of this Agreement will be implied from any course of performance, any acquiescence by any Party, any failure of any Party to object to another Party's performance or failure to perform, or any failure or delay by any Party to enforce its rights under this Agreement.

## XVI. NOT A LAND USE DECISION

Neither the adoption of this Agreement nor any approval of a building permit for a Development by the City under this Agreement shall be deemed to be a "Land Use Decision" as defined by ORS 197.015. All Development contemplated by this Agreement is subject to all applicable land use standards of the LDC and other provisions of state and local law.

## XVII. ENTIRE AGREEMENT

This Agreement is the entire agreement between the Parties relating to the subject matter covered by this Agreement. There is no other oral or written agreement between the Parties with regard to this subject matter. There are no oral or written representations made by party, express or implied, other than those contained in this Agreement.

IN WITNESS WHEREOF, the Parties have entered into this Agreement as of the day and year first set forth above.

CITY OF CORVALLIS

By: _____
Nancy Brewer, City Manager

OREGON STATE UNIVERSITY

By: _____
W. Glenn Ford, Vice President,
Division of Finance and Administration

Approved as to form:

_____
City Attorney

TO: City Council for April 18, 2016 Council Meeting

FROM: Mary Steckel, Public Works Department Director

DATE: April 11, 2016

THROUGH: Mark W. Shepard, P.E., City Manager

SUBJECT: Tactile Warning Device (Truncated Domes) Standard Follow-up

CORVALLIS
ENHANCING COMMUNITY LIVABILITY

Action Requested:

Staff recommends Council, by motion, affirm staff's approach to use the brick red color for tactile warning devices, and to use the concrete material in historic districts and the synthetic material outside historic districts.

Discussion:

After discussion at the April 4, 2016 Council meeting, staff was asked to report back about the lifecycle cost differences between concrete and synthetic devices, as well as the environmental impact from the construction of the pads.

Lifecycle Costs - The wide variety of products and installation methods within each material type does not lend itself to easy or straightforward conclusions. Basically, each material has its strengths and weaknesses for longevity. With the synthetic product, cracking is the most frequent cause for pad replacement. For concrete, the domes chip off, vegetation grows between the panel sections, and occasionally the sections get out of alignment with each other, requiring a maintenance effort to re-level the device. While there are examples of damaged devices of both materials in Corvallis, it is more a function of the particular product installed and the quality of the installation than the material type.

Environmental Impact - After preliminary research into the topic, staff determined it would be difficult to reach a credible conclusion about which product has a lower carbon footprint. This is because of the wide variety in factors such as manufacturing processes, raw material sources and energy sources within each material type. In general, both options have high manufacturing carbon footprints.

Staff recommends the focus be on balancing the need for facilities that provide safety for vision-impaired community members with the desire to have installations that are sensitive to the surroundings and context. Therefore, staff recommends bidding both material types in the brick red color with this summer's street maintenance project. This will provide the latest information on cost differences, as well as installation issues. The plan would be to install concrete in the historic district neighborhoods and synthetic in other parts of the community. Staff will use this process on an ongoing basis unless cost, performance issues, or federal regulations warrant further consideration.

OSU has been installing yellow synthetic devices on campus and staff would not expect that to change.

Budget Impact:

The budget impact will not be known until bid prices are received for the summer street maintenance project. However, staff anticipates being able to accommodate the use of concrete devices in the historic district.

ms/ms

TO: City Council for April 18, 2016

FROM: Kent Weiss, Interim Community Development Director

DATE: April 8, 2016

THROUGH: Mark W. Shepard, P.E., City Manager

SUBJECT: Livability Code Ordinance Amendment

CORVALLIS
ENHANCING COMMUNITY LIVABILITY

Action Requested:

Staff recommend that the City Council pass the attached ordinance to reset the effective date for the Corvallis Livability Code to September 15, 2016.

Discussion:

During its regular meeting on April 4, 2016 the City Council reviewed a staff request to postpone the effective date of the City's new Livability Code, and directed staff to prepare an ordinance to achieve that outcome. The request for a postponement is based on the need to fill the open staff positions that will be responsible for implementing the Code and the design and delivery of the education and outreach program that will accompany it.

The City Attorney has drafted the attached ordinance to achieve the proposed postponement.

Budget Impact:

None

Attachment: Livability Code Effective Date Ordinance

**ORDINANCE 2016-___**

**AN ORDINANCE RELATING TO THE "LIVABILITY CODE" EFFECTIVE DATE, AMENDING ORDINANCE 2015-20**

**THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:**

Section 1. Section 4 of Ordinance 2015-20 is amended to read as follows:

> Section 4. Effective Date. The provisions set out above in Sections 1, 2 and 3 of this Ordinance, shall become effective on September 15, 2016.

PASSED by the City Council this _____ day of _____, 2016

APPROVED by the Mayor this _____ day of _____, 2016

EFFECTIVE this _____ day of _____, 2016

_____
Mayor

ATTEST:

_____
City Recorder

| | |
|---|---|
| CORVALLIS<br>ENHANCING COMMUNITY LIVABILITY | **********<br>**CITY MANAGER'S REPORT**<br>APRIL 13, 2016<br>**********<br>**# 2016-03** |

**REPORTING PERIOD: MARCH 2016**

## I. MAYOR'S DIARY

I have engaged in the following activities, in addition to meeting and corresponding with constituents and individual councilors and presiding at twice-monthly City Council meetings and work sessions, and multiple meetings with Council leadership and staff.

Speaking Engagements
- Participated in Read Across Corvallis celebrating Dr Seuss's birthday at Jefferson School
- Presented on concepts of local government and constituent relations of elected officials to OSU INTO Class
- Presented on city government structure to Leadership Corvallis class
- Delivered welcome to the Sustainability Coalition Town Hall

Other Mayor Duties
- Attended the Benton County Commissioner's Legislative Breakfast
- Represented city at the Cascades West COG executive committee and board meetings as well as Cascade West Senior Services Foundation board meeting.
- Represented city at League of Oregon Cities Tax and Finance Policy Committee

Meetings of Note
- Met with Commissioner Schuster and others on Homeless Oversight Committee (HOC) business
- Met with NAACP and Racial Justice Coalition members to mutual diversity and inclusion issue in Corvallis Advisory Boards
- Meetings with various community members one-on-one to discuss community topics especially homeless services

Appointments
- Downtown Advisory Board – Robin Jones, Joan Truckenbrod
- Economic Development Advisory Board – David Becker
- Housing and Community Development Advisory Board – Esmeralda Reyes Allen

- Climate Action Plan Task Force – Zach Baker (chair), Kirk Bailey, Cindy Dahl, Frank Hann, Ramon Martinez, Marge Stevens, Brandon Trelstad, Gordon Zimmerman
- Community Relations Advisory Group – Magali Sanchez

Proclamations
- National Lemonade Day (May 1, 2016) – Read to WIN Shark Tank event
- Hands Across Corvallis Day (March 10, 2016) – Read to Corvallis Schools Foundation breakfast

## II. PUBLIC INVOLVEMENT OPPORTUNITIES

### A. Opportunities During the Month

- The Transportation System Plan/Transportation Development Plan (TSP/TDP) Project Team had a public information booth at the Corvallis Sustainability Coalition's Sustainability Fair & Town Hall March 10.
- The Climate Action Task Force met March 29.
- Public Works Engineering staff provided a tour of the traffic signal shop for an Oregon State University Civil Engineers class.
- Community Development hosted three well-attended public workshops to engage the community for the Imagine Corvallis 2040 vision and action plan. The workshops took place on March 5, 12 and 19. Approximately 340 community members attended these workshops.

### B. Opportunities During the Next Month

- The Budget Commission will hold a series of public meetings in April and May to work on the FY 16-17 budget. Information on the meetings is posted on the City website.
- The TSP/TDP Steering Committee will meet on April 20.
- Neighborhood meetings will be held on April 26 and 27 and on May 4 and 9 to have a conversation with residents who live in areas with unimproved streets.

## III. FINANCE

### A. Department Highlights

- Risk Manager completed flood policy updates to reflect the latest property appraisals.
- MIS signed a contract with Peak Internet for public wi-fi wireless internet service in all City buildings.
- Municipal Court staff worked with Police Records on review of outstanding warrants identified in the Law Enforcement Data System (LEDS).
- The Municipal Court judge attended an annual Oregon Municipal Judge's Conference in Newport, Oregon.
- MIS staff performed spring clean-up and recycled several hundred computers and accessories in an environmentally friendly manner.
- Accounting staff worked with departments to help them update their cash receipts process.

## IV. FIRE

### A. Department Highlights

| Response Activity – March 2016 | City | Non-City | Total |
|---|---|---|---|
| Fires | 3 | 0 | 3 |
| Overpressure/Rupture | 1 | 0 | 1 |
| Requests for Ambulance | 368 | 87 | 455 |
| Rescue (Quick Response Team) | 123 | 15 | 138 |
| Hazardous Condition | 11 | 1 | 12 |
| Service Requests | 51 | 9 | 60 |
| Good Intent | 39 | 18 | 57 |
| False Calls | 33 | 2 | 35 |
| Other | 0 | 0 | 0 |
| **TOTAL RESPONSES OVERALL** | **629** | **132** | **761** |

### B. Other

- Dispatch and Fire have implemented Priority Dispatch system for fire and EMS responses.
- Community Wildfire Protection Plan update is being reviewed and updated.
  - Skyline West is still in as a project area.
- RFP has been issued for seismic retrofit for Station 2 and Station 3. Contractor visits are scheduled for April.
- Active Threat Work Group has solicited input from Fire and law enforcement. The workgroup will reconvene to review the suggested changes.
- LEPC Phase III Evacuation planning in progress.
  - Foster Farms, Stahlbush Island Farms, Western Pulp, and ATCO are being done this cycle.

## V. LIBRARY

### A. Department Highlights

- During March, the Corvallis Library and our three branches had 56,961 patron visits. In addition, there were 55,582 remote "visits" as patrons accessed Library services from their computers. System-wide, 144,047 items were checked out, including 26,584 "held" items that were picked up.
- System-wide, in the third quarter, the Library hosted 482 programs with 12,852 attendees of all ages.
- Library staff began an expanded partnership with OSU Athletics for student athletes to participate as volunteers in Library programs for youth.

- Library maker programs were featured in the *Corvallis Gazette-Times* on March 23, "Kids Go High Tech in Maker Club." In March, 66 youths participated in maker programs.

**B. Other**

- Phone interviews for Adult and Youth Services Division Manager were held, with two finalists invited for interviews in April. This position replaces Mary Finnegan, who retired in January.

## VI. PARKS AND RECREATION

**A. Department Highlights**

- The youth, high school and adult basketball and adult coed volleyball leagues concluded in March, and the spring volleyball league began the short spring season. Meanwhile, registration opened for adult summer softball league, ultimate Frisbee league, and the summer coed sand volleyball league.
- Parks Division volunteers set a new first quarter (calendar year) participation record – 416 volunteers contributed 2,148 crew-hours of their time clearing trails, building new trails, and clearing invasive species.
- Contractor was hired for the oak release portion of the Chip Ross Area Oak Habitat Restoration project. A public meeting was also held on this project.
- Parks Division staff nearly doubled as the Parks seasonal workers started on March 1.
- All parks restrooms were opened and drinking fountains turned on for the 2016 season.
- All playgrounds were inspected prior to Spring Break, and a list of necessary repairs created. From this list, the tot slide and a crawl tube at Cloverland Park were both replaced.
- Osborn Aquatic Center, with the assistance of Public Works, replaced all of the metal-halide lighting fixtures with LED fixtures. The new fixtures are more energy efficient, reduce reflection on the surface of the water, and provide five times more illumination.
- The Senior Center started two new yoga classes in March, Rejuvenation Yoga and Zen Yoga. We now have 86 participants enrolled in five different yoga classes, and the spring term has just begun.

**B. Other**

- Recreation staff held a public meeting regarding the expansion of the Chintimini Senior and Community Center.

## VII. POLICE

**A. Department Highlights**

Officers investigated 2,272 incidents this month. Following are the highlights:

- Officers responded to a report of a man wearing a ski mask breaking into cars. After a lengthy foot chase the man was apprehended; stolen property was recovered and methamphetamine was seized.
- Officers responded to a report of a man preparing to jump off the Van Buren Bridge. As the man lowered himself down in final preparation to jump, the officers leapt forward and grabbed him, bringing him back to safety.
- Officers responded to Corvallis Pain Management on a report of an armed person in the facility. The building was evacuated and the man was called out. The man was in possession of two firearms, one located on his waistband, and the other in his backpack. The man has a valid concealed carry license. There was no crime.
- Detectives cleared 20 cases this month and executed 13 search warrants, conducted two interviews, and forensically analyzed five electronic devices. Detectives continue to work on the Hakes and Williams Homicides.
- K-9 Max was deployed eight times, resulting in nine finds. K-9 Max assisted Philomath Police and Linn County Sheriff's Office with a search warrant in Lebanon, uncovering several methamphetamine items in the home.
- Community Livability Officers (CLO) participated in four community events (Image Corvallis 2024, Rhapsody in the Vineyard, and more) and presented in two community neighborhood association meetings.
- School Resource Officer (SRO) Stauder provided six presentations on sex crimes, conducted four interventions with at risk students and three home visits with the Truancy Officer, as well as assisting with seven criminal cases and attending 14 meetings.
- 680 items were received into Evidence. An additional 1,427 items were returned, purged or permanently transferred.
- Records staff processed 1,320 police reports, entered 254 traffic citations and performed 230 background checks. Staff generated 125 incident reports, 22 percent of the total reports taken during this reporting period.
- 56 incident reports were submitted via Coplogic, saving an estimated $2,800 in officer time.

*9-1-1 Center Calls for Service*

The Corvallis Regional Communications Center dispatched 3,516 calls for police, fire, and medical assistance this month as follows:

| POLICE | | FIRE AND MEDICAL | |
|---|---|---|---|
| Corvallis Police | 2,272 | Corvallis Fire/Ambulance | 602 |
| Benton County Sheriff | 513 | Other Fire/Medical | 49 |
| Philomath Police | 80 | | |
| **TOTAL** | 2,865 | **TOTAL** | 651 |

**B. Other**

- Sergeant Hinckley attended the Department of Public Safety Standards and Training (DPSST) Supervisor's Academy.
- Officer Sapp was selected as a detective, and rotated to that unit.
- Officer Dodge, Officer Thomas, and Detective Sapp attended ALERRT Active Shooter Training.

- Sergeant Eaton and Lieutenant Duncan attended Incident Command System-300 training in Salem.
- Lieutenant Bailey attended the annual Department of Justice organized crime conference.
- Officer Wistock graduated from DPSST Basic Police Academy and started field training.
- Lieutenant Wood participated in multiple strategy and planning meetings with the OSU Advocacy and Prevention Coalition.
- Dispatchers completed a cumulative total of 936 hours of training on the new EMD/EFD protocols (ProQA).
- The Discovery ID Channel aired a new show regarding the Brooke Wilberger investigation on March 31. Chief Sassaman and Lieutenant Wood were featured on the show.

**C. Community Policing Advisory Committee/Department Stakeholder Meeting**

- The February meeting originally planned with the OSU Native American Long House did come to fruition; therefore there was no meeting in February.
- CPAC met with the Corvallis Chamber of Commerce and discussed a variety of topics including crime in Corvallis, the influence of OSU student growth, homelessness and livability.

## VIII. PUBLIC WORKS

**A. Department Highlights**

- Rock Creek Water Treatment Plant staff conducted the annual maintenance shutdown with assistance of staff from Water Distribution, Technical Services, and Wastewater Plant. The shutdown allowed a variety of work to be completed, including upgrading pipes, cleaning sedimentation basins and installing new aluminum handrails around the basins.
- Corvallis Transit System (CTS) provided 312,773 rides in the third quarter of FY15-16, roughly equal to the same period in the previous fiscal year.
- Transit staff participated on a “Doing Business With” panel at the Lane County Public Works Department. The panel addressed local business owners in the hopes of attracting more Disadvantaged Business Enterprise members to apply for local projects.
- Transit staff submitted grant applications to the Oregon Department of Transportation (ODOT) for a new 35-foot CTS transit bus to replace an older bus and for an on-board video camera system to enhance the safety and security of passengers and drivers.
- Staff submitted four additional grant applications to ODOT, including replacement of four older cutaway buses (two used for Corvallis paratransit).
- Facility Maintenance staff completed a lighting retrofit project at Osborn Aquatic Center. The new Light-Emitting Diode fixtures improve the level of lighting for competition swim meets and will significantly reduce energy costs.

## IX. CITY MANAGER'S OFFICE

**A. Department Highlights**

- The Economic Development Officer made five first-time visits to traded-sector businesses and had 27 follow-up visits. In addition, she had 49 resource partner visits, made three presentations, and attended seven community events.
- The Economic Development Manager followed up with six retention and expansion leads and one recruitment lead. He also worked on one new recruitment.
- The Economic Development Office is coordinating logistics for the following events:
  - Monthly Willamette Innovators Network Board Meetings and "Pub Talks"
  - Willamette Angel Conference event planning and due diligence meetings
- The Public Relations Officer (PIO) developed a new set of guidelines for using the city logo, helping to add a degree of consistency to official city communications.
- PIO worked with Majestic Theatre's videographer to produce a short video about the Imagine Corvallis 2040 workshops. The video was designed to showcase the work that has been done with the vision plan, and to encourage community members to get involved by taking an online survey.
- PIO joined Councilor Hogg in a meeting with ASOSU student representatives. The meeting was an information-gathering session to see how the City can better engage the student population of OSU.
- PIO hosted a meeting of the Linn-Benton PIO Network at City Hall. This group is composed of PIOs from local agencies in the two-county area and meets semi-regularly to collaborate and share news, tips and best practices.
- Two notable media mentions in March included a story from KEZI about the city's upcoming switch to renewable diesel, and a story from KLCC public radio about the upcoming oak release project at Chip Ross Natural Area.

## X. COMMUNITY DEVELOPMENT

### A. Department Highlights

- Development Services Division staff processed 35 residential and 38 non-residential plan reviews for proposed construction projects and conducted 1,081 construction inspections in March.
- For March, 13 new Code Compliance cases were created as a result of citizen complaints received. The backlog of cases continues to dwindle with fewer than 200 open cases. Of these, there are 11 open cases for 2016, and 5 open cases for 2015.
- Of the 255 plumbing, mechanical and electrical permits issued in March, 115 (45 percent) were issued online.
- The Planning Division received one land use application in March for a Historic Preservation Permit.
- Planning issued decisions on four land use applications, including a Conditional Development Permit and Major Lot Development Option for an expansion of the Boys and Girls Club, a Director's Interpretation concerning MUE development standards, and a Minor Replat.
- Planning staff provided support for three community workshops for the Imagine Corvallis 2040 visioning process, on March 5, 12 and 19. Approximately 340 members from the community attended these workshops.
- In March the Housing and Neighborhood Services Code Compliance Program received complaints regarding five code issues; four code-related cases were closed during the month. In addition, contacts involving 14 habitability issues covered by the Rental Housing Code (RHC) and six habitability issues not covered by the RHC were received.

Callers were advised of their need to communicate directly with their landlord prior to filing a RHC complaint with the City; none of those callers has yet followed up with the City. Calls received through the City's Rental Housing Program reported 23 issues of a non-habitability nature.

- The City's Housing and Community Development Advisory Board reviewed a draft CDBG/HOME Action Plan for FY 16-17 and voted unanimously to forward a recommendation for City Council approval. The Council will consider approving the draft Action Plan during a public hearing on April 18.

**B. Other**

- The Housing Development Task Force met twice in March, and has now focused its near-term work on evaluating the potential impacts of Senate Bill 1533 (inclusionary zoning and a construction excise tax), and on four other policy concepts:
  - Expanding Accessory Dwelling Unit opportunities
  - Providing property tax incentives for affordable rental housing
  - Examining Systems Development Charge calculation methodologies
  - Evaluating opportunities to form a partnership of affordable housing developers and local government entities to receive donations of funding and/or property in support of affordable housing activities

## XI. MISCELLANEOUS

- Attached is the City Attorney's Office Report to the City Council for March.

Mark W. Shepard, P.E.
City Manager

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Corvallis, OR 97333
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# CITY ATTORNEY'S OFFICE
# REPORT TO CITY COUNCIL: HIGHLIGHTS

**March 2016**

**The following are highlights of the City Attorney's Office activities in March 2016:**

1. Meeting with City Manager and City Recorder regarding health care advisory question and ballot measure process.

2. Meetings with Public Works Department regarding creek bank failures.

3. Research and preliminary drafting of opening brief in *Corvallis v. Pi Kappa Phi* Court of Appeals case.

4. Meetings with Planning Department regarding Timberhill breach of settlement agreement in code violations matter.

5. Preparation and filing of Response to Motion for Overlength Brief in *GPAJ, LLC v. City of Corvallis* (Kings Blvd. Extension LUBA Appeal).

6. Meeting with Public Works Department and City Manager regarding Fairway View Estates Tract A.

7. Meeting with Fire Chief regarding CRFPD contract issues.

**Ongoing/Future Matters:**

1. Representation of the City before the Supreme Court in *Group B. LLC v. City of Corvallis* (City's appeal of Court of Appeals' decision on appeal of LUBA's Coronado Tract B decision), before the Land Use Board of Appeals in *GPA1, LLC v. City of Corvallis* (Kings Blvd. Extension LUBA Appeal) and before Court of Appeals in the *Corvallis v. Pi Kappa Phi* municipal court appeal.

2. Enforcement actions re: code violations (building, rental housing, land development code).

3. Continued work on public records requests.

4. Meetings with City staff and assistance in preparing reports and findings for land use decisions.

5. Enforcement of City ordinances and prosecution of offenses in Corvallis Municipal Court.

6. Continued work on revisions to CMC 5.03 and other policy matters.

7. Ongoing meetings regarding OSU District Plan.

# City Council Goals 2015-2016

## Sustainable Budget

The Council will continue to manage a long-term sustainable budget including the consideration of possible new or expanded revenue sources. An inventory of known infrastructure and unmet program needs, including public safety, will be compiled and prioritized by December of 2015. By September 2015, possible new or expanded revenue sources will be identified that could fund these program and infrastructure needs. By September 2016 the Council will create and begin implementing a long-term revenue plan.

### Completed through March 31, 2016:

- The City Council accepted the scope of work for the Sustainable Budget Task Force (SBTF).
- The SBTF has completed its background work, reviewing operating expenses information for all funds, and reviewing preliminary information about alternative revenue sources and the potential annual revenue production.

Next Steps:

- The City Council will discuss next steps for the SBTF in early June. The SBTF will begin work on the next steps following Council input.

### Costs incurred to date:

| Costs Through March 31, 2016 | | | | |
|---|---|---|---|---|
| | Staff Hours | Staff Cost | Other Costs | Total Costs |
| Incurred this quarter | 54.50 | $4,207 | $0 | $4,207 |
| Incurred in prior periods | 1,181.50 | 67,815 | 0 | 67,815 |
| Total costs to date. | 1,236.00 | $72,022 | $0 | $72,022 |

# City Council Goals 2015-2016

## Housing Development

The City will analyze policy and programmatic tools suggested by the 2014 ECONorthwest Housing Policy Options Study, including funding/resource requirements, and by December 2016, select and implement strategies to facilitate creation of additional transitional, low-income, and workforce housing. In addition, the City will develop strategies to sustain or increase service levels in order to continue the programs currently in place to build and maintain affordable housing.

### Completed through March 31, 2016:

- The Task Force has heard presentations and discussed housing development policy concepts with developers, realtors, policy experts, planners, and others with interest in affordable and work force housing.
- During a joint meeting of the Task Force and the City's Housing and Community Development Advisory Board in January, a Portland affordable housing developer presented concepts that he has implemented in his work in the Metro area.
- Based on what it has learned to date the Task Force has developed a list of 15 housing development policy concepts, and has prioritized them into near term, medium term and longer term groupings for further research and investigation.

### Next Steps:

- The Task Force has asked staff to look more closely at six policy areas: implementing inclusionary zoning; implementing a construction excise tax; making changes to accessory dwelling unit requirements; evaluating System Development Charge reductions or waivers, or changing SDC calculation methodologies; implementing property tax incentives for multifamily housing development; forming a partnership of government and private interests to accept donations of funding or property to be used in support of affordable housing.
- Staff will report back to the Task Force on these items, with a report from the Task Force to the City Council to follow later this spring.

### Costs incurred to date:

| Costs Through March 31, 2016 | | | | |
|---|---|---|---|---|
| | Staff Hours | Staff Cost | Other Costs | Total Costs |
| Incurred this quarter | 77.25 | $5,414 | $1,794 | $7,208 |
| Incurred in prior periods | 188.00 | 12,801 | 1,313 | 14,113 |
| Total costs to date. | 265.25 | $18,215 | $3,106 | $21,321 |

# City Council Goals 2015-2016

## Economic Vitality

The City will develop a comprehensive strategy utilizing institutional partnerships (e.g., OSU, Samaritan Health Services (SHS)), government entities, and community groups, to (1) increase access to family wage jobs, (2) strengthen the path from innovation to manufacturing, (3) identify methods of encouraging the success of locally owned businesses, and (4) improve Corvallis as an economically resilient community. Modify the Economic Development Office (EDO) role and the Economic Development Advisory Board's (EDAB) charge by December 2015 to implement this goal.

### Completed through March 31, 2016:

- The Economic Development Advisory Board developed and updated its comprehensive strategy, adopted by Council on February 17, 2015. It addresses the four points in the Economic Vitality goal. Staff continues to implement the goal in their daily work, and report monthly on progress. The following indicates progress toward this goal in the first quarter:
    - Meetings with OSU – 6
    - Meetings with government entities – 10
    - Meetings with community groups – 93
    - The four points in the goal were further addressed with the following activity:

| Assisted with | Q3 |
|---|---|
| Start-up | 3 |
| Start-up Follow-up visits | 2 |
| Expansion | 0 |
| Expansion Follow-up visits | 18 |
| Retention | 0 |
| Retention Follow-up visits | 0 |
| Recruitment | 4 |
| Recruitment Follow-up visits | 10 |
| Economic Development Officer visits (1st time) | 17 |
| Economic Development Officer visits (Follow-up) | 54 |

### Next Steps:

- Continue addressing the goal in the same way.

### Costs incurred to date:

The Economic Development Office is able to implement this goal within the adopted budget. No additional costs have been identified.

# City Council Goals 2015-2016

| Costs Through March 31, 2016 * | | | | |
|---|---|---|---|---|
| | Staff Hours | Staff Cost | Other Costs | Total Costs |
| Incurred this quarter | 0.00 | $0 | $2,500 | $2,500 |
| Incurred in prior periods | 1.00 | 42 | 5,000 | 5,042 |
| Total costs to date. | 1.00 | $42 | $7,500 | $7,542 |

*Hours and costs include the LBCC Small Business Development contract and related Staff Assistant time spent on the contract.

# City Council Goals 2015-2016

## OSU/City Relations

By the end of 2016, the City will have a renewed relationship with Oregon State University (OSU), including the following:

- Implement a new intergovernmental agreement by July 2015 in order to identify opportunities and implement solutions to problems.
- Monitor, mitigate, and reduce negative community impacts related to OSU development, including implementing land use strategies and/or contractual arrangements as appropriate.
- Review and update all assumptions and policies as appropriate in the Corvallis Comprehensive Plan and Land Development Code (LDC) relating to OSU development and the OSU District Plan by December 2016. Include strategies to monitor the OSU District Plan and the LDC to assure compliance and enable modification as conditions change.

### Completed through March 31, 2016:

- The Interim Parking Development Agreement was used for the OSU project to expand the Valley Football Center.
- Staff worked to combine the OSU-Related Comprehensive Plan Review Task Force (PRTF) work and Council's input into amendments to the Comprehensive Plan. The Planning Commission initiated review of the Comprehensive Plan proposal, and has conducted a work session and public hearing on the proposed amendments.
- The City Attorney and City Manager worked with OSU to develop the language for the City/OSU Intergovernmental Agreement (IGA).

### Next Steps:

- The City Council will consider the final IGA in April.
- The Planning Commission will complete its consideration of OSU-related Comprehensive Plan amendments and forward a set of recommendations for City Council consideration later this spring.

### Costs incurred to date:

The Planning Division is able to implement this goal within the adopted budget. No additional costs have been identified.

| Costs Through March 31, 2016 | | | | |
|---|---|---|---|---|
| | Staff Hours | Staff Cost | Other Costs | Total Costs |
| Incurred this quarter | 34.50 | $2,566 | $0 | $2,566 |
| Incurred in prior periods | 396.50 | 30,566 | 0 | 30,566 |
| Total costs to date. | 431.00 | $33,132 | $0 | $33,132 |

# City Council Goals 2015-2016

## Climate Action

Over the next two years, take bold action to address climate change by (1) supporting the energy conservation efforts of the Corvallis Georgetown University Energy Prize team, and (2) adopting and beginning to implement a comprehensive, long-term climate action plan that will significantly reduce Corvallis' greenhouse gas emissions and foster Corvallis' resilience to the effects of climate change.

### Completed through March 31, 2016:

- The Climate Action Task Force (CATF) held two meetings during the quarter. Task Force members approved a strategy to preliminarily adopt the State of Oregon greenhouse gas reduction goals and the City of Corvallis Climate Action Plan Elements and Evaluation Criteria.
- Staff executed a contract for Climate Action Plan consultant support. The consultant, The Good Company, was introduced to Task Force members at the March 29 meeting.
- Climate Action Plan Task Teams were identified with members from City staff and the community who have expertise in the Plan Action Areas of stakeholder Buildings & Energy, Land Use & Transportation, Urban Natural Resources, Consumption & Waste, Health & Services, and Food & Agriculture. Members were contacted and asked for their assistance with the Council Goal Effort. Outreach began to collect initial feedback on mitigation and adaptation actions in each of the six Climate Action categories.

### Next Steps:

- In conjunction with the consultant, conduct workshops for each of the six Climate Action categories to review and discuss proposed actions in relation to the Evaluation Criteria approved by the Task Force.

### • Costs incurred to date:

| Costs Through March 31, 2016 | | | | |
|---|---|---|---|---|
| | Staff Hours | Staff Cost | Other Costs | Total Costs |
| Incurred this quarter | 372.62 | $19,701 | $15,205 | $34,907 |
| Incurred in prior periods | 280.25 | 14,557 | 23,227 | 37,784 |
| Total costs to date. | 652.87 | $34,258 | $38,433 | $72,691 |

# City Council Goals 2015-2016

## Vision and Action Plan for Corvallis

Using an engaged community process, create a new Corvallis Vision and Action Plan 2040 by December 2016. The resulting plan will include an aspirational vision, an action plan for the City and community partners that is achievable and measureable using a livability index, and a method for regular evaluation and necessary revision. The Vision and Action Plan will be the foundation for necessary work on other City plans.

### Completed through March 31, 2016:

- The project consultant conducted individual and small group interviews to identify community goals, focus areas, interested parties, community partners and future project stakeholders.
- Council adopted a resolution to transition the Task Force into an expanded 20-member Vision Action Steering Committee.
- Staff coordinated with the consultant to draft a project communication and outreach plan and organize a Steering Committee kick-off meeting.
- Three community workshops were held to begin to gather input into the Imagine Corvallis 2040 Vision and Action Plan project.
- An on-line survey was developed to gather individual feedback into the Imagine Corvallis 2040 Vision and Action Plan.

### Next Steps:

- Small groups are continuing to meet and provide feedback to the consultant and Steering Committee, and the on-line survey remains open for community input.
- The Steering Committee will begin to hear from the Consultants on the feedback received through the various public comment opportunities and begin to develop draft Vision statements.
- The public input will be used by the Steering Committee to begin shaping the Action Plan element of the Imagine Corvallis 2040 Plan.

### Costs incurred to date:

| Costs Through March 31, 2016 | | | | |
|---|---|---|---|---|
| | Staff Hours | Staff Cost | Other Costs | Total Costs |
| Incurred this quarter | 401.00 | $25,501 | $23,080 | $48,581 |
| Incurred in prior periods | 725.25 | 43,484 | 5,573 | 49,057 |
| Total costs to date. | 1,126.25 | $68,985 | $28,653 | $97,639 |

TO: City Council for April 18, 2016
FROM: Kent Weiss, Interim Community Development Director
DATE: April 8, 2016
THROUGH: Mark W. Shepard, P.E., City Manager
SUBJECT: FY 2016-17 CDBG/HOME Action Plan

CORVALLIS
ENHANCING COMMUNITY LIVABILITY

Action Requested:

Staff recommend that the City Council take public testimony, then approve and adopt the City's FY 16-17 CDBG/HOME Action Plan, as written or with Council-desired modifications, and authorize the Mayor to sign CDBG and HOME application and certification documents.

Discussion:

*Background*

Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds and the activities they support are intended to address four primary federally-established program goals:

- Provide decent, safe and affordable housing
- Alleviate the problems of excessive rent burdens, homelessness, and deteriorating housing
- Establish and maintain a suitable living environment
- Provide expanded economic opportunities

In meeting these goals through the expenditure of program funds, the focus of each type of CDBG or HOME activity carried out by a local jurisdiction must be to provide benefit primarily to people with low incomes (incomes below 80% of the area median). In addition, where HOME funds are used to support rental housing activities, beneficiaries must generally have incomes at or below 60% of the area median.

Periodically each HUD entitlement jurisdiction must create a five-year Consolidated Plan that:

1) Identifies the jurisdiction's existing community resources as well as its most pressing housing and community development needs;
2) Outlines a set of goals to be met and strategies to be undertaken in an effort to address identified needs over the five year Plan period; and
3) Describes the specific types of actions that will be taken to carry out the longer-term strategies.

The City is operating under the third year of its current Consolidated Plan, which covers the fiscal years 2013-14 through 2017-18. The draft Action Plan under consideration describes the activities that will be carried out or supported by the City during FY 2016-17, which is year four of the Consolidated Plan period.

The attached draft FY 16-17 Action Plan was developed with guidance from the City's Housing and Community Development Advisory Board during February and March, and was made available for public review beginning on March 18. Notices of the Plan's availability and an extensive Plan summary were published in the Corvallis Gazette-Times on March 18 and April 1. Since March 18 the full hard copy text of the draft Plan has been available for review in the Housing and Neighborhood Services Division office, and it has also been posted to and available for download from the City's Web site.

*FY 16-17 Action Plan*

HUD has notified the City that $479,362 in CDBG funding and $236,285 in HOME funding will be awarded for our use during FY 16-17. The draft Action Plan describes the steps the City will take between July 1, 2016 and June 30, 2017 to continue carrying out the five-year Consolidated Plan's strategies, and also details how the awarded CDBG and HOME funding will be allocated to support new and ongoing activities and programs. The City's delivery of its CDBG and HOME resources will be focused on addressing five priority community needs:

1. Providing affordable housing opportunities
2. Maintaining the quality of affordable housing
3. Addressing homelessness
4. Helping people with special needs
5. Helping people with low incomes

To address these five needs the City's CDBG and HOME programs will employ four primary strategies:

1. Create and retain affordable housing opportunities
2. Maintain the quality of affordable housing
3. Support the goals of the *Benton County Ten Year Plan to Address Homelessness*
4. Support agencies that provide direct services

As has been the City's policy for the expenditure of funds from the CDBG and HOME programs in the past, FY 16-17 efforts will continue to focus on assisting or supporting the delivery of assistance to those with the lowest incomes whenever possible and practical. Within the housing elements of the City's programs this will mean working to support projects and activities that will assist people with low, very low and extremely low incomes, as well as individuals and families who are homeless. Among those who will be considered within these groups are people with special needs such as a severe mental illness or physical disability, survivors of domestic violence, chronic substance abusers, homeless youths, persons with HIV/AIDS, veterans, and the elderly and frail elderly. Activities that will provide direct funding for non-profit social service agency operations through the Human Services Fund will also focus on the populations described above.

The priorities and goals established in the City's five-year Consolidated Plan, and the actions the City will undertake to address them during FY 16-17, are included in the Action Plan's Executive Summary section. The proposed funding allocation strategy, which includes both CDBG and HOME resources, can be found on page three of the Executive Summary, and a more thorough explanation of the allocation of resources can be found on pages 37 through 61 of the draft Action Plan. The table on the following page reflects specific/numeric five-year Consolidated Plan goals, projected three-year progress toward the achievement of those goals (through the end of FY 15-16), and additional progress toward the goals that will result from carrying out Action Plan activities during FY 16-17.

*Assessment and Projection of CDBG/HOME Goals Achievement*

| ***Strategy*** | ***Five-year Target*** | ***Five-year Goals*** | ***Projected outcomes thru FY 15-16*** | ***FY 16-17 Goals*** |
|---|---|---|---|---|
| Create and retain affordable housing opportunities | Rental opportunities created/ retained | 25 | 51 | 40 |
| | Owner opportunities created | 10 | 7 | 0 |
| | Homebuyer assistance loans | 40 | 25 | 10 |
| | **TOTAL** | **75** | **83** | **50** |
| Maintain the quality of affordable housing | Rental units rehabilitated | 85 | 70 | 0 |
| | Owner units rehabilitated | 50 | 16 | 7 |
| | **TOTAL** | **135** | **76** | **7** |
| Support the goals of the *Benton County Ten Year Plan to Address Homelessness* | Public facility beneficiaries | 400 | 600 | 0 |
| | Homeless service beneficiaries | 2,000 | 2,763 | 0 |
| | Homeless shelter beneficiaries | 500 | 610 | 460 |
| | Homeless supportive housing units | 5 | 1 | 0 |
| | **TOTAL** | **2,905** | **3,974** | **460** |
| Support agencies that provide direct services | Non-homeless service beneficiaries | 12,000 | 17,159 | 5,415 |
| | Other beneficiaries (microbusiness) | 25 | 16 | 0 |
| | **TOTAL** | **12,025** | **17,175** | **5,415** |

*Action Plan Resources and Distribution*

As noted earlier, in FY 16-17 the City will receive $479,362 in funding through HUD's Community Development Block Grant program, and $236,285 through the HOME Investment Partnerships program. Another $100,000 is expected to be received through the repayment of CDBG-funded loans the City has extended since FY 00-01, and $17,500 in HOME loan repayment income from similar loans is included in that program's budget. These revenues must be utilized (as "Program Income") during the year to support activities described in the Action Plan. Finally, as identified in the Plan, $100,000 in CDBG resources allocated but not fully spent in prior years on loan programs and other activities is also being budgeted to support assistance activities in FY 16-17. A combined program total of $933,147 is being proposed for allocation in FY 16-17 to fund a variety of loan programs, grants for capital projects and social services, and program delivery and administration.

The Action Plan's housing-related activity priorities will focus primarily 1) on the creation of affordable housing opportunities through the construction of new units and the provision of down payment assistance loans, and 2) on the rehabilitation of owner-occupied housing that is affordable to low income and/or special needs Corvallis residents. Assistance will be provided in the form of both grants and loans to undertake a variety of housing activities. Programmatically, CDBG activities will focus on providing loans to underwrite owner-occupied housing rehabilitation, loans to assist with home purchases, and grant-funded support for the delivery of social services by six non-profit agencies.

HOME activities will include affordable rental housing construction and operating funding for affordable housing development. Commonwealth Development will receive funding for the construction of a 40-unit affordable rental housing project to be known as Sunset Village; Willamette Neighborhood Housing Services, which functions under the City's HOME program as a Community Housing Development Organization (CHDO) and as such is eligible for direct funding, will receive operating support for its

housing development activities. Both HOME and CDBG will also provide funding to cover a portion of the City's administrative costs to deliver these programs.

*Allocation Process and Activity Descriptions*

From January through mid-March, 2016, Housing and Neighborhood Services staff and the HCDAB carried out a proposal review process to identify the activities that the Advisory Board feels should receive funding from the FY 16-17 CDBG and HOME programs. Capital and non-capital requests for funds from both programs were considered; social services funding requests from the CDBG Human Services Fund were also considered. The recommended FY 16-17 proposed recipients, activities and HCDAB-recommended funding amounts are found in the Action Plan's Executive Summary on page 3, and on pages 43 through 48 of the draft Action Plan document.

*CDBG Human Services Fund Requests*

Nine proposals from eight agencies seeking support from the CDBG Human Services Fund were received and considered by the HCDAB during a presentation session held the evening of February 18, 2016. Seven of those proposals were recommended for funding by the HCDAB. The total of $71,000 recommended for allocations represents the full amount allowed under CDBG regulations, which cap such allocations at 15% of the City's annual CDBG award. The seven awards recommended by the HCDAB are:

| | |
|---|---|
| Community Outreach – Family Shelter and Services | $10,000 |
| Corvallis Housing First – Men's Winter Shelter | $10,000 |
| Corvallis Housing First – Women's Winter Shelter | $10,000 |
| Furniture Share – Furniture Delivery to Low Income/Special Needs Households | $10,500 |
| Jackson Street Youth Shelter – Next Steps Transitional Living | $10,000 |
| Old Mill Center for Children and Families – In-home Services to Outreach Families | $10,000 |
| South Corvallis Food Bank – Food Provision to Low Income/Homeless Households | $10,500 |

*HOME Capital Project Request*

One capital proposal seeking funding from the HOME program was considered by the Housing and Community Development Advisory Board during a presentation session on February 18. That proposal was received from Commonwealth Development, a Portland developer of affordable housing, and would fund the construction of 40 units of affordable rental housing for low, very low and extremely low income households at Sunset Village in southwest Corvallis. The HCDAB is recommending a HOME funding award for this project in the amount of $200,000, contingent on the project successfully receiving an award of federal Low Income Housing Tax Credits from the Oregon Housing and Community Services Department. HOME funding in the amount of $16,605 is also being budgeted to cover a portion of the City's direct costs to conduct project management for the Sunset Village project.

*Non-capital HOME Request*

One non-capital proposal for HOME funding was received from Willamette Neighborhood Housing Services and sought operating funding for the agency as a Community Housing Development Organization (CHDO) for purposes of the City's HOME program. The City may allocate up to 5% of its annual HOME resources to support administrative costs related to the affordable housing development efforts of CHDOs. The HCDAB is recommending that WNHS receive $11,800 from the City's FY 16-17 HOME award.

*City-operated Housing Loan Programs*

Continued funding has been allocated in the draft Action Plan to support the City's two owner-occupied housing rehabilitation loan programs (totaling $260,000) and its down payment assistance loan programs ($150,000). In addition to the amounts that will be available for loans, the CDBG budget also includes $75,000 for loan program delivery, which covers a portion of the Housing and Neighborhood Services Division's costs to oversee the programs and projects supported by City loans.

*Program Administration and Contingency Budgets*

Both the CDBG program and the HOME program allow a percentage of the annual awards and program income amounts to be used to cover costs related to overall program administration. The CDBG administrative cap is 20%, and the full cap amount of $115,870 has been budgeted for this expenditure category. The HOME program administrative cap is 10%, and the full cap amount of $25,380 has been budgeted.

The programmatic mix of grants, loans, and administrative funding from both FY 16-17 federal sources is projected below:

| | | |
|---|---|---|
| Affordable Housing Project Assistance Grants: | $216,605 | 23.2% |
| Housing Rehab and Purchase Loan Programs: | 485,000 | 52.0% |
| Human Services Fund Support: | 71,000 | 7.6% |
| CHDO Operating Support: | 11,800 | 1.3% |
| Program Administration: | 141,250 | 15.1% |
| Program/Project Contingencies: | 7,492 | 0.8% |
| **TOTAL** | **$933,147** | |

Budget Impact:

CDBG and HOME revenues and expenditures occur in the Community Development Revolving Fund. A $35,000 revenue shortfall in the Fund is projected to occur in FY 16-17; General Fund support to address that shortfall is being proposed for Budget Commission consideration as part of the FY 16-17 budget approval process.

Attachment: FY 16-17 CDBG/HOME Action Plan for Corvallis

# FY 16-17 One-Year Action Plan
# for the
# City of Corvallis
# Community Development Block Grant Program
# and
# HOME Investment Partnerships Program

*Prepared by Staff of the City of Corvallis*
*Community Development Department*
*Housing and Neighborhood Services Division*

*Draft Prepared for the City Council Public Hearing to be held April 18, 2016*

*May 15, 2016*

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# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The Corvallis Consolidated Plan presents a vision for affordable housing and low income community development activities for the period beginning July 2013 and ending June 2018. Using that document as its strategic foundation, this one-year Action Plan for the City's Fiscal Year 2016-17 outlines an approach for the allocation of federal funding provided to the City of Corvallis by the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) Program, and through the HOME Investment Partnerships (HOME) Program. The goals and strategies outlined in the Consolidated Plan, and the activities described in the FY 2016-17 Action Plan are based on priorities established by the Corvallis Housing and Community Development Advisory Board and staff of the City's Community Development Department/Housing and Neighborhood Services Division through a combination of research and data analysis, agency and expert consultation, and citizen participation.

### 2. Summarize the objectives and outcomes identified in the Plan

The Corvallis Consolidated Plan outlines a set of five-year objectives and strategies that the City will pursue through the application of its federal CDBG and HOME program resources, as well as through participation with local providers in the network that coordinates the community's system of program and service delivery efforts.

Based on research, data analysis, consultation and citizen participation, the Consolidated Plan identifies five general priority needs on which the City will focus its resources over the five year Plan period:

1. Providing affordable housing opportunities
2. Maintaining the quality of affordable housing
3. Addressing homelessness
4. Helping people with special needs
5. Helping people with low incomes

In order to address these needs, the Consolidated Plan identifies four goals to provide guidance for the City's investments of both financial resources and technical assistance. These goals are to:

1. Create and retain affordable housing opportunities
2. Maintain the quality of affordable housing
3. Support achievement of the goals of the Benton County Ten Year Plan to Address Homelessness
4. Support agencies that provide direct services to low income and special needs populations

HUD has identified a series of outcomes to be achieved through the application of the resources it provides. The primary outcomes that will be achieved as the City provides funding for and/or carries out activities during FY 2016-17 will include improving the availability, accessibility and affordability of housing, and creating or enhancing suitable living environments. Detailed descriptions of the foregoing priority needs, goals, and anticipated outcomes can be found in the Consolidated Plan document, available on the City's Web site at www.corvallisoregon.gov/CDBGandHOME.

The table on the page that follows contains the proposed uses of federal funds for the City's FY 16-17. A more detailed set of descriptions of these activities is contained in later sections of this Action Plan.

## FY 16-17 Detailed CDBG and HOME Sources and Uses Table

| SOURCES | | CDBG | HOME |
|---|---|---|---|
| Annual Allocation | | 479,362 | 236,285 |
| Program Income | | 100,000 | 17,500 |
| Prior Year Resources | | 100,000 | - |
| | **TOTAL** | **679,362** | **253,785** |
| **USES** | | | |
| Administration | | 115,870 | 25,380 |
| Rehab Program Delivery | | 75,000 | - |
| | Subtotal | 190,870 | 25,380 |
| Loan Programs | | | |
| Down Payment Assistance | | 150,000 | - |
| Essential Repair (Rehab) | | 160,000 | - |
| Neighborhood Improvement (Rehab) | | 100,000 | - |
| | Subtotal | 410,000 | - |
| Capital Projects by Others | | | |
| Sunset Village Rental Housing Construction | | - | 200,000 |
| | Subtotal | - | 200,000 |
| Human Services | | | |
| Community Outreach | | 10,000 | |
| Corvallis Housing First | | 10,000 | - |
| Corvallis Housing First | | 10,000 | - |
| Furniture Share | | 10,500 | - |
| Jackson Street Youth Shelter | | 10,000 | - |
| Old Mill Center for Children and Families | | 10,000 | - |
| South Corvallis Food Bank | | 10,500 | - |
| | Subtotal | 71,000 | - |
| Other | | | |
| CHDO Operating Funding | | - | 11,800 |
| Project Delivery | | - | 16,605 |
| Contingency | | 7,492 | - |
| | Subtotal | 7,492 | 28,405 |
| | **TOTAL** | **679,362** | **253,785** |

## 3. Evaluation of past performance

The goals and projects identified in the City's five-year Consolidated Plan and this FY 2016-17 Action Plan represent both a continuation and an evolution of the goals that have been included in the City's Consolidated Plans since it became a CDBG entitlement community in 2000 and a HOME participating jurisdiction in 2001. Addressing the community's need for affordable housing, especially for households with very low and extremely low incomes, has been a priority Consolidated Plan goal since program inception, and because housing costs have increased and resulting cost burdens for lower income households have worsened in recent years, goals both to create new affordable opportunities, and to maintain the quality of affordable units that currently exist, have been included in the current five-year Consolidated Plan.

Providing funding and technical assistance to agencies that serve people who are homeless has also been a goal of prior Consolidated Plans. In 2008, the *Benton County Ten Year Plan to Address Homelessness* was completed by a consortium of community representatives, and was subsequently adopted by the Corvallis City Council. In order to continue the City's participation in the strong community network that has been formed to carry out the goals and actions of the *Ten Year Plan*, the current Consolidated Plan explicitly identifies addressing homelessness as a priority need, and providing support for the *Ten Year Plan* as a key Consolidated Plan goal. Much of the financial support that will be delivered to agencies through the City's CDBG-funded FY 2016-17 Human Services Fund program will be focused on the homelessness priorities of the *Ten Year Plan*.

Finally, the City's current Consolidated Plan continues to give priority to addressing the needs of low income and special needs populations, primarily through the delivery of housing assistance loans and support for social services. As housing in Corvallis has become generally less affordable in recent years, the availability of public and private resources to help those with low incomes and special needs has declined, leaving a growing gap in programs and services to meet community needs. Given this trend, the Consolidated Plan and the current FY 2016-17 Action Plan seek to continue providing resources to help address these needs.

## 4. Summary of Citizen Participation Process and consultation process

The City followed its published Citizen Participation Plan in carrying out the process used to develop this FY 2016-17 Action Plan. That Citizen Participation Plan calls for the City to conduct two annual public hearings in order to receive community input about needs, priorities and potential projects as it prepares each one-year Action Plan. In addition to holding these public hearings the City, through its Community Development Department/Housing and Neighborhood Services Division and its Housing and Community Development Advisory Board, practices ongoing but much less formal outreach to social service providers, agency clients, loan program participants, and citizens in general as it carries out and/or monitors each year's

Action Plan activities, participates in community and stakeholder meetings, and delivers housing- and other program-related information and referral services.

In practice the citizen participation process under which the City's Consolidated Plan and this FY 2016-17 Action Plan were developed began many years ago as prior Consolidated Plans were implemented. Since 2000, each year's Action Plan hearing has been advertised as an opportunity to influence the next Consolidated Plan and its priorities; many identified actions in earlier Plans were intended to help the City define or refine goals for future Plans. As noted above, the citizen participation process for this Action Plan combined formal public hearings with less formal meetings and discussions about needs and solutions. The goals in the City's FY 2013-2018 Consolidated Plan are very much reflective of a comprehensive, additive approach to gathering public input, and the actions the City will carry out or support through implementation of its FY 2016-17 Action Plan are a direct result of the discussions in which City staff have participated, and of the ideas and testimony the City has received through its more formal processes.

**5. Summary of public comments**

Six hearing attendees provided comments during the first Action Plan public hearing, which was conducted by the Corvallis City Council on December 21, 2015:

- Four testifiers spoke in opposition to the City providing funding for a downtown men's cold weather shelter. One of these also spoke against the City providing funding for a women's cold weather shelter.
- One person provided testimony in regard to the City's lack of affordable housing and its low vacancy rates, and the resultant challenge of housing the homeless.
- One person spoke of the need to preserve existing affordable housing in Corvallis.

The second Action Plan public hearing was held on April 18, 2016, with

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**6. Summary of comments or views not accepted and the reasons for not accepting them**

THIS SECTION TO BE COMPLETED FOLLOWING THE APRIL 18, 2016 CITY COUNCIL PUBLIC HEARING.

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## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|---|---|---|
| Lead Agency | CORVALLIS | |
| CDBG Administrator | CORVALLIS | Community Development Department/Housing Division |
| HOPWA Administrator | | |
| HOME Administrator | CORVALLIS | Community Development Department/Housing Division |
| HOPWA-C Administrator | | |

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Corvallis, through its Community Development Department/Housing and Neighborhood Services Division, is the lead agency for delivery of the Community Development Block Grant and HOME Investment Partnerships program funding to be delivered through this Action Plan for the City's fiscal year 2016-2017.

**Consolidated Plan Public Contact Information**

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## AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

### 1. Introduction

The City of Corvallis and the public and private entities that focus on affordable housing, homelessness, health care, and related services generally coordinate their efforts well, as reflected in the narratives that follow. Initiatives such as the implementation of a Benton County 211 Info system and the adoption of a local Ten Year Plan to Address Homelessness highlight efforts to coordinate services that will extend through the period of this Consolidated Plan. Other coordination efforts, anticipated or in place, are described below.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The most visible effort to enhance coordination of housing and services efforts among providers and government entities is the ongoing work of the oversight committee for the *Benton County Ten Year Plan to Address Homelessness*. That Plan was adopted by the City of Corvallis and Benton County in 2008, and those two entities jointly chair the oversight committee. The committee continues to provide guidance and coordination among agencies that deliver homeless shelter and services, affordable housing, health and mental health services, and other related programs in Corvallis. During 2015 the Homeless Oversight Committee reevaluated the *Ten Year Plan*, and is preparing to develop a comprehensive update and strategic plan, and has proposed the Corvallis and Benton County jointly fund a full-time HOC administrator/plan initiator.

A very clear example of the coordination that has arisen out of the Ten Year Plan in the last three years is the Adult Services Team (AST). The AST is a body comprised of Benton County health, mental health, drug and alcohol, and corrections staff, Samaritan Health Services, the Oregon Department of Human Services, homeless services and affordable housing providers, in addition to other specialties as needed to address the individual needs of clients being assisted. The intent of the AST is to help homeless or near homeless individuals and families overcome or better, prevent conditions that result in homelessness by facilitating access to comprehensive community-based services with the goal of stabilizing lives.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City is a regular participant in Continuum of Care planning efforts conducted by Community Services Consortium (CSC), the Continuum of Care and Community Action Agency for Benton, Linn and Lincoln counties. In addition, CSC is a regular contributor to the City's Consolidated Plan and Action Plan development efforts, with their expertise in homelessness issues and provision of data regarding homeless populations being critical elements of Consolidated Plan content. Finally, because both CSC and the City of Corvallis are represented on the oversight committee for the *Benton County Ten Year Plan to Address Homelessness*, a high level of coordination is and will continue to be achieved with regard to implementing activities and programs to address homelessness among individuals, families, veterans and unaccompanied youth.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.**

The City of Corvallis is not a recipient of ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

| | | |
|---|---|---|
| 1 | **Agency/Group/Organization** | LINN BENTON HOUSING AUTHORITY |
| | **Agency/Group/Organization Type** | Housing<br>PHA<br>Services – Housing |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Public Housing Needs<br>Market Analysis<br>Anti-poverty Strategy |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | The Linn Benton Housing Authority (LBHA) was consulted for information regarding Section 8 voucher use in Corvallis, the types and numbers of targeted vouchers in use, the size and makeup of the waiting list, and barriers to the use of vouchers in Corvallis. The information provided by the agency is captured in the pertinent sections of the Consolidated Plan. Because the City and LBHA speak relatively frequently and coordinate efforts to assist underserved populations through collaborative work on existing committees, it is anticipated that coordination will continue and improve as this Consolidated Plan is implemented. |
| 2 | **Agency/Group/Organization** | CORVALLIS HOMELESS SHELTER COALITION |
| | **Agency/Group/Organization Type** | Housing<br>Services-homeless |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Strategy<br>Anti-poverty Strategy |

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| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | The Corvallis Homeless Shelter Coalition (CHSC) was consulted for input on homeless counts and demographics as well as needs for shelter, services and supportive housing. Information provided has been integrated into pertinent sections of the Consolidated Plan. The City and the CHSC will continue to work cooperatively to identify opportunities to expand shelter and supportive services for people who are homeless/chronically homeless. |
| 3 | **Agency/Group/Organization** | WILLAMETTE NEIGHBORHOOD HOUSING SERVICES |
| | **Agency/Group/Organization Type** | Housing<br>Services-Education |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Market Analysis<br>Anti-poverty Strategy |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Willamette Neighborhood Housing Services (WNHS) is the Community Housing Development Organization (CHDO) for the City's HOME program, and interacts on an ongoing basis with City staff both on affordable housing project-specific points of discussion and on a broader affordable housing needs and planning level. Rental housing market assessment work commissioned by WNHS was used in the market analysis section of the Consolidated Plan. The agency's Executive Director is also a member of the oversight committee for the Benton County Ten Year Plan to Address Homelessness, and provided public hearing testimony during the Consolidated Plan development process. |
| 4 | **Agency/Group/Organization** | BENTON HABITAT FOR HUMANITY |
| | **Agency/Group/Organization Type** | Housing<br>Services – Housing |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Anti-poverty Strategy |

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| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | The City consults frequently with Benton Habitat for Humanity on both housing and homelessness needs and strategies through work on individual projects and joint participation on the oversight committee for the Benton County Ten Year Plan to Address Homelessness. The City's work to consult and collaborate with this agency will continue with the intent of improving the lives of low income members of the Corvallis community. |
| 5 | **Agency/Group/Organization** | NORTHWEST HOUSING ALTERNATIVES |
| | **Agency/Group/Organization Type** | Housing<br>Services – Housing |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Anti-poverty Strategy |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Consultations with Northwest Housing Alternatives were productive in the City's decision to provide CDBG and HOME funding to support rehabilitation of the Section 8-subsidized Julian Apartments in Corvallis, addressing affordable housing and the need for such housing by the disabled and elderly residents of the Julian. |
| 6 | **Agency/Group/Organization** | COMMUNITY SERVICES CONSORTIUM |
| | **Agency/Group/Organization Type** | Housing<br>Services-homeless<br>Services-Education<br>Services-Employment<br>Regional organization<br>Planning organization |

| | | |
|---|---|---|
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | As the Continuum of Care organization with jurisdiction in Corvallis as well as Benton and Linn counties, Community Services Consortium was consulted directly for input about homelessness data, needs and existing programs, as well as general housing and housing market information. The agency is a participant on the oversight committee for the Benton County Ten Year Plan to Address Homelessness. The agency also provides services in support of employment and economic development, plans for which were utilized in the Consolidated Plan sections on those topics. This consultation/coordination/collaboration work will continue throughout the five year Consolidated Plan period and beyond. |
| 7 | **Agency/Group/Organization** | JACKSON STREET YOUTH SERVICES |
| | **Agency/Group/Organization Type** | Housing<br>Services - Housing<br>Services-homeless |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy |

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| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | City staff consult regularly with the Executive Director and staff of the Jackson Street Youth Shelter on the housing and shelter needs of homeless youth in Corvallis. The agency is also a participant on the oversight committee for the Benton County Ten Year Plan to Address Homelessness. The City is currently providing technical assistance to this agency toward the achievement of its goal to create permanent supportive housing opportunities for youths ready to move from shelter. |
| 8 | **Agency/Group/Organization** | STATE OF OREGON DEPARTMENT OF HUMAN SERVICES |
| | **Agency/Group/Organization Type** | Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Child Welfare Agency<br>Other government - State |
| | **What section of the Plan was addressed by Consultation?** | Homeless Needs - Families with children<br>Non-Homeless Special Needs |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Information and plans relative to the services for children, the elderly and people with disabilities were consulted and were valuable to the process of assessing both the needs of homeless families with children and of non-homeless special needs populations. |
| 9 | **Agency/Group/Organization** | BENTON COUNTY |
| | **Agency/Group/Organization Type** | Housing<br>Services-Persons with Disabilities<br>Services-Persons with HIV/AIDS<br>Services-homeless<br>Services-Health<br>Publicly Funded Institution/System of Care<br>Other government - County |

| | | |
|---|---|---|
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Economic Development<br>Anti-poverty Strategy<br>Lead-based Paint Strategy |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Various representatives of Benton County were consulted directly for input into the healthcare and services needs of many of the populations described in the Consolidated Plan. The County and City also share leadership of the oversight committee for the Benton County Ten Year Plan to Address Homelessness, and through that body continue to assess needs for homeless shelter and services, affordable housing, and health and mental health care for individuals and families. City and County consultation and collaboration will continue to occur on various fronts on an ongoing basis. |
| 10 | **Agency/Group/Organization** | OREGON HEALTH AUTHORITY |
| | **Agency/Group/Organization Type** | Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Persons with HIV/AIDS<br>Services-Health<br>Health Agency<br>Other government - State |
| | **What section of the Plan was addressed by Consultation?** | Non-Homeless Special Needs<br>Lead-based Paint Strategy |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Information and plans relative to health-related services for children, the elderly, people with HIV/AIDS and people with disabilities were consulted and were valuable to the process of assessing the needs of these non-homeless special needs populations. |

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| 11 | **Agency/Group/Organization** | OREGON CASCADES WEST COUNCIL OF GOVERNMENTS |
| | **Agency/Group/Organization Type** | Housing<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Employment<br>Regional organization<br>Planning organization |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Homeless Needs - Families with children<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Cascades West Council of Governments staff and published materials were consulted for purposes of special needs service needs assessments, housing needs, and economic development plans and needs. The agency includes both an Office of Senior and Disability Services and an Office of Economic Development, both of which are responsible for the development of plans and implementation of programs in the multi-county area that includes Corvallis. The City's Consolidated Plan will offer opportunities to target City funding on activities that will jointly benefit Corvallis residents who are clients of the Council of Governments. |
| 12 | **Agency/Group/Organization** | HOME LIFE, INC. |
| | **Agency/Group/Organization Type** | Housing<br>Services - Housing<br>Services-Persons with Disabilities |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Non-Homeless Special Needs<br>Market Analysis |

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|---|---|---|
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | The City and Home Life have worked closely together for many years to carry out housing and services projects to serve developmentally disabled members of the community. Consultation on the needs of that population was beneficial to the housing needs and non-homeless special needs assessment sections of the Consolidated Plan. The City anticipates that it will continue to work in partnership with Home Life in future years to carry out Consolidated Plan strategies for the population it serves. |
| 13 | **Agency/Group/Organization** | CENTER AGAINST RAPE AND DOMESTIC VIOLENCE |
| | **Agency/Group/Organization Type** | Housing<br>Services - Housing<br>Services-Victims of Domestic Violence<br>Services - Victims |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Homelessness Strategy<br>Market Analysis |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | The Center Against Rape and Domestic Violence (CARDV) is the primary provider of domestic violence shelter and services in Corvallis. The City has supported CARDV and its program efforts through technical assistance, capital project funding, and operational support for over 30 years. Consultation with CARDV was used to inform both the housing needs assessment and homelessness strategy sections of the Consolidated Plan. It is anticipated that the City's support of CARDV will continue, and will in turn help address the housing and service needs of survivors of domestic violence. |
| 14 | **Agency/Group/Organization** | COMMUNITY OUTREACH INC. |
| | **Agency/Group/Organization Type** | Housing<br>Services-Children<br>Services-Persons with Disabilities<br>Services-homeless |

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|---|---|---|
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Strategy<br>Market Analysis |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Community Outreach, Inc. (COI) is the primary provider in Corvallis of comprehensive homeless shelter and services for individuals, veterans and families. The input of COI's Executive Director was valuable to the assessment of housing and homeless needs in the community as well as for developing the Consolidated Plan's homelessness strategy. |
| 15 | **Agency/Group/Organization** | LINN BENTON COMMUNITY COLLEGE |
| | **Agency/Group/Organization Type** | Services-Education<br>Services-Employment |
| | **What section of the Plan was addressed by Consultation?** | Economic Development<br>Anti-poverty Strategy |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | The City has provided CDBG funding for the LBCC Microbusiness program in recent years, and consults on an ongoing basis about the needs of the low income participants it serves and the benefits they achieve by learning to conceptualize and then carry out creation of a microenterprise. |
| 16 | **Agency/Group/Organization** | CITY OF CORVALLIS |
| | **Agency/Group/Organization Type** | Housing<br>Services - Housing<br>Services-Employment<br>Service-Fair Housing<br>Other government - Local<br>Planning organization<br>Business Leaders<br>Grantee Department |

| | | |
|---|---|---|
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy<br>Lead-based Paint Strategy |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Various City divisions within the Community Development Department, and other departments in the organization were consulted to gain insights into employment and economic development needs, infrastructure and public facility needs, housing affordability and conditions, fair housing issues, lead paint issues and practices, and the impacts of land use planning and policies on housing affordability. This consultation and coordination is and will continue to be ongoing. |
| 17 | **Agency/Group/Organization** | FAIR HOUSING COUNCIL OF OREGON |
| | **Agency/Group/Organization Type** | Housing<br>Service-Fair Housing |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Fair Housing |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | The City works with the Fair Housing Council of Oregon each year to carry out fair housing training activities for area landlords and tenants, and consults on the types and frequency of fair housing-related calls they receive from Corvallis residents. This consultation has and will continue to provide direction for future fair housing training, outreach and testing efforts. |
| 18 | **Agency/Group/Organization** | SAMARITAN HEALTH SERVICES |
| | **Agency/Group/Organization Type** | Publicly Funded Institution/System of Care |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Homelessness Strategy |

| | | |
|---|---|---|
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Consultation with Samaritan Health Services focused on the organization's ongoing efforts to avoid discharging medical patients into homelessness through a cooperative program operated by homeless shelter provider Community Outreach Inc. The organization is also represented on the oversight committee of the Benton County Ten Year Plan to Address Homelessness and as such, will continue to participate in improving the system that provides homeless shelter and related services in Corvallis. |
| 19 | **Agency/Group/Organization** | U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT |
| | **Agency/Group/Organization Type** | Housing<br>Other government - Federal |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Market Analysis |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Much of the data presented throughout this Consolidated Plan was provided to the City through HUD's eCon Planning Suite, the electronic template that forms the basis for Plan development. The data includes both American Community Survey (ACS) information drawn directly from the U.S. Census Bureau, and ACS data that HUD has analyzed more deeply as part of its Community Housing Affordability Strategy compilation. City staff will continue to work closely with HUD's Portland field office to evaluate projects, plans and annual reports to ensure compliance with the regulations of the CDBG and HOME programs. |
| 20 | **Agency/Group/Organization** | OREGON HOUSING AND COMMUNITY SERVICES |
| | **Agency/Group/Organization Type** | Housing<br>Other government - State |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Market Analysis |

| | | |
|---|---|---|
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | The Consolidated Plan for the State of Oregon, prepared jointly by Oregon Housing and Community Services (OHCS) and the Oregon Business Development Department, was consulted in preparing the Corvallis Consolidated Plan. OHCS is currently in the process of identifying regional priorities for the affordable housing funding they deliver to communities throughout Oregon. The City is participating in discussions with OHCS regarding the Benton/Linn county region and will continue this consultation through its completion. Future coordination of plans and resource investments will be important for the creation of financially viable affordable housing projects in Corvallis. |
| 21 | **Agency/Group/Organization** | UNITED WAY OF BENTON AND LINCOLN COUNTIES |
| | **Agency/Group/Organization Type** | Regional organization<br>Business Leaders<br>Civic Leaders |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Market Analysis<br>Anti-poverty Strategy |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | United Way's most recent "Community Conversations About Need in Benton County" report provided background data and information for the housing and homelessness sections of the Consolidated Plan. United Way's Executive Director is a member of the oversight committee for the Benton County Ten Year Plan to Address Homelessness, and the agency also manages the allocation of City (non-federal) Social Services funding to Corvallis non-profit agencies. City/United Way coordination of homelessness and other funding allocation strategies will continue throughout the period of this Consolidated Plan. |

| | | |
|---|---|---|
| 22 | **Agency/Group/Organization** | JOURNUM, INC. |
| | **Agency/Group/Organization Type** | Housing<br>Services - Housing<br>Services-homeless |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Homelessness Needs - Veterans<br>Homelessness Strategy |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Journum is a non-profit agency that provides case management services to veterans. A local representative working in Corvallis and Benton County assists veterans both with finding housing, and with remaining housed. Consultation with this representative was helpful for the housing- and veterans- related sections of the Consolidated Plan, and also helped to inform the Homelessness Strategy that will be implemented through the Plan. |
| 23 | **Agency/Group/Organization** | CORVALLIS SCHOOL DISTRICT 509J |
| | **Agency/Group/Organization Type** | Housing<br>Services-Children<br>Services-homeless<br>Services-Education<br>Other government - Local |
| | **What section of the Plan was addressed by Consultation?** | Homeless Needs - Families with children<br>Homelessness Strategy |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | The Corvallis School District employs a Family Outreach Advocate to work with homeless and highly mobile students residing in the Corvallis district. The Advocate is also a member of the oversight committee for the Benton County Ten Year Plan to Address Homelessness and through that body provided information related to homeless families and their needs for the homelessness strategy section of this Plan. |

| | | |
|---|---|---|
| 24 | **Agency/Group/Organization** | CORVALLIS HOUSING AND COMMUNITY DEVELOPMENT ADVISORY BOARD |
| | **Agency/Group/Organization Type** | Housing<br>Planning organization<br>Business Leaders<br>Civic Leaders<br>Business and Civic Leaders |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy<br>Lead-based Paint Strategy |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | The Corvallis Housing and Community Development Commission (HCDC) is a citizen volunteer board that provides oversight to the City's Housing Division and its work to carry out the development and execution of five-year Consolidated Plans and one-year Action Plans. Members have expertise in housing, social services end economic development; the HCDC considers applications from agencies seeking CDBG and HOME funding for capital projects and social service operations, and recommends allocations to the City Council for consideration to become part of each year's Action Plan. Consultation with the HCDC and its members occurs and will continue on an ongoing basis. |
| 25 | **Agency/Group/Organization** | OLD MILL CENTER FOR CHILDREN AND FAMILIES |
| | **Agency/Group/Organization Type** | Services-Children<br>Child Welfare Agency |
| | **What section of the Plan was addressed by Consultation?** | Homelessness Strategy<br>Non-Homeless Special Needs<br>Anti-poverty Strategy |

| | | |
|---|---|---|
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Old Mill is a non-profit provider of services focused on children and families, most of whom are low income and many of whom are or have been homeless. The agency received CDBG operational support during the City's FY 12-13 and provided information through monthly and quarterly reporting that was relevant to the sections of the Consolidated Plan that address the needs of families with children. |
| 26 | **Agency/Group/Organization** | SOUTH CORVALLIS FOOD BANK |
| | **Agency/Group/Organization Type** | Services-homeless<br>Low Income Food Pantry |
| | **What section of the Plan was addressed by Consultation?** | Homelessness Strategy<br>Non-Homeless Special Needs<br>Anti-poverty Strategy |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | The South Corvallis Food Bank receives CDBG funding to support the provision of food boxes to low income, homeless and special needs persons in South Corvallis. Information reported by the agency was used for the homeless and non-homeless special needs discussions in the Consolidated Plan; the agency is identified to receive CDBG funding during FY 13-14 to continue the delivery of its services. |
| 27 | **Agency/Group/Organization** | PARENT ENHANCEMENT PROGRAM |
| | **Agency/Group/Organization Type** | Services-Children<br>Services-Education |
| | **What section of the Plan was addressed by Consultation?** | Non-Homeless Special Needs |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | The Parent Enhancement Program is a non-profit provider of education and case management services for pregnant and parenting teens and young adults. The agency's periodic reports to the City as a recipient CDBG operational funding continue to be useful in developing Consolidated Plan sections that address the needs of children and their families. |

| | | |
|---|---|---|
| 28 | **Agency/Group/Organization** | CORVALLIS DAYTIME DROP IN CENTER |
| | **Agency/Group/Organization Type** | Services-Persons with Disabilities<br>Services-homeless<br>Services-Health<br>Services-Employment |
| | **What section of the Plan was addressed by Consultation?** | Homeless Needs - Chronically homeless<br>Homelessness Needs - Veterans<br>HOPWA Strategy |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | The Corvallis Daytime Drop-in Center (CDDC) provides a variety of support services to homeless persons and people with other special needs through their downtown Corvallis drop-in facility. The agency's Director and a board member participate on the oversight committee of the Benton County Ten Year Plan to Address Homelessness and have provided Consolidated Plan input through that body. |
| 29 | **Agency/Group/Organization** | WORK UNLIMITED |
| | **Agency/Group/Organization Type** | Housing<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Employment |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Non-Homeless Special Needs<br>Market Analysis<br>Anti-poverty Strategy |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Work Unlimited provides supportive services, including vocational training, to disabled residents of Corvallis including the residents of the 52-unit Benton Plaza affordable elderly/disabled apartments. Information provided by the agency has been used for the housing and market analysis, non-homeless special needs, and anti-poverty sections of the Consolidated Plan. |
| 30 | **Agency/Group/Organization** | FURNITURE SHARE |
| | **Agency/Group/Organization Type** | Furniture/household item provider |

| | | |
|---|---|---|
| | **What section of the Plan was addressed by Consultation?** | Non-Homeless Special Needs |
| | **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Furniture Share is a current recipient of CDBG operational funding to support their delivery of no-cost furniture and household items to low income and special needs populations in Corvallis. Information provided by the agency has been used for the non-homeless special needs section of the Consolidated Plan. |

**Identify any Agency Types not consulted and provide rationale for not consulting**

There were no agency types not consulted in preparing the Corvallis Consolidated Plan, which forms the basis of this Action Plan.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|---|---|
| Continuum of Care | Community Services Consortium | The goals of the City's Strategic Plan with regard to addressing homelessness are supportive of and align with much of the intent of the local intent of the Balance of State Continuum of Care Plan. The plans are mutually supportive in that both intend to support continued implementation of the Benton County Ten Year Plan to Address Homelessness. |
| State of Oregon Consolidated Plan | Oregon Housing and Community Services | Although Corvallis affordable housing projects are not eligible for state CDBG or HOME funding allocations, it is common that local investments of funding from one or both of those sources acts as an incentive for the state's investment of Low Income Housing Tax Credits or other affordable housing resources. Current priorities for state affordable housing investments in Corvallis and the two-county Benton/Linn area are under discussion; the City is a participant in those discussions and it appears that its Strategic Plan goals are well positioned to align with the state priorities that will emerge. |

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|---|---|
| Benton County 10 Year Plan to Address Homelessness | Benton County and City of Corvallis | An explicit goal of the Corvallis Consolidated Plan/Strategic Plan is to "Support achievement of the goals of the Benton County Ten Year Plan to Address Homelessness." That goal establishes a direct link between the goals, strategies and actions found in both plans. |

**Table 3 – Other local / regional / federal planning efforts**

## AP-12 Participation – 91.105, 91.200(c)

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation

The City followed its published Citizen Participation Plan in carrying out the process to develop this FY 16-17 Action Plan. That Citizen Participation Plan calls for the City to conduct two annual public hearings in order to receive community input about needs, priorities and potential projects as it prepares each one-year Action Plan. In addition to holding these public hearings the City, through its Community Development Department/Housing and Neighborhood Services Division and its Housing and Community Development Advisory Board, practices ongoing but much less formal outreach to social service providers, agency clients, loan program participants, and citizens in general as it carries out and/or monitors each year's Action Plan activities, participates in community and stakeholder meetings, and delivers housing- and other program-related information and referral services.

In practice the citizen participation process under which the City's current Consolidated Plan and this FY 2016-17 Action Plan were developed began many years ago as prior Consolidated Plans were implemented. Since 2000, each year's Action Plan hearing has been advertised as an opportunity to influence the next Consolidated Plan and its priorities; many identified actions in earlier Plans were intended to help the City define or refine goals for future Plans. As noted above, the citizen participation process for this Action Plan combined formal public hearings with less formal meetings and discussions about needs and solutions. A most recent example of these less formal meetings was a public forum on housing development tools sponsored by the City's Housing Development Task Force during which a Portland housing innovator provided an overview of tools he is using to create affordable housing opportunities in the Metro area.

The goals in the City's FY 2013-2018 Consolidated Plan are very much reflective of a comprehensive, additive approach to gathering public input. The actions the City will carry out or support through implementation of its FY 2016-17 Action Plan are a result of the discussions in which City staff have participated, and of the ideas and testimony the City has received through its more formal processes.

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**Citizen Participation Outreach**

| Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons |
|---|---|---|---|---|
| Public Meeting | Non-targeted/broad community | Six people participated in the first Action Plan public hearing, and ??? participated in the second. Because of this low level of participation in public hearings, the City's Plan development process now focuses more on gleaning ideas about needs and priorities from community meetings, many held for other purposes, or through direct discussions with stakeholders, program partners, and other community members. | Six hearing attendees provided comments during the first Action Plan public hearing, which was conducted by the Corvallis City Council on December 21, 2015: Four testifiers spoke in opposition to the City providing funding for a downtown men's cold weather shelter. One of these also spoke against the City providing funding for a women's cold weather shelter. One person provided testimony in regard to the City's lack of affordable housing and its low vacancy rates, and the resultant challenge of housing the homeless. One person spoke of the need to preserve existing affordable housing in Corvallis. | TO BE COMPLETED FOLLOWING THE APRIL 18, 2016 SECOND CITY COUNCIL PUBLIC HEARING. |

**Table 4 – Citizen Participation Outreach**

# Expected Resources

## AP-15 Expected Resources – 91.220(c) (1, 2)

### Introduction

HUD has informed the City of Corvallis that its CDBG award for FY 2016-17 will be **$479,362**, and that its HOME award will be **$236,285**. Projections of awards for the remainder of the Consolidated Plan period hold these figures flat at their FY 2016-17 levels. Program income estimates represent amounts anticipated to be repaid to the City from amortized loans provided to home owners and housing providers in prior years. Prior year CDBG resources represent amounts that have been allocated to specific activities or programs in past years (e.g., program administration, rehabilitation loan programs, down payment loan programs) where those amounts were not fully expended. Those unexpended balances are typically carried over to the next program year and applied to those same housing assistance loan programs.

### Priority Table

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan $ | Narrative Description |
|---|---|---|---|---|---|---|---|---|
| | | | Annual Allocation: $ | Program Income: $ | Prior Year Resources: $ | Total: $ | | |
| CDBG | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 479,362 | 100,000 | 100,000 | 679,362 | 479,362 | This set of estimates is based on 1) guidance provided by HUD relative to the City's FY 16-17 federal awards, 2) past experience with loan repayment revenues, and 3) anticipated prior year resources committed to housing rehabilitation activities that will not be spent prior to the end of FY 15-16. The expected amount available for the remainder of the ConPlan period is based on a simple projection of the FY 16-17 amount. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan $ | Narrative Description |
|---|---|---|---|---|---|---|---|---|
| | | | Annual Allocation: $ | Program Income: $ | Prior Year Resources: $ | Total: $ | | |
| HOME | public-federal | Acquisition<br>Homebuyer assistance<br>Homeowner rehab<br>Multifamily rental new construction<br>Multifamily rental rehab<br>New construction for ownership<br>TBRA | 236,285 | 17,500 | 0 | 253,785 | 236,285 | This set of estimates is based on 1) guidance provided by HUD relative to the City's FY 16-17 federal awards, and 2) past experience with loan repayment revenues. The expected amount available for the remainder of the ConPlan is a simple projection of the FY 16-17 amount. |

**Table 5 - Expected Resources – Priority Table**

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**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City will provide CDBG and HOME funding to a variety of programs and activities over the FY 2016-17 Action Plan period. Each program or activity type brings with it a varying level of ability to leverage the City's investment of federal funds. HOME program requirements stipulate that non-federal match equivalent to 25% of the City's HOME investments in projects is to be identified. Some of the projects the City has funded with HOME resources since program inception have very easily generated their own required 25% match plus additional match above that level, which has been "banked" and applied as needed to other projects that might not have generated enough match. Other activities carried out with non-federal City, State or local funding have also generated considerable match since program inception, as has the City's provision of land for several affordable housing projects. Through the end of the City's most recent fiscal year a total of $5,076,498 in HOME funds requiring a 25% match had been disbursed to projects, setting the total match requirement at $1,269,124. Actual match generated through the various means described above, again through the end of FY 14-15, totaled $3,761,550, or 296% of the amount required to meet HOME match regulations.

CDBG-funded projects do not carry the match requirements that apply to the HOME program, but many activities generate leverage nonetheless. Among the City's typical CDBG investments, its funding of public services likely generates the greatest amount of leverage. It is not uncommon for a non-profit operated program to receive an award of approximately $10,000 in City CDBG funding, and then to raise the balance of the $50,000, $200,000 or $500,000 or more needed for the funded program from foundations, grants or local contributions. Depending on the size and scope of a rental housing rehabilitation project, significant additional owner or local investments may also be leveraged in order to make the project feasible. And finally, the City's down payment assistance loan program investments are also typically highly leveraged, with assisted purchaser investments of savings in amounts equal to or greater than the City's loan amount being common.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

In years past the City has been in a position to donate or sell surplus land for less than market value in order to facilitate the development of affordable housing or community facility projects. The City currently has no surplus land for such sale or use, so this Action Plan does not anticipate making additional land available to address the needs identified in the current Consolidated Plan.

**Discussion**

As described above, the City's balance of HOME match exceeds the level needed to meet requirements related to HOME allocations during FY 16-17. The HOME allocation of $200,000 to a 40-unit rental housing development project, which has been identified in this Action Plan, is expected to generate a total of approximately $400,000 in qualified match. Identified allocations of CDBG funding to public services and down payment assistance loans, budgeted in this Plan at $221,000, are expected to leverage approximately $1.5 million in non-City funding. Generally speaking, the City has been and anticipates that it will continue to be effective and successful in leveraging its use of CDBG and HOME resources. It also anticipates continuing to implement a project and activity funding strategy that looks to maximize the use of its federal resources as loans rather than as grants. Clearly some activities, such as the funding of public services, cannot support loans for purposes of operating funding. But other activities such as housing rehabilitation or construction often have the capacity to carry some or all of the City's investment as a no- or low-interest, long-term subsidy or short-term construction loan. In the face of declining federal awards, this strategy has become an important offset, and a means to continue to invest in the housing and community development needs of low income residents.

# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

### Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|---|---|---|---|---|---|---|---|---|
| **1** | Create and Retain Affordable Housing Opportunities | 2013 | 2017 | Affordable Housing<br>Homeless<br>Non-Homeless Special Needs | | Providing Affordable Housing Opportunities | CDBG: $150,000<br>HOME: $200,000 | Rental units constructed: 40 Household Housing Unit<br>Direct Financial Assistance to Homebuyers: 10 Households Assisted |
| **2** | Maintain the Quality of Affordable Housing | 2013 | 2017 | Affordable Housing<br>Non-Homeless Special Needs | | Maintaining the Quality of Affordable Housing | CDBG: $260,000 | Homeowner Housing Rehabilitated: 7 Household Housing Unit |
| **3** | Support Goals of the Ten Year Homelessness Plan | 2013 | 2017 | Affordable Housing<br>Homeless<br>Non-Housing Community Development | | Addressing Homelessness<br>Helping People with Special Needs<br>Helping People with Low Incomes | CDBG: $40,000 | Homeless Person Overnight Shelter: 460 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|---|---|---|---|---|---|---|---|---|
| **4** | Support Agencies That Provide Direct Services | 2013 | 2017 | Homeless<br>Non-Homeless Special Needs<br>Non-Housing Community Development | | Helping People with Special Needs<br>Helping People with Low Incomes | CDBG: $31,000 | Public service activities other than Low/Moderate Income Housing Benefit: 5415 Persons Assisted |

**Table 6 – Goals Summary**

## Goal Descriptions

| | | |
|---|---|---|
| **1** | **Goal Name** | Create and Retain Affordable Housing Opportunities |
| | **Goal Description** | Funding from the City's FY 16-17 CDBG and HOME programs will assist two activities that will create or retain affordable housing opportunities:<br>$150,000 (CDBG) to provide down payment assistance loans to ten low income first time Corvallis home buyers; and<br>$200,000 (HOME) to underwrite a portion of the cost to construct a 40-unit rental project for very low income families. |
| **2** | **Goal Name** | Maintain the Quality of Affordable Housing |
| | **Goal Description** | Funding from the City's FY 16-17 CDBG program will provide loan-based assistance to two low income and five very low or extremely low income home owners. Loaned funds will underwrite the costs of housing rehabilitation. |
| **3** | **Goal Name** | Support Goals of the Ten Year Homelessness Plan |
| | **Goal Description** | Four activities intended to serve people who are homeless or are transitioning from homeless will be funded with CDBG resources in FY 16-17. These include:<br>$10,000 for operation of the Jackson Street Youth Shelter's Transitional Living Program which will serve 10 homeless youth;<br>$10,000 to support operations of Corvallis Housing First's Men's Cold Weather Shelter, which will serve 170 homeless individuals;<br>$10,000 to support operations of Corvallis Housing First's Women's Cold Weather Shelter, which will serve 55 homeless individuals; and<br>$10,000 to support the Community Outreach Homeless Shelter and related services, which will assist 225 individuals. |

| | | |
|---|---|---|
| 4 | **Goal Name** | Support Agencies That Provide Direct Services |
| | **Goal Description** | Three public service activities that assist low income individuals will be supported using CDBG resources during FY 16-17. These include:<br>$10,500 to support the operations of Furniture Share, which will accept donations of furniture and household items and distribute them with no charge to 2,100 people in families and individual households who are transitioning from homelessness, who are low income, who are elderly, or who have other special needs;<br>$10,000 for operations of the Old Mill Center for Children and Families, which will in-home case management for low income families; and<br>$10,500 for operation of the South Corvallis Food Bank, which will distribute food boxes through a food pantry operation to assist 3,100 individuals living in the South Corvallis area. |

**Table 7 – Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

While it will not be the case that HOME funding will be utilized to achieve all of the following goals for the provision of affordable housing, the City anticipates that it will assist a total of 5 extremely low income families (income less than 30% AMI), 40 low income families (30% to 50% AMI, which the City refers to as very low income), and 12 moderate income families (50% to 80% AMI, which the City refers to as low income) over the one-year Action Plan period that will constitute the City's FY 16-17. A total of 57 low and moderate income families will be assisted. Families that are anticipated to be assisted by tenancy and assistance type include:

Renters: 40 families, all of which will be assisted through the rehabilitation of existing units.

Owners: 17 families, with ten assisted through the provision of down payment assistance and seven assisted through housing rehabilitation activities.

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## AP-35 Projects – 91.220(d)

### Introduction

This section lists and describes the projects the City of Corvallis Community Development Block Grant and HOME Investment Partnerships programs will carry out and/or fund during the City's fiscal year FY 16-17.

| # | Project Name |
|---|---|
| 1 | Down Payment Assistance Loan Program |
| 2 | Essential Repair Loan Program |
| 3 | Neighborhood Improvement Loan Program |
| 4 | CDBG Human Services Fund |
| 5 | CDBG Administration and Planning |
| 6 | CDBG Housing Rehabilitation Program Delivery |
| 7 | Sunset Village Affordable Rental Housing Development |
| 8 | CHDO Operating Funding for Willamette Neighborhood Housing Services |
| 9 | HOME Program Administration |

**Table 8 – Project Information**

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Funding allocation priorities are intended to address the Strategic Plan priorities established in the City's FY 2013 - 2018 Consolidated Plan. As has been typical in past years, the primary obstacle to addressing underserved needs in Corvallis is a lack of funding adequate to address the housing, services and other community development needs of low income citizens.

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# Projects

## AP-38 Projects Summary

### Project Summary Information

**Table 9 – Project Summary**

| | | |
|---|---|---|
| **1** | **Project Name** | Down Payment Assistance Loan Program |
| | **Target Area** | None |
| | **Goals Supported** | Create and Retain Affordable Housing Opportunities |
| | **Needs Addressed** | Providing Affordable Housing Opportunities<br>Helping People with Low Incomes |
| | **Funding** | CDBG: $150,000 |
| | **Description** | This program will provide down payment loans to ten low income, first time home buyers throughout Corvallis. |
| | **Target Date** | 6/30/2017 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | Ten low income first time home buyers will benefit from this activity. |
| | **Location Description** | Home purchases throughout Corvallis, within the City limits, will be assisted. |
| | **Planned Activities** | Provide 5-year deferred/10-year amortized interest free down payment assistance loans to qualifying low income/first time home buyers. |
| **2** | **Project Name** | Essential Repair Loan Program |
| | **Target Area** | None |
| | **Goals Supported** | Maintain the Quality of Affordable Housing |
| | **Needs Addressed** | Maintaining the Quality of Affordable Housing<br>Helping People with Low Incomes |
| | **Funding** | CDBG: $160,000 |

| | | |
|---|---|---|
| | **Description** | This deferred payment loan program will provide housing rehabilitation assistance loans to very low and extremely low income home owners. |
| | **Target Date** | 6/30/2017 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | Five very low or extremely low income home owners will benefit from this activity. |
| | **Location Description** | Homes throughout Corvallis, within the City limits, will be assisted. |
| | **Planned Activities** | Provide deferred payment housing rehabilitation loans to five very low or extremely low income Corvallis home owners. |
| **3** | **Project Name** | Neighborhood Improvement Loan Program |
| | **Target Area** | None |
| | **Goals Supported** | Maintain the Quality of Affordable Housing |
| | **Needs Addressed** | Maintaining the Quality of Affordable Housing<br>Helping People with Low Incomes |
| | **Funding** | CDBG: $100,000 |
| | **Description** | This program will provide amortized, zero-interest loans to low income owners of Corvallis homes. |
| | **Target Date** | 6/30/2017 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | Two low income home owners will benefit from this activity. |
| | **Location Description** | Home owners throughout Corvallis, within the City limits, will benefit from this activity. |
| | **Planned Activities** | This program will provide amortized, zero-interest loans to low income owners of Corvallis homes. |
| **4** | **Project Name** | CDBG Human Services Fund |
| | **Target Area** | None |
| | **Goals Supported** | Support Goals of the Ten Year Homelessness Plan<br>Support Agencies That Provide Direct Services |

| | | |
|---|---|---|
| | **Needs Addressed** | Addressing Homelessness<br>Helping People with Special Needs<br>Helping People with Low Incomes |
| | **Funding** | CDBG: $71,000 |
| | **Description** | This CDBG public services activity will provide grant funding to support the operation of 7 social service programs. |
| | **Target Date** | 6/30/2017 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | A total of 5,875 low, very low and primarily, extremely low income individuals will benefit from the programs funded under this activity. |
| | **Location Description** | Services will be available for individuals from throughout the community. |
| | **Planned Activities** | This CDBG public services activity will provide grant funding to support the operation of 7 social service programs. |
| **5** | **Project Name** | CDBG Administration and Planning |
| | **Target Area** | None |
| | **Goals Supported** | Create and Retain Affordable Housing Opportunities<br>Maintain the Quality of Affordable Housing<br>Support Goals of the Ten Year Homelessness Plan<br>Support Agencies That Provide Direct Services |
| | **Needs Addressed** | Providing Affordable Housing Opportunities<br>Maintaining the Quality of Affordable Housing<br>Addressing Homelessness<br>Helping People with Special Needs<br>Helping People with Low Incomes |
| | **Funding** | CDBG: $115,872 |
| | **Description** | This activity will provide FY 16-17 CDBG program administration, develop a FY 15-16 Consolidated Annual Performance Evaluation Report, and prepare an Annual Action Plan for the City's FY 17-18. |
| | **Target Date** | 6/30/2017 |

| | | |
|---|---|---|
| | **Estimate the number and type of families that will benefit from the proposed activities** | There will be no direct beneficiaries of this activity. |
| | **Location Description** | This activity supports other projects that occur throughout Corvallis. |
| | **Planned Activities** | This activity supports other projects that occur throughout Corvallis. |
| **6** | **Project Name** | CDBG Housing Rehabilitation Program Delivery |
| | **Target Area** | None |
| | **Goals Supported** | Maintain the Quality of Affordable Housing |
| | **Needs Addressed** | Maintaining the Quality of Affordable Housing<br>Helping People with Low Incomes |
| | **Funding** | CDBG: $75,000 |
| | **Description** | This activity provides direct program delivery of the City's housing rehabilitation assistance loan and grant programs. |
| | **Target Date** | 6/30/2017 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | There will be no direct beneficiaries of this activity. |
| | **Location Description** | The housing rehabilitation projects supported through this activity will be located throughout Corvallis. |
| | **Planned Activities** | This activity provides direct program delivery of the City's housing rehabilitation assistance loan and grant programs. |
| **7** | **Project Name** | Sunset Village Affordable Rental Housing Development |
| | **Target Area** | None |
| | **Goals Supported** | Create and Retain Affordable Housing Opportunities |
| | **Needs Addressed** | Providing Affordable Housing Opportunities<br>Helping People with Low Incomes |
| | **Funding** | HOME: $200,000 |
| | **Description** | This HOME activity will provide $200,000 to partially underwrite the cost of constructing 40 affordable rental units for very low and extremely low income families. |
| | **Target Date** | 6/30/2017 |

| | | |
|---|---|---|
| | **Estimate the number and type of families that will benefit from the proposed activities** | A total of 40 very low or extremely low income families will benefit from this activity. |
| | **Location Description** | The site of this activity does not yet have an address; it will be located in southwest Corvallis near the intersection of SW Technology Loop and SW Research Way. |
| | **Planned Activities** | This HOME activity will provide $200,000 to partially underwrite the cost of constructing 40 affordable rental units for very low and extremely low income families. |
| **8** | **Project Name** | CHDO Operating Funding for Willamette Neighborhood Housing Services |
| | **Target Area** | None |
| | **Goals Supported** | Create and Retain Affordable Housing Opportunities<br>Maintain the Quality of Affordable Housing |
| | **Needs Addressed** | Providing Affordable Housing Opportunities<br>Maintaining the Quality of Affordable Housing<br>Addressing Homelessness<br>Helping People with Special Needs<br>Helping People with Low Incomes |
| | **Funding** | HOME: $11,800 |
| | **Description** | This activity will provide operating funding to support the housing development activities of Willamette Neighborhood Housing Services, the City's Community Housing Development Organization (CHDO). |
| | **Target Date** | 6/30/2017 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | This activity will not provide direct assistance to beneficiaries. |
| | **Location Description** | This activity will support the development of affordable housing throughout Corvallis. |
| | **Planned Activities** | This activity will provide operating funding to support the housing development activities of Willamette Neighborhood Housing Services, the City's Community Housing Development Organization (CHDO). |
| **9** | **Project Name** | HOME Program Administration |
| | **Target Area** | None |

| | | |
|---|---|---|
| | **Goals Supported** | Create and Retain Affordable Housing Opportunities<br>Maintain the Quality of Affordable Housing |
| | **Needs Addressed** | Providing Affordable Housing Opportunities<br>Maintaining the Quality of Affordable Housing<br>Addressing Homelessness<br>Helping People with Special Needs<br>Helping People with Low Incomes |
| | **Funding** | HOME: $25,379 |
| | **Description** | This activity will provide administration for the City's FY 16-17 HOME Program, develop a FY 15-16 Consolidated Annual Performance Evaluation Report, and prepare an Annual Action Plan for the City's FY 17-18. |
| | **Target Date** | 6/30/2017 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | This activity will not provide assistance directly to beneficiaries. |
| | **Location Description** | This activity will support projects occurring throughout Corvallis. |
| | **Planned Activities** | This activity will provide administration for the City's FY 16-17 HOME Program, develop a FY 15-16 Consolidated Annual Performance Evaluation Report, and prepare an Annual Action Plan for the City's FY 17-18. |

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Corvallis does not distribute resources from its Community Development Block Grant or HOME Investment Partnerships programs through geographic targeting.

**Geographic Distribution**

| Target Area | Percentage of Funds |
|---|---|
| | |

**Table 10 - Geographic Distribution**

### Rationale for the priorities for allocating investments geographically

Corvallis does not distribute resources from its Community Development Block Grant or HOME Investment Partnerships programs through geographic targeting.

### Discussion

Geographically the City of Corvallis is relatively small, so housing developments, community facilities or public services activities are typically intended to provide community-wide benefits. Similarly, housing rehabilitation and homebuyer assistance programs are designed to assist citizens with need regardless of where they reside or intend to purchase a home. Because the city is small and in order to continue to provide flexibility in our approach to funding capital projects and public services activities, Corvallis has not prioritized specific geographic areas for the investment of federal funds.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

Over the five-year Consolidated Plan period it is anticipated that housing opportunities for people who are homeless, as well as the production of new units or rehabilitation of units for persons who are homeless and non-homeless persons, will be assisted with resources from the City's Community Development Block Grant program and/or its HOME Investment Partnerships program. The process utilized by the City to allocate funding from these programs begins with an annual Request for Proposals process during which potential projects are reviewed and evaluated for readiness to proceed. The projects included in this Action Plan have been evaluated for compliance with program requirements.

It is often the case that projects are still in a conceptual stage at the time proposals are due for the City's allocation process. Typically with these potential projects, City staff will meet with and provide technical assistance for owners/sponsors to help them prepare for a future application process. Thus, although the current Action Plan contains no one-year goals for the rehabilitation of existing affordable rental housing, there are projects under discussion at this time that would provide affordable housing in this category during the five-year Consolidated Plan period.

| One Year Goals for the Number of Households to be Supported | |
|---|---|
| Homeless | 0 |
| Non-Homeless | 57 |
| Special-Needs | 0 |
| Total | 57 |

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

| One Year Goals for the Number of Households Supported Through | |
|---|---|
| Rental Assistance | 0 |
| The Production of New Units | 40 |
| Rehab of Existing Units | 7 |
| Acquisition of Existing Units | 10 |
| Total | 57 |

**Table 12 - One Year Goals for Affordable Housing by Support Type**

**Discussion**

During the period of this FY 16-17 Action Plan, City CDBG and HOME funding for affordable housing activities will be delivered through two general mechanisms: 1) direct loan assistance to low income owners and purchasers of Corvallis homes, and 2) affordable housing development funding provided to a private for-profit housing developer. A total of 17 owner-occupied and 40 renter-occupied units will be assisted during FY 16-17.

## AP-60 Public Housing – 91.220(h)

### Introduction

There are no units of public housing in Corvallis.

### Actions planned during the next year to address the needs to public housing

This narrative is not applicable as there are no units of public housing in Corvallis.

### Actions to encourage public housing residents to become more involved in management and participate in homeownership

This narrative is not applicable as there are no units of public housing in Corvallis.

### If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

### Discussion

This narrative is not applicable as there are no units of public housing in Corvallis.

## AP-65 Homeless and Other Special Needs Activities – 91.220(i)

### Introduction

Many of the activities the City will support and/or carry out during FY 16-17 will be intended specifically to address aspects of homelessness in Corvallis. Other activities may primarily be intended to address non-homelessness issues (e.g., housing construction or rehabilitation) but will in many cases assist indirectly in the prevention of homelessness by supporting the provision of quality, affordable housing.

The activities described below will include investments from the City's Community Development Block Grant and HOME Investment Partnerships programs. Both CDBG and HOME typically provide capital project investments; CDBG also provides funding under the "public services" category of eligibility. Locally the program name "Human Services Fund" is used to describe the source of the City's provision of CDBG assistance that meets CDBG public services criteria.

### Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

### Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

During FY 16-17 the City's Community Development Block Grant (CDBG) program, through that program's Human Services Fund (HSF), will provide $10,000 to **Community Outreach Inc.** to underwrite a portion of the agency's cost to provide emergency shelter and supportive services for homeless families, women and men, many of whom are veterans. The agency estimates that 225 individuals would be served in the assisted programs during FY 16-17. The Community Outreach (COI) facility differs from the facilities operated by the Corvallis Homeless Shelter Coalition (CHSC), described below, in that COI clients must be clean and sober to access shelter and related services, while CHSC clients could not use drugs or alcohol on shelter property, but would not be required to be clean and sober.

### Addressing the emergency shelter and transitional housing needs of homeless persons.

The Human Services Fund (HSF) award to the Community Outreach Inc. described above will also address this set of needs. Two additional HSF awards will specifically address the delivery of emergency shelter and related services.

The **Corvallis Housing First** will receive funding in the amount of $10,000 to support operation of a homeless men's cold weather shelter. The shelter will operate for five months beginning in November through March, and will offer approximately 40 shelter beds each night. In addition

to offering shelter beds, this activity will provide information and referral services to connect clients with needed assistance services. The agency anticipates that 170 homeless men will receive shelter and services during FY 16-17.

The second activity will also be operated by the **Corvallis Housing First**. The agency will receive a Human Services Fund award of $10,000 to support operation of a women's cold weather shelter. The shelter will operate for five months beginning in November through March, and will offer approximately 18 shelter beds each night. In addition to offering shelter beds, this activity will provide information and referral services and case management to connect clients with needed services. The agency anticipates that 55 homeless women will receive shelter and services during FY 16-17.

Both the men's and women's cold weather shelters are operated as "damp" facilities - clients may access them regardless of sobriety, but may not use drugs or alcohol while in shelter.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

A $10,000 investment of CDBG Human Services Fund resources will support the operation of a homeless youth transitional living facility operated by the **Jackson Street Youth Shelter**. The facility serves up to four 18 to 20 year old youth at a time in a supported living environment. While living in the home, youth receive case management, assistance with school work and/or GEDs, and job seeking assistance. The agency estimates that up to 10 youth will be housed during FY 16-17.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Three activities that will receive City CDBG or HOME support during FY 16-17 will help low income individuals and families avoid becoming homeless by either meeting non-housing needs at reduced cost levels, offering case management and supportive services, or offering a home ownership opportunity at a price well below market.

CDBG Human Services Fund support in the amount of $10,000 will help the **Old Mill Center for Children and Families** provide outreach and home visiting services to 215 individuals through its Relief Nursery program. Families assisted have children birth to age 6, and typically lack adequate housing, financial and food security, and other basic needs. In-home case management services connect families with needed services, provide parenting education, and help families gain the stability they need to maintain their living situation.

HOME capital funding in the amount of $200,000 will be provided to **Commonwealth Development** in FY 16-17 to support construction of a 40-unit, low income affordable apartment building at the intersection of SW Technology Loop and SW Research Way in Corvallis. The project will house families with incomes at or below 50% of the area median, a demographic that typically has difficulty finding and then maintaining housing in Corvallis that is affordable.

The final FY 16-17 investment that will help keep people from becoming homeless will provide CDBG Human Services Fund support, in the amount of $10,500, to the **South Corvallis Food Bank**. With HSF funding to support its operations, the Food Bank anticipates that it will provide free food boxes to low, very low and primarily, to extremely low income residents of South Corvallis. Lowering monthly food costs is of benefit to individuals and families who do not have resources that are adequate to cover all of their costs of food, transportation, medical care and housing. The Food Bank anticipates that it will serve 3,100 individuals during FY 16-17; most of these beneficiaries will have incomes that qualify as extremely low income.

**Discussion**

One additional activity that is not intended to address homelessness directly but that may have some impact will also be supported by CDBG investments in FY 16-17.

Human Services Fund support will assist **Furniture Share**, an organization that collects donated used but still useable furniture and household items and then in turn, distributes those materials to low income Corvallis households. All of the persons benefitting from this program are low income, and most are extremely low income or have special needs. Some clients are transitioning from homelessness, or are survivors of domestic violence moving into permanent housing. Furniture Share will receive $10,500 in Human Services Fund support, and anticipates providing assistance to 2,100 individuals during FY 16-17.

## AP-75 Barriers to affordable housing – 91.220(j)

### Introduction

While identifying *potential* barriers to affordable housing may be relatively easy, assessing the magnitude of the impacts of those barriers and implementing tools to overcome them is generally quite complex. In addition to the complexity of implementation, it may also be the case that the effects of policy changes, ordinance revisions, and new assistance programs may not be seen or measurable in the housing market for many years. Regardless of those impediments to assessing impacts, however, several initiatives have been or are being undertaken to address current affordability barriers in Corvallis.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.**

The FY 2013 - 2018 Corvallis Consolidated Plan notes that several actions intended to address barriers to affordable housing are currently in place or are being implemented in Corvallis. Some directly effective tools are small-scale in nature, consisting of the City's provision of CDBG and/or HOME financial assistance to low income households or to housing projects that will serve low income households. During FY 16-17 these tools will be applied to:

- Assist ten low income households with the purchase of a home in Corvallis by providing them with low- or no-interest down payment assistance loans.
- Provide loans to two low income and five very low (or lower) income Corvallis home owners to finance critical home repairs and upgrades, including weatherization, energy efficiency, and accessibility.
- Provide direct HOME funding to support the development of a 40-unit affordable rental housing project that will be committed to providing long term affordability to very low income families.

Two other initiatives have begun and will continue to move forward during FY 16-17, and both are anticipated to affect housing affordability and development either directly or indirectly:

- Continuing a recent Corvallis construction trend, units to house 1,000 Oregon State University students were recently completed, and another student housing project of comparable size is working through its development review process. As these units have or will come on line and students move into them, it is anticipated that other housing in the community that is more suitable to families and other non-students will again become available.

- The Corvallis City Council has established a goal for its current term that states: *The city will analyze policy and programmatic tools suggested by the 2014 ECONorthwest Housing Policy Options Study, including funding/resource requirements, and by December 2016, select and implement strategies to facilitate creation of additional transitional, low-income, and workforce housing. In addition, the City will develop strategies to sustain or increase service levels in order to continue the programs currently in place to build and maintain affordable housing.* Work on this goal is underway, and several policy initiatives have been identified and prioritized by the City's Housing Development Task Force. By the end of FY 15-16 the City Council will select policies for implementation during FY 16-17. Policies being considered include property tax exemptions, City fee reductions or waivers, density bonuses, and loosening of land use and zoning standards.

**Discussion**

As reflected in the narrative above, housing affordability and barriers that may be present in the market are of concern to the Corvallis community and its policy makers. During FY 16-17 and the years beyond it is anticipated that the public sector, the private sector, and public/private initiatives will combine to evaluate and then reduce existing barriers. New private sector housing development has perhaps the greatest potential to address affordability as new units come on line and the City's recently-low rental vacancy rate begins to return to a "healthy" level. Although it will be difficult to measure directly, this release of market pressure combined with continuing efforts on the part of the City to add development flexibility in general, and to provide targeted financial assistance for specific low income housing activities, should work positively to improve housing affordability in Corvallis.

## AP-85 Other Actions – 91.220(k)

### Introduction

The narratives that follow outline steps the City of Corvallis, primarily through its Community Development Department/Housing and Neighborhood Services Division's implementation of this Action Plan, will address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, assist in the development of the community's institutional structure, and enhance the coordination of public/private housing and services efforts.

### Actions planned to address obstacles to meeting underserved needs

A number of obstacles to meeting underserved needs have been identified the City's FY 2013 - 2018 Consolidated Plan document on which this Action Plan is based. Underlying each obstacle is an inherent lack of financial capacity to completely, or adequately meet community needs. Other obstacles, both related and unrelated to financial capacity, also exist and will be addressed by the City within the scope of its resources during FY 16-17.

A primary underserved need in Corvallis is the need for affordable housing, especially by households and families with extremely low and very low incomes. While overcoming the obstacles that create this need is well beyond the scope of this Action Plan, several elements of the Plan are intended to address needs and continue the City's efforts in the area of creating or preserving affordable housing. Resources being allocated by this Action Plan will fund the rehabilitation of owner-occupied housing, the creation of renter-occupied housing units, the provision of loan assistance to support opportunities for home ownership, and services to meet the non-housing needs of lower income community members. The City, as a member of the oversight committee for the *Benton County Ten Year Plan to Address Homelessness*, will also work on a community and committee priority to identify opportunities to increase the availability of both rent assistance, and assisted low income rental opportunities.

Another set of underserved needs revolves around people who are homeless in Corvallis. While comprehensive shelter and services for a full range of homeless individuals and families exist during the winter months, from April through October there is a lack of shelter capacity for homeless populations where alcohol and/or other drugs are being used actively. In order to address obstacles to creating a year-round shelter facility to serve all homeless needs, the City of Corvallis and Benton County are working together to identify a shelter provider.

Another common obstacle to meeting many underserved needs is a person for family in need's lack of information about existing services and how to access them. The *211 Info* system launched in 2010 to serve Benton, Linn and Lincoln counties is designed to address this

obstacle, and is steadily gaining users. City staff will continue to coordinate with United Way of Benton and Lincoln Counties, the lead local agency in the *211 Info* effort, to publicize the availability of the system, and to make sure information about City resources is kept up to date.

**Actions planned to foster and maintain affordable housing**

During FY 16-17 the City will use CDBG and HOME resources to undertake a number of actions intended to foster and maintain affordable housing. These actions were described in detail earlier, in section AP-55 – Affordable Housing. Included among those actions are:

- Providing down payment assistance loans to help ten low income families purchase a home;
- Providing financial assistance to seven low, very low and extremely low income home owners to help them rehabilitate their homes; and
- Investing in the construction of 40 units of affordable rental housing units occupied by very low and extremely low income families.

**Actions planned to reduce lead-based paint hazards**

The City operates its housing rehabilitation and acquisition programs in compliance with current federal and state lead safe housing regulations, and will continue to do so during FY 16-17. Specific aspects of this compliance, and of other efforts to address lead-based paint hazards, will include:

- Continuing to address and eliminate lead paint hazards using appropriate practices as they are encountered in the City's housing rehabilitation and acquisition loan and grant programs;
- Continuing to offer the City's recognized expertise in addressing lead hazards to contractors, property owners, and others who have interest or might be affected;
- Providing general informational resources on lead paint and lead hazards to recipients of City loans, loan applicants, and community members;
- Continuing to work as a member of the statewide Healthy Homes initiative, an effort to integrate services targeted at addressing issues in homes that contribute to health problems of residents.

**Actions planned to reduce the number of poverty-level families**

During FY 16-17 the City will lead efforts or provide assistance in the community to reduce the number of poverty-level families. Among these will be:

- Providing CDBG Human Services Fund assistance to non-profit agencies that serve people who are homeless, have special needs, or are low income;
- Maintaining staff awareness of local public and private job training and assistance resources and programs, and connecting low income citizens to those programs as opportunities to do so arise;
- Continuing to carry out the City Economic Development Office's goal of supporting business development and job creation;
- Ensuring that the Corvallis Living Wage Ordinance is implemented in contracts between the City and its service providers.

**Actions planned to develop institutional structure**

As noted in the Institutional Delivery Structure section of the City's FY 2013 - 2018 Consolidated Plan, residents of Corvallis enjoy a comprehensive and effective service delivery system. While it is typical that existing services are unable to completely meet all of the needs they are designed to serve, there are few if any needed services that do not exist at all.

In order to further develop the institutional structure the City will continue to provide CDBG and local funding to agencies that serve target populations in order to help bring stability to those organizations, and to support service expansion as needs increase. People who are homeless/chronically homeless, populations with high levels of need relative to the capacity of the current institutional structure, will benefit as that structure improves its ability to provide broader and more stable year-round shelter and services. During FY 16-17 the City's role in improving this capacity will be focused on 1) continuing to play an integral role in carrying out the priorities of the *Benton County Ten Year Plan to Address Homelessness*, and 2) working with Benton County to stabilize the leadership and capacity of the Homeless Oversight Committee, and develop a strategic plan that will integrate all of the community's homeless resources into a more comprehensive delivery strategy.

**Actions planned to enhance coordination between public and private housing and social service agencies**

Like the institutional structure for service delivery, coordination between public and private housing and social service agencies is well-established and strong in Corvallis. This coordination helps ensure that there is very little overlap in services, and that the resources of agencies serving low income community members are applied efficiently. During FY 16-17 the City's efforts to enhance coordination will include:

- Meeting regularly with non-profit affordable and special needs housing developers and providers to assess community needs, identify opportunities to address them, and plan and design affordable housing projects for both short- and long-term implementation;

- Ensuring that the Corvallis City Council remains aware of the types and extent of housing and services needs in the community by coordinating annual public hearings and input processes;
- Implementing the initiatives of the recently-established Corvallis/Benton County Economic Development Office, the goals of which will be to 1) provide for a diverse local economy through programs which start, develop, retain and expand enterprises which will, in turn, increase the supply of family wage jobs, and expand the property tax base; 2) attract private and public capital investment to create, enhance and maintain local infrastructure; and 3) provide facilities, services and programs that attract visitors to the Corvallis community.
- Continuing to participate in priority setting and action implementation as a member of the oversight committee for the *Benton County Ten Year Plan to Address Homelessness*. That committee includes representatives of the local Continuum of Care organization, homeless services providers, local government and law enforcement, private affordable housing developers and owners, and healthcare providers.

# Program Specific Requirements

## AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

### Introduction

**Community Development Block Grant Program (CDBG)**
**Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|---|---|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| **Total Program Income:** | **0** |

**Other CDBG Requirements**

| | |
|---|---|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

## HOME Investment Partnership Program (HOME)

## Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows: The City of Corvallis does not intent to invest or use HOME funds in any way that is not identified as eligible under 24 CFR 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows: The City's resale/recapture guidelines are included in its Consolidated Plan covering the five fiscal year period beginning with FY 2013-14 and ending with FY 2017-18.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows: The City's resale/recapture guidelines are included in its Consolidated Plan covering the five fiscal year period beginning with FY 2013-14 and ending with FY 2017-18.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows: To date the City of Corvallis has not used HOME funds to refinance existing debt secured by multifamily housing in conjunction with an investment of HOME for rehabilitation of that housing. No such investment is contemplated for the City's FY 2016-17.

   The following guidelines will be applied in the event the City receives and approves a request for funding of such an activity in the future. In addition to the use of HOME funds to refinance multifamily housing, the units being refinanced must also need rehabilitation in order to:

   1. Alleviate deficiencies that may degrade structural integrity;
   2. Address lead-based paint hazards;
   3. Create or improve accessibility, livability and/or usability of tenants;
   4. Extend the useful life of the building(s);
   5. Meet HUD Housing Quality Standards and the City’s applicable Rehabilitation Standards; and/or
   6. Improve energy efficiency.

   Further, the amount of the City’s HOME assistance allocated to the rehabilitation portion of the activity will typically not be less than 15% of the total HOME investment, but may be as low as 10% where the long term benefit to low income renters supports such a decision.

# CITY OF CORVALLIS
# COUNCIL ACTION MINUTES
# April 4, 2016

## SUMMARY OF DISCUSSION

| Agenda Item | Outcome |
|---|---|
| **Proclamation/Presentation/Recognition**<br>1. Presentation: Georgetown University Energy Prize Competition Update<br>2. Proclamation: National Library Week – April 10-16, 2016<br>3. Proclamation: Fair Housing Month – April 2016<br>Page 97 | • FIO<br>• FIO<br>• FIO |
| **Community Comments**<br>1. Hollingsworth and Vose (Files, Standig)<br>2. Tactile warning devices (Kadas, Cloyd, Angelo, Amsberry, Morris, Sandler, Testa Conti)<br>3. Seeds for the Sol (Fisher, Williams, Wyatt)<br>4. Housing Opportunities Action Council administrator position funding (Quaka)<br>5. Arts in Corvallis (Hess)<br>6. Homeless shelter zoning, First Camp (Ball, Hervey)<br>7. Corvallis Creeks Celebration (Eckert)<br>8. City/Oregon State University Intergovernmental Agreement (Pinson)<br>Pages 97-98 | • FIO<br>• FIO<br>• FIO<br>• FIO<br>• FIO<br>• FIO<br>• FIO<br>• FIO |
| **Consent Agenda**<br>Page 99 | • Consent Agenda passed U |
| **Unfinished Business**<br>1. City/Oregon State University Intergovernmental Agreement<br>2. Seeds for the Sol Request<br>3. Funding for Benton County Housing Opportunities Action Council<br>4. Municipal Code: Alcoholic Beverages in Parks<br>Pages 99-103 | • Memorandum of Understanding passed 7 to 2<br>• RESOLUTION 2016-11 passed 6 to 3<br>• Staff to draft IGA; funding to be determined through budget process<br>• ORDINANCE 2016-06 passed U |
| **Ordinances and Resolutions**<br>1. Hollingsworth and Vose<br>2. Climate Action Task Force membership<br>Pages 103-104 | • RESOLUTION 2016-12 passed U<br>• RESOLUTION 2016-13 passed U |
| **Mayor's Reports**<br>1. Housing Opportunities Action Council activities<br>Page 104 | • FIO |
| **Councilor Reports**<br>1. Baker (Climate Action Task Force)<br>2. Beilstein (Housing Development Task Force, Hour Trader)<br>3. Brauner (Corvallis Area Metropolitan Planning Organization Report)<br>4. Glassmire (guidelines for drafting resolutions)<br>5. Hann (Madison Avenue Task Force Spring Garden Festival; Whiteside Theatre events)<br>Pages 104-105 | • FIO<br>• FIO<br>• FIO<br>• FIO<br>• FIO |
| **City Manager's Reports**<br>1. Tactile Warning Device (Truncated Domes) Standard<br>2. Livability Code: Request to postpone effective date<br>Pages 105-106 | • Staff to provide cost information at future Council meeting<br>• Ordinance at 4/18 Council meeting |
| **Executive Session (status of pending litigation)**<br>Page 106 | • Postponed to 4/18 Council meeting |

Glossary of Terms

FIO For information only U Unanimous

# CITY OF CORVALLIS
# COUNCIL ACTION MINUTES

**April 4, 2016**

I. CALL TO ORDER

The regular meeting of the City Council of the City of Corvallis, Oregon was called to order at 6:30 pm on April 4, 2016 in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon, with Mayor Traber presiding.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

PRESENT: Mayor Traber, Councilors Baker, Beilstein, Brauner, Bull, Glassmire, Hann, Hirsch, Hogg, York

IV. PROCLAMATION / PRESENTATION / RECOGNITION

A. Presentation: Georgetown University Energy Prize Competition Update

Carly Lettero, Program Director for Energize Corvallis, provided a PowerPoint presentation (Attachment A). She said a steering committee was drafting a memorandum of understanding to present to the City to clarify how the $5 million Georgetown University Energy Prize would be administered, should Corvallis receive it. The intention was the Corvallis Environmental Center would manage the larger endowment. The item was for information only.

B. Proclamation: National Library Week – April 10-16, 2016

Mayor Traber read the proclamation, which was accepted by Library Board Chair Jackie Schreck and Library Director Rawles. The item was for information only.

C. Proclamation: Fair Housing Month – April 2016

The item was for information only.

V. COMMUNITY COMMENTS

Mark Files shared a proposal to re-route diesel truck traffic at Hollingsworth and Vose (H&V). The plan, which was supported by H&V, would eliminate truck traffic through the neighborhood to mitigate diesel pollution, which is especially harmful to children. Mr. Files encouraged the Council to be supportive of H&V when it approached the City.

Deb Kadas spoke from prepared testimony concerning tactile warning devices (Attachment B). Photos provided in Attachment B were taken at 5th Street and Monroe Avenue; at Oregon State University (OSU) on Campus Way; on the OSU campus north of the Valley Library; and on the corner of 12th Street and Jefferson Avenue.

Courtney Cloyd and Gary Angelo spoke from prepared testimony concerning tactile warning devices (Attachment C).

Doug Eaton favored concrete, dark gray tactile warning devices in Corvallis' Historic District neighborhoods. He provided copies of a Walking Tour map (Attachment D) and noted that on May 18 he would lead a tour of historic concrete sidewalk stamps in the Central Park neighborhood.

Charlie Fisher supported the Seeds for the Sol funding request.

Chris Quaka, Development Director for Community Outreach, Inc., did not support using the City's social services funds to pay for the proposed Housing Opportunities Action Council's (HOAC) administrator position.

Jeff Hess provided a brochure promoting Corvallis Art Walk (Attachment E) and noted various local artists were creating public art in the Footwise shoe store window. He believed art-related programs should be funded based on the intrinsic value of arts, not how much economic impact can be generated.

Peter Ball spoke from prepared testimony concerning zoning for homeless shelters (Attachment F). Councilor York did not object to Mr. Ball's proposal; however, she expressed concerns about making piece-meal changes to the Land Development Code. In response to Councilor Bull's inquiry, Mr. Ball did not believe what he was requesting related to changing a zone. Rather, it would be adding a permitted use to an existing zone.

Richard Hervey expressed support for the First Camp proposal, a pilot project to establish a legal camping area on private property for homeless persons.

Joshua Standig read from prepared remarks concerning H&V (Attachment G).

Julie Williams, Seeds for the Sol founder, and Elizabeth Wyatt, Seeds for the Sol treasurer, said Seeds for the Sol received a $20,000 donation in September 2015 from Corvallis High School's Mr. and Ms. Spartan fundraiser, which was spent by the end of 2015; resultant returns are expected by May 2016. In addition, an anonymous donor provided a letter of intent to cover up to $27,000 in defaults. Ms. Williams noted that there have been no defaults during the organization's three-year history. Seeds for the Sol's goal is to complete 60 solar installations in 2016. Ms. Williams had not encountered any lender that would provide zero percent interest 18-month loans for solar installations.

Dave Eckert spoke from prepared remarks concerning Corvallis Creeks Celebration (Attachment H) and provided to Councilors copies of a 30-minute DVD entitled "The Lost Fish: The Struggle to Save Pacific Lamprey" (a copy of the DVD cover is included as Attachment I.)

Testimony Received from Online Public Input Forms (Attachment J): OSU/City IGA (Pinson); tactile warning devices (Amsberry, Morris, Sandler, Testa, Conti); and H&V (Standig).

VI. CONSENT AGENDA

Councilors York and Hirsch, respectively, moved and seconded to adopt the Consent Agenda as follows:

A. Reading of Minutes
1. City Council Meeting – March 21, 2016
2. City Council Work Session – March 22, 2016
3. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
   a. Airport Advisory Board – March 1, 2016
   b. Bicycle and Pedestrian Advisory Board – March 4, 2016
   c. King Legacy Advisory Board – January 12, January 26, and February 23, 2016

B. Schedule a public hearing for April 18, 2016 to consider the Community Development Block Grant/HOME 2016-17 Action Plan

C. Confirmation of an executive session immediately following the April 4, 2016 regular meeting under ORS 192.660(2)(h)(status of pending litigation or litigation likely to be filed)

D. Confirmation of appointments to advisory boards and commission (Arts and Culture Advisory Board – Govatos; Budget Commission – Struthers; King Legacy Advisory Board – Lenn)

The motion passed unanimously.

VII. ITEMS REMOVED FROM CONSENT AGENDA – None

VIII. UNFINISHED BUSINESS

A. City/Oregon State University (OSU) Intergovernmental Agreement

City Manager Shepard explained that what began as a draft Intergovernmental Agreement (IGA) morphed into draft Memorandum of Understanding (MOU). An IGA is appropriate when one party agrees to do something while the other party agrees to give something in return. The MOU formalizes an agreement for the parties to work together on all issues involving the City and OSU's interactions. OSU representatives were ready to sign the MOU as it was presented in the Council meeting packet.

Councilors Hann and Brauner, respectively, moved and seconded to adopt the Memorandum of Understanding as presented in the April 4, 2016 Council meeting packet.

Councilors Glassmire and Bull, respectively, moved and seconded to amend the Memorandum of Understanding to include Councilor Glassmire's suggested changes (Attachment K).

Councilors expressed concern that while they did not necessarily disagree with the proposed changes, they were not deemed substantial enough to warrant further delaying adoption, as the modified agreement would have to be reviewed again by OSU. If the

MOU was modified in the future, Councilor Glassmire's suggestions could be considered at that time.

The amendment failed unanimously.

Councilor Baker supported the MOU; however, he expressed concern that City/OSU meetings would not be open to the public. He preferred that at a minimum, meetings where significant items were discussed, such as creating a two-year action plan, should be open to the public. Councilors York and Brauner noted the importance of frank discussions between the two parties occurring in private and that all proposals would be brought to the Council for public discussion. It was further noted that the governance structures of the two bodies are very different and the MOU would put the City on a level field with OSU's decision making structure.

The motion passed 7 to 2, with Councilors Baker and Glassmire opposing.

Mayor Traber recessed the meeting from 8:28 to 8:39 pm.

B. Seeds for the Sol Request

Mayor Traber expressed support for the request, noting it was a direct way that City government could help the community as a whole to reduce its carbon footprint at a relatively low financial risk. It would also contribute to accomplishing the Council's climate action goal.

City Attorney Brewer read a resolution transferring appropriations from General Fund Contingencies to the Materials and Services Budget to loan to Seeds for the Sol.

Councilors Hirsch and Beilstein respectively, moved and seconded to adopt the resolution.

Councilor Hogg did not believe the request was an appropriate use of City funds, as the loan would be unsecured. The effort could instead be accomplished through private donations and he supported encouraging people to donate to Seeds for the Sol. He was concerned that if the loan was approved, the community would perceive that the City was not prioritizing funding for core services, which could negatively impact voter support for future levies.

Councilor Hirsch noted the success of the Downtown Corvallis Association's revolving fund to assist its members with remodeling projects. Seed money was provided by the City several years ago and those funds were unsecured. He supported the Seeds for the Sol request and viewed it as an investment in the community.

Councilor Beilstein said the request would be one way the City could provide leadership to more quickly address climate change.

Councilor York said she could support a lower amount, such as $50,000, but was not comfortable with the proposed $100,000.

Councilor Hann fully supported Seeds for the Sol's mission; however, he believed other funding mechanisms could have been explored first and there were ways the community

could support the organization. He was concerned about the proposal coming outside of the City's annual budget process so it could be weighed against other funding requests. He noted that the majority of the $170,000 set aside for Council goals was going to the climate action goal, so he believed the City had honored its commitment in that regard. Adding another $100,000 was out of balance with the other commitments the City had undertaken. He wondered about setting a precedent and noted that there were many other organizations in the community that could use the City's support.

Councilor Brauner said there would be no net cost to the City's General Fund. The proposal did not represent an expenditure of funds because the money would be repaid the following year, unless a default occurred. Seeds for the Sol had guarantees against defaults that he believed were solid, so the risk was low. He believed the proposal represented a long-term investment in the community.

Councilor Bull agreed the proposal did not represent an expenditure of City funds and she supported the request.

Councilor Glassmire believed the proposal represented the community working together to accomplish a worthy goal.

Councilors York and Glassmire, respectively, moved and seconded to amend the motion by reducing the $100,000 loan amount to $50,000. The motion failed 2 to 7, with Councilors York and Glassmire supporting.

RESOLUTION 2016-11 passed 6 to 3 on the following roll call vote:

AYES: Hirsch, Brauner, Bull, Beilstein, Glassmire, Baker
NAYS: York, Hann, Hogg

C. Funding for Benton County Housing Opportunities Action Council Efforts

Mayor Traber supported the City and County working together to assist HOAC in their efforts to address homelessness. He clarified that a final decision about the proposal was not being requested. Rather, Council was being asked to provide direction to staff, such as whether to draft an IGA for Council review and whether to include funding in the Fiscal Year 2016-17 proposed budget. He also noted the amount proposed to be equally shared with Benton County was $60,000. He believed the proposal should be included in the Fiscal Year 2016-17 budget without using social services funding as a source.

Councilor Beilstein agreed with Mayor Traber.

Councilor York was concerned about the request coming outside of the budget cycle. She supported Option 2 in the staff report, understanding the City's one-time portion would be $30,000 as Mayor Traber noted. She believed social services funds should be used as the funding source.

Councilor Brauner suggested drafting the IGA, but leaving out funding details at this time. He preferred that more effort be made to secure other funding partners that are impacted by homelessness, such as Good Samaritan Hospital. Costs could be fine tuned and the proposal could then be presented to the Budget Commission to determine funding priority and sources.

Councilor Hogg supported development of a comprehensive plan to address homelessness. He noted that funding of social services has traditionally been a county government function and he believed Benton County should be taking the lead on the matter. He expressed concerns about the funding model.

Councilor Hann agreed that a comprehensive plan was needed and he supported drafting an IGA; however, he believed the groups that would be working with the administrator needed to provide financial contributions from their existing budgets or at least provide some level of in-kind services to support the effort.

Mayor Traber said a charter document created by the HOAC was voluntarily being signed by organizations to declare cooperation and state how they will participate in shared goals.

Councilor Bull appreciated the work that had been done thus far, supported moving forward with the proposal, and agreed that including additional funding partners was desirable.

Mayor Traber summarized that Councilors supported moving forward with drafting an IGA to delineate roles and responsibilities, and that funding could be determined more formally through the budget process. Councilors agreed.

D. Municipal Code: Alcoholic Beverages in Parks

Mr. Brewer read an ordinance relating to alcoholic beverages in parks, amending Municipal Code Section 5.01.110, "Alcoholic Beverages in Parks."

Mr. Brewer noted a recent Oregon Supreme Court ruling that determined while cities have recreational immunity, its officers, agents, and employees do not, and as such, those individuals could be sued personally. He said the City has an obligation to defend and indemnify its officers, agents, and employees, so essentially, recreational immunity no longer existed.

In response to Councilor York's inquiry, Parks and Recreation Department Director Emery said if someone illegally brought alcohol to a park, the matter would be handled by the Police Department as an open container offense. Other than the trespass provision in Council Policy 4.16, "Code of Conduct," there is no policy language that authorizes denial of park rentals based on a history of prior violations. Mr. Brewer recommended adding such a provision to the Policy.

In response to Councilor Glassmire's inquiry, the City's Insurance Agent Steve Uerlings confirmed it was not possible for the City to offer its own liability insurance; however, an online process is available through City County Insurance Services where alcohol liability insurance can be purchased for one-time, special events.

Ms. Emery said about 1,500 permits are issued annually to rent a park or facility. Approximately 19 percent include alcohol, so although the fee for insurance could be a burden to some people, there is always an option to use the park without serving alcohol.

ORDINANCE 2016-06 passed unanimously.

IX. ORDINANCES AND RESOLUTIONS

A. A resolution accepting and appropriating contributions from Hollingsworth and Vose Fiber Company for the purposes of upgrading City street lights and making improvements to the Kendall Natural Area in Willamette Park

Mr. Brewer read the resolution.

Councilors Hirsch and Hogg, respectively, moved and seconded to adopt the resolution.

Councilor Baker appreciated that H&V was willing to work with the City on projects and he thanked staff for identifying uses of the fines that were relevant to the affected neighborhood, particularly improvements to the Kendall Natural Area. He noted that many of those who live near H&V are in his ward and he had received feedback from constituents about how the fines might be used. He learned that staff had a very narrow timeline for identifying projects that could be funded through H&V fines, and the Department of Environmental Quality (DEQ) approved the proposed projects in February. Unfortunately, public meetings hosted by H&V did not occur until after that project identification and approval process, so there were no public conversations about how the fines could have been used.

Mr. Shepard said the current requirement for use of the fines is limited to environmental improvements within the state; they may not be used for monitoring.

Public Works Director Steckel said the parameters of the DEQ program require that project proposals be submitted for DEQ approval within 60 days of the notice of the civil penalty assessment. H&V's notice was issued in December 2015. She noted the money was not the City's; rather, it was H&V's choice to look for projects and they decided to partner with the City. The projects are required to have measureable or tangible environmental outcomes. Staff is not aware of any opportunities to change the projects, so the City must either accept the funds for use on those two approved projects or lose them.

Councilor Baker asked the Council to keep open mind about proposals that could come from the community and neighbors now that people have a better understanding of the situation. Councilor York suggested there could be projects, such as monitoring, where the Council could actively advocate with the DEQ.

In response to Councilor York's inquiry, Ms. Steckel said in December, when the civil penalty was made public, the Council was notified via email. The email also included statements about the potential for using the fines to fund environmental projects.

RESOLUTION 2016-12 passed unanimously.

B. A resolution modifying the number of community members who may serve on the Climate Action Task Force

Mr. Brewer read the resolution.

Mayor Traber explained the change was to provide more flexibility in the ratio of community members and Councilors who may serve on the task force.

Councilors Hann and York respectively, moved and seconded to adopt a resolution modifying the number of community members who may serve on the Climate Action Task Force.

RESOLUTION 2016-13 passed unanimously.

X. MAYOR, COUNCILOR, AND CITY MANAGER REPORTS

A. Mayor's Reports

Mayor Traber reported on HOAC activities, including the May 19 Homeless Project Resource Connect event, which will be held at the Methodist Church on NW Monroe Avenue. He noted that the HOAC agreed to provide oversight on the First Camp project. Municipal Code changes or some other action by the Council would be required to permit camping on private property. Councilor Hogg noted the importance of providing information to the community up front about where such camping would be allowed in Corvallis and being clear about the associated requirements. Councilor Hann encouraged discussion with Benton County about options for camping at County campgrounds. Councilor Brauner suggested the Council should decide whether homeless camping and/or homeless facilities should be permitted outright or conditionally in industrial zones. Staff will present information for Council consideration at a future meeting.

B. Councilor Reports

1. Task Force Updates

Councilor Baker said at upcoming work sessions, Climate Action Task Force task teams will discuss action items to include in the Climate Action Plan.

Councilor Beilstein said the Housing Development Task Force will review housing-related proposals presented to Council, such as inclusive zoning and the construction excise tax.

2. City Council Three-Month Schedule

The item was for information only.

3. Other Councilor Reports

Councilor Brauner noted the Corvallis Area Metropolitan Planning Organization (CAMPO) Report (Attachment L), which was distributed to Council via email on March 30. He encouraged those with questions to contact him, Ms. Steckel, or CAMPO Director Ali Bonakdar.

Councilor York was working with the City Manager and the Mayor on the Municipal Judge and City Attorney evaluation forms. The Municipal Judge and City Attorney evaluations are anticipated in August or September. Work on the City Manager and Council evaluation forms will begin soon.

Councilor Glassmire sent an email to Councilors with guidelines for drafting resolutions that are originated by Councilors. He noted the Living with Fire lecture on April 7.

Councilor Hann said the Madison Avenue Task Force's Spring Garden Festival would be held on May 1 and the Princess Bride showing at the Whiteside Theatre was a huge success.

Councilor Beilstein noted the Hour Trader publication and upcoming local currency trading opportunities.

C. City Manager Reports

1. Tactile Warning Device (Truncated Domes) Standard

Councilors were provided with a copy of an email from State Historic Preservation Specialist Jason Allen concerning tactile warning devices (Attachment M).

Councilors discussed concrete versus plastic tactile warning devices, as well as various color options and the importance of contrast between the device and the sidewalk. They questioned the use of plastic tactile warning devices in Historic Districts when the City does not permit plastic fences or windows on homes in those neighborhoods. A suggestion was made that staff contact the cities of Eugene, Salem, and Albany to learn what tactile warning devices they use, and the cost differences between concrete and plastic. Councilor York provided an email from Corvallis resident John Gardner, who is blind (Attachment N). He noted that the devices were installed to increase safety. Further, the State Historic Office stated that safety was more important than aesthetics. Sufficient contrast between the devices and the sidewalk is important for those who are visually impaired, as well as children and those with cognitive challenges. Such groups benefit greatly from the strong visual cue that indicates where a sidewalk ends and a street begins.

Ms. Steckel said a study linked in the staff report conducted by the Federal Highway Administration showed that, other than bright red, federal yellow and brick red provided good contrast in concrete sidewalk settings; light gray and black were not recommended by the representatives of the Oregon Commission for the Blind. Several Councilors expressed a preference for the brick red color.

Staff was asked to report at a future Council meeting about the lifecycle cost differences between concrete and plastic devices, as well as the environmental impact from the construction of the pads.

2. Livability Code: Request to postpone effective date

Councilors supported extending the Livability Code's effective date to September 15, 2016; an ordinance will be presented at the April 18, 2016 Council meeting.

Mayor Traber recessed the meeting from 10:44 pm to 10:46 pm.

Due to the late hour, the Executive Session scheduled under ORS 192.660(2)(h) (status of pending litigation or litigation likely to be filed) was rescheduled to the April 18, 2016 Council meeting.

XI. ADJOURNMENT

The meeting adjourned at 10:46 pm.

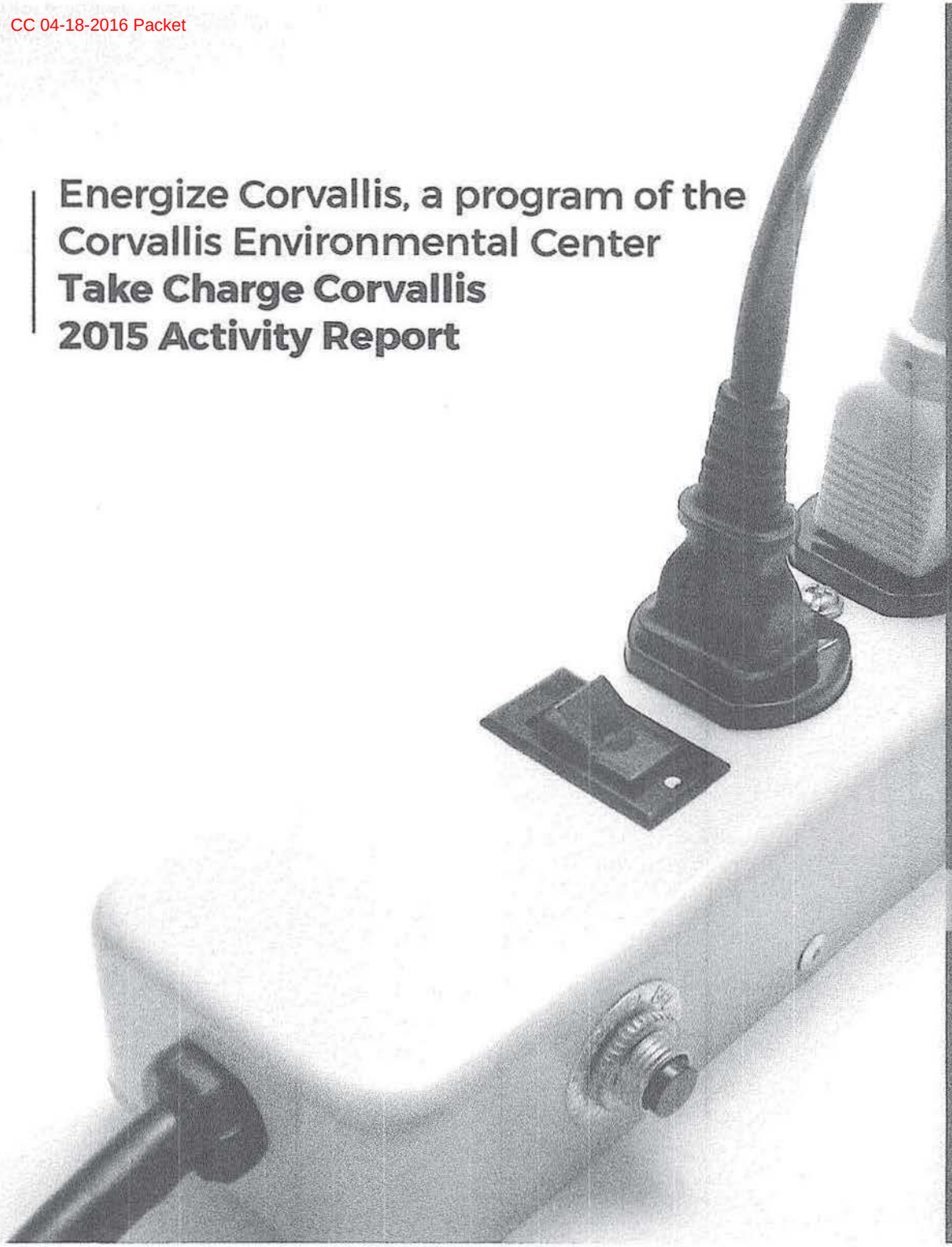
APPROVED:

_____
MAYOR

ATTEST:

_____
CITY RECORDER

# Energize Corvallis, a program of the Corvallis Environmental Center
# Take Charge Corvallis
# 2015 Activity Report



**How will YOU take charge of your energy use?**

TAKE CHARGE CORVALLIS

**Every action matters.**
Choose yours today.

www.EnergizeCorvallis.org

# Energize Corvallis, a program of the Corvallis Environmental Center
# Take Charge Corvallis
# 2015 Activity Report

GEORGETOWN UNIVERSITY
ENERGY PRIZE

Corvallis is one of 50 communities competing for the $5 million Georgetown University Energy Prize, which is a two-year competition to reduce residential and municipal energy use. This report summarizes Energize Corvallis activities in 2015, including:


Leadership ..... 3

Energize Corvallis Programs ..... 4

Community Partnerships ..... 5

Volunteer Management ..... 7

Marketing ..... 8

Funding ..... 9




Energize CORVALLIS

Corvallis Environmental Center

CORVALLIS sustainability COALITION

**Energize Corvallis Staff:**


Carly Lettero
Program Director

Cassandra Robertson
Technical and Program Manager

Chrissy Lucas
Program Coordinator

Sarah Spangler
Take Charge Corvallis Coordinator


For more information about Take Charge Corvallis, please visit us online:

http://www.corvallisenvironmentalcenter.org/energize/

# | LEADERSHIP

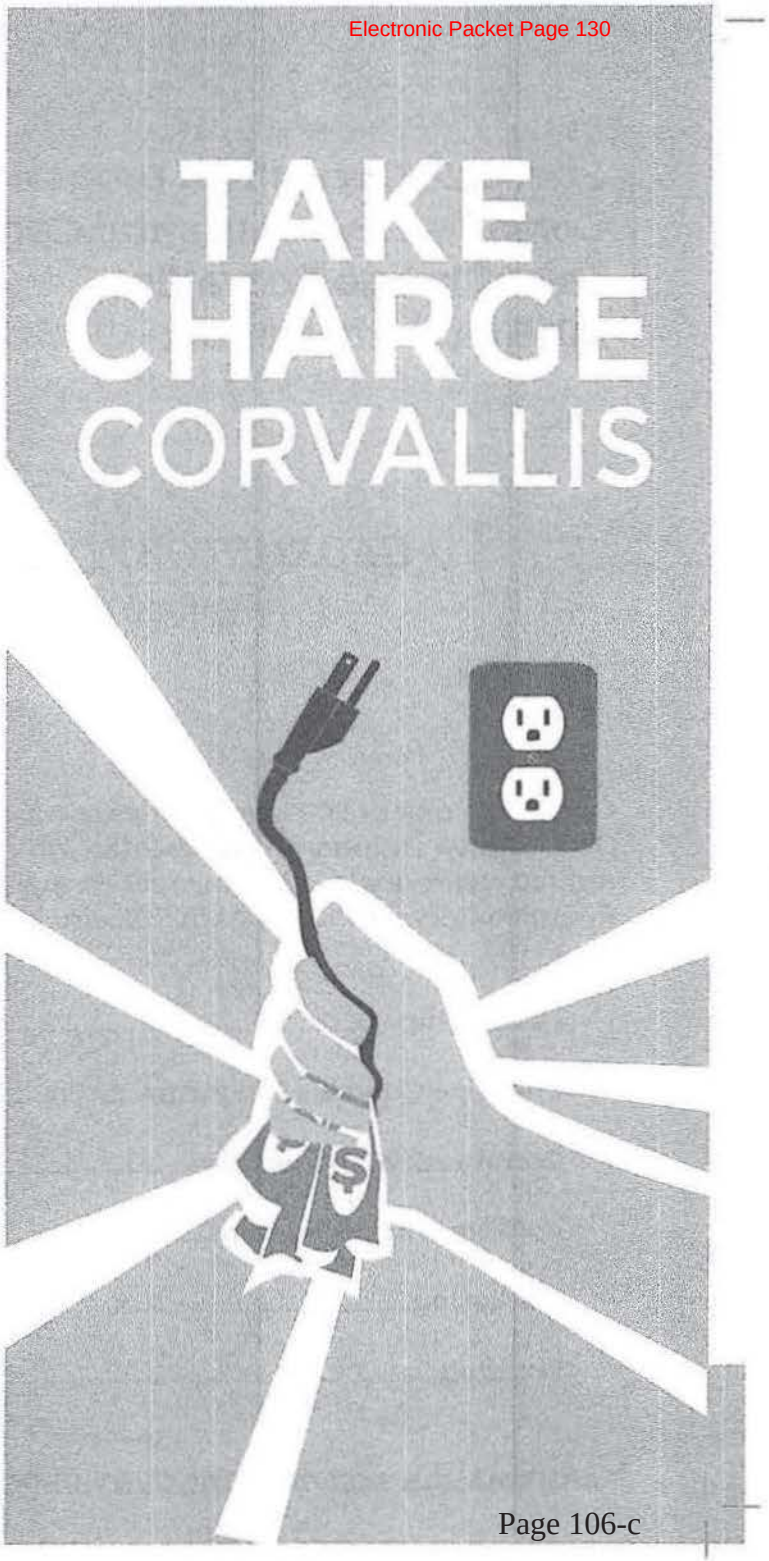
- In January Corvallis was officially accepted into the Georgetown University Energy Prize semifinals. Energize Corvallis led this effort by completing a Letter of Intent; drafting an Energy Efficiency Program Plan for Corvallis; and soliciting letters of support from 15 community partners, Corvallis' three utility providers, and the City of Corvallis.

- In January we also drafted, submitted, and successfully lobbied for the **City of Corvallis** to adopt a goal to support our efforts to compete for the Georgetown University Energy Prize.

- In May we convened a **Take Charge Corvallis Steering Committee** that continues to meet twice a month. The committee includes **Annette Mills** (Facilitator, Corvallis Sustainability Coalition), **Brandon Trelstad** (Sustainability Coordinator, OSU), **Carly Lettero**, (Corvallis Environmental Center), **Cassandra Robertson** (Corvallis Environmental Center), **Tom Ekstedt** (Energy Action Team), **Richard Flacco** (Energy Trust of Oregon), **Vincent Adams** (Corvallis School District), **Scott Dybvad** (City of Corvallis), **Sarah Spangler** (Corvallis Environmental Center) and, until recently, **Kathleen Nickerson** (3Degrees).

- We spearheaded the campaign to raise funds to hire a **Take Charge Corvallis Program Coordinator**, and when we met our fundraising goal of $10,000, we drafted a position description, conducted interviews, and hired Sarah Spangler.

- In partnership with the Corvallis Sustainability Coalition, we developed a Take Charge Corvallis **marketing plan** and Take Charge Corvallis **branding materials.**



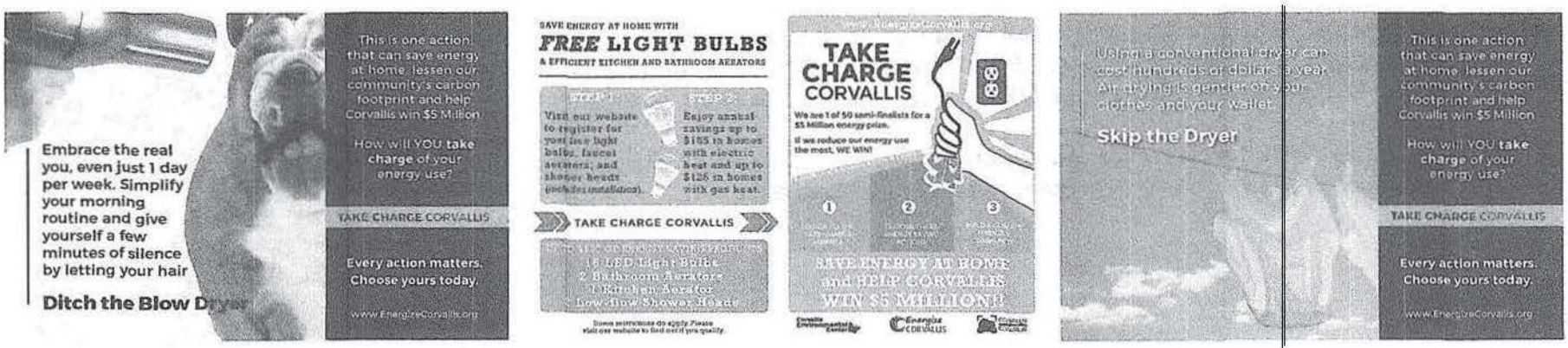
# | MARKETING

- **Print materials:** We have designed a Take Charge Corvallis banner, Take Charge Corvallis posters, Direct Install flyers, heat pump water heater/ductless heat pump flyers, energy-saving action checklists for homeowners and renters, and a resource page for energy efficiency programs. The poster, Direct Install flyer, and renter checklist were also translated into Spanish.

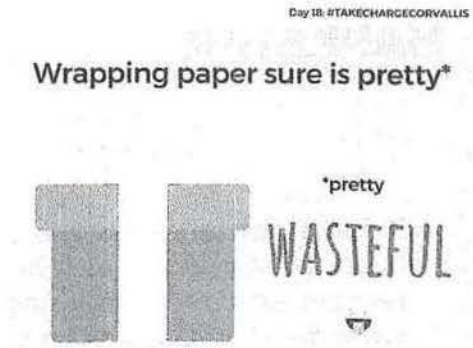
- **Website**: We re-designed and updated the Energize Corvallis pages of the Corvallis Environmental Center website to reflect Take Charge Corvallis branding, and we redirected the EnergizeCorvallis.org website to the Corvallis Environmental Center website for consistent branding.

- **Tabling:** We talked with community members about Take Charge Corvallis at the Town Hall Sustainability Fair, Farmers' Markets, Pedalpalooza (Car Free Day celebration), Kinetic Sculpture Race, SAGE Concerts, the Jefferson School Potluck, the 509J Wellness Rally, and the Corvallis Fall Festival.

- **Canvassing**: Our team of five interns canvassed for over 350 combined hours, registered over 400 participants for the Communities Take Charge program, and talked with or distributed materials to an additional 3,500 residences. In addition, we hosted two community canvassing days in the fall and worked with interns and students throughout the year resulting in distribution of Take Charge materials to 6,500 residences.



# MARKETING CONT.




- **Speaking engagements:** We have presented about Take Charge Corvallis at the Corvallis Sustainability Coalition's Quarterly Gatherings, Crescent Valley High School, Neighborhood Sustainability Stewards class, League of Women Voters Local Initiatives to address climate change event, Eco-Film Festival, OSU's Sustainable Communities class, the Linn-Benton Rental Housing Association, Town and Country Realty, Kiwanis Club, Rotary, and classes at Oregon State University. We also hosted the Take Charge Corvallis community meeting.

- **Window displays:** We have designed and installed multiple window displays at the Corvallis Environmental Center and in January 2015, created a special display located at Footwise in downtown Corvallis to launch our participation in the Georgetown Energy Prize.

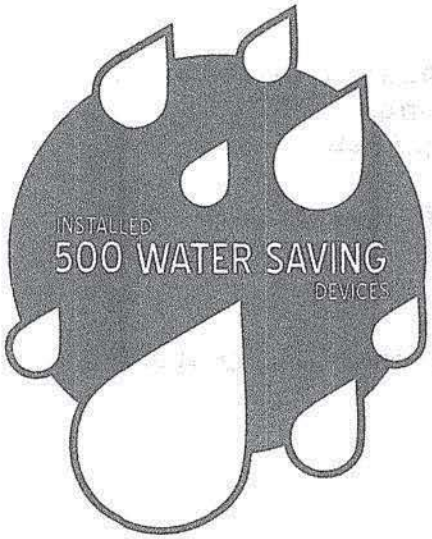
- **Social media:** We are continuing to increase connectedness with the Corvallis Community through social media. Our Facebook page has almost reached 500 likes, with an average weekly reach of 4,000+. We have revived the Communities Take Charge Facebook group, and members are using the group to discuss home energy efficiency.

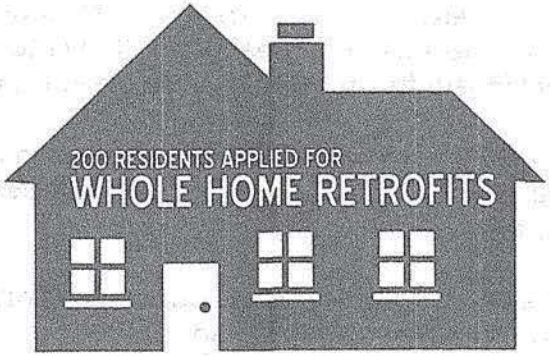
- **Event planning:** We are working with the Marys Peak group of the Sierra Club to co-sponsor the annual Earth Day Home Tour. The tour will highlight homeowners who have made energy efficient upgrades to their homes.

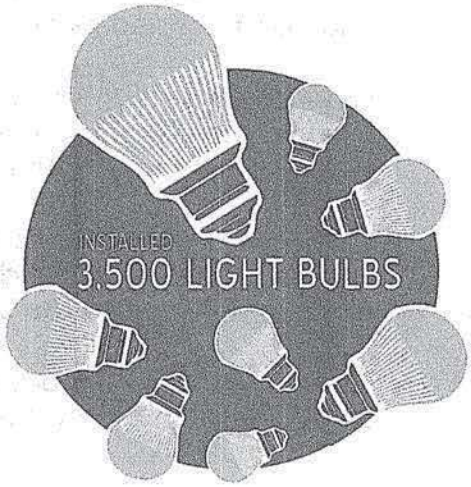
- **Take Charge Commercials:** We are collaborating with Silverman Studios to create three short videos to promote Take Charge Corvallis.

# ENERGIZE CORVALLIS PROGRAMS

- **Communities Take Charge:** We launched a new website in September that allows us to track community engagement, number of energy-saving actions completed, and estimate energy savings. Nearly 2,000 Corvallis residents have registered for Communities Take Charge and pledged to take over 6,000 energy-saving actions.
- **Direct Install:** We have installed nearly 3,500 LED bulbs and over 500 water saving devices in almost 300 homes in Corvallis.
- **Enhabit:** We partnered with Enhabit, formerly Clean Energy Works, to promote whole home retrofits in Benton County. Enhabit provides homeowners with a free home energy assessment and connects homeowners with local contractors to ease the process of home energy upgrades. In 2015, nearly 200 homeowners applied for whole home retrofits through this program.



# | COMMUNITY PARTNERSHIPS

- Our main Take Charge Corvallis partner is the **Corvallis Sustainability Coalition**. The Coalition's Energy Action Team meets monthly to develop outreach ideas and discuss programming, and the Communications Committee meets monthly to discuss, plan and execute marketing strategies. The Coalition has also taken the lead on developing the volunteer Energizers program, which organizes community members and trains them on how to use their connections to spread awareness among their social groups. Energize Corvallis staff serve as the co-facilitators of the Energy Action Team, serve on the Communications Committee, and assists with the promotion and volunteer management for the Energizers program.

- One of the most challenging issues in community energy efficiency is the split-incentive problem in the rental market. Property owners are not incentivized to make efficiency upgrades to their properties because they don't pay the energy bills, and tenants are not incentivized to make upgrades because they don't own the property. To begin to tackle this problem, we collaborated with the **Linn-Benton Rental Housing Association** to present options to property owners at their monthly meetings. The November meeting was devoted to energy efficiency and was attended by 40 - 50 people.

- We are also building relationships with realtors. We presented at **Town and Country Realty** and created Take Charge Corvallis packets and monthly e-updates that realtors will give to their past, current, and future customers. We plan to partner with more realtors in the future and provide ongoing monthly e-updates.

- We are partnering with community organizations that serve low-income residents. **Willamette Neighborhood Housing Services** invited us to present to their residents, and the **South Corvallis Food Bank** invited us to talk with patrons during the busy holiday season.

- We are also reaching out to Spanish-speaking members of our community, and the **Benton County Health Department** translated our outreach materials into Spanish.

# COMMUNITY PARTNERSHIPS CONT.

- We are partnering with **Crescent Valley High School** and **Corvallis High School** students and teachers who are participating in our Classrooms Take Charge program. Two teachers attended the two-day Classrooms Take Charge training this year, and next year high school students will be presenting about Take Charge in many of the Corvallis middle and elementary schools as part of a school project.

- We are expanding our partnership with **Seeds for the Sol** by integrating program promotion and management with the larger Take Charge Corvallis effort, and Sarah Spangler will be managing the Seeds for the Sol registration and follow-up in 2016.

- We strengthened our ongoing relationship with **Oregon State University's Student Sustainability Initiative** this year, and they are currently hiring a paid intern to work closely with Energize Corvallis in 2016. The role of this intern will be to assist Energize Corvallis interns in promoting Take Charge Corvallis and in keeping a clear line of communication between Energize Corvallis and the Student Sustainability Initiative.

- Corvallis Faith Communities are helping to spread the word about Take Charge Corvallis in their communities.

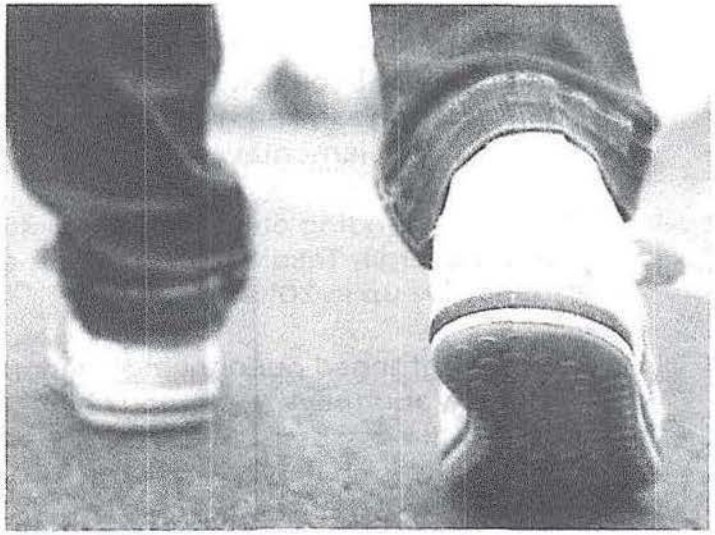
  We have been invited to bring LED and heat pump water heater displays the **First United Methodist Church** and the **Unitarian Universalist Fellowship** after their services. These congregations will also be reaching out to other churches next year to set up more Take Charge Corvallis displays.

- We are partnering with **Environment Oregon** and the **Corvallis Sustainability Coalition** on a five-year goal of installing 10 MW of solar electric energy. Our 2016 goal is 300 residential solar rooftops, plus additional solar installations on commercial and city buildings equivalent to 100 rooftops.

- This fall, we developed a partnership with **The Heat Pump Store** to promote heat pump water heaters. We co-hosted two DIY workshops around this efficient technology, with around 55 attendees total. This resulted in 14 confirmed installations of heat pump water heaters. Additionally, the Heat Pump Store reported that one of these customers also installed a ductless heat pump.

# VOLUNTEER MANAGEMENT

- We have worked with **10 project coordinator interns** who volunteered a combined total of about 300 hours, equivalent to $6,921. Interns worked mainly on outreach events such as tabling, canvassing and door hanging.
- Additionally, five **canvassing interns** volunteered a combined total of over 350 hours, equivalent to $8,075.
- **Energizers** volunteered a total of 156 hours, equivalent to $3,599.
- **Take Charge Corvallis** staff also contributed 600 volunteer hours, equivalent to $13,842.

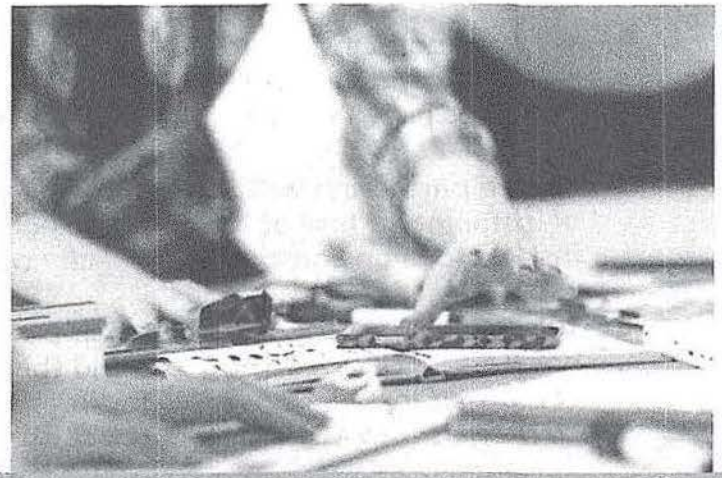


**1400**

**VOLUNTEER HOURS**

**$ WORTH 32,437**

*BASED ON AN HOURLY RATE OF $23.07 VIA WWW.INDEPENDENTSECTOR.ORG



## FUNDING

**Funding received:** We raised $29,500 for Take Charge Corvallis in 2015, including:

- $5,000 from the Corvallis Environmental Center
- $5,000 from the City of Corvallis
- $5,000 from the Corvallis Sustainability Coalition
- $15,000 from Pacific Power
- $4,500 from Energy Trust of Oregon

**In-kind support:** We have secured $140,400 of in-kind support in 2015, including:

- $100,900 in LED light bulbs to be distributed to Corvallis residents. This in-kind contribution is from the City of Corvallis and the Department of Energy.
- $2,500 in sponsorships to fund three videos with Silverman Studios
- $600 in printing from Good Samaritan and Hewlett Packard
- $500 in water bottles from Promotion Now
- $32,437 in volunteer support, as detailed above

**Requests submitted:** We submitted grant proposals or letters of inquiry to the Plum Creek Foundation, Georgia Pacific Foundation, and the Cedar Tree Foundation.

CORVALLIS
ENHANCING COMMUNITY LIVABILITY

PACIFIC POWER
A DIVISION OF PACIFICORP

EnergyTrust of Oregon, Inc.

## THANK YOU TO THESE LOCAL BUSINESSES:

block 15
Restaurant & Brewery

BARKER UERLINGS INSURANCE

CORVALLIS BENTON COUNTY
ECONOMIC DEVELOPMENT OFFICE

FOLT
Corvallis Odd Fellows

HENDERER DESIGN+BUILD

SIBLING REVALRY

RADIANCE BY DESIGN
Inspiration & Illumination

April 4, 2016

Dear Mayor Traber and Corvallis City Councilors,

We support the Corvallis Historic Resource Commission's March 22, 2016 recommendation that detectable warning surfaces on sidewalk ramps in the residential National Historic Districts be made of concrete and be dark gray in color. We believe this recommendation strikes a good balance and compromise of meeting both the diverse needs of our disabled community and the need to protect the historic integrity of our designated National Historic Districts.

## We believe the City should adopt the HRC's recommended policy, because:

1. As a Certified Local Government, the City of Corvallis has already agreed to value and protect our National Historic Districts.
2. Our City entrusts our local Historic Resource Commission (HRC) to protect all of our historic resources, both private and public.
3. ORS 358.653 **obligates cities to consult with SHPO or local landmark boards** to avoid inadvertent impacts to historic public properties, such as sidewalks.
4. The HRC's recommendation meets the Federal standards and the US Access Board's requirements. See **(A)**
5. Neither a plastic material nor any color is mandated by law or the ADA code.
6. The 2.9 exemption for sidewalk ramps was created when access ramps in historic districts were still constructed of textured and/or stamped concrete, and colored plastic was not being used. See **(B)**
7. The 2.9 exemption does not address the installation of colored plastic.
8. After the exemption was written, the City made a change in material and design, from textured concrete to colored plastic, without HRC review or approval.
9. Plastic is not considered a historically-compatible material and is to be avoided.
10. Both the State Historic Preservation Office (SHPO) and Oregon Department of Transportation (ODOT) agree that using gray tactile is appropriate for use in historic districts.

## Corvallis values and protects National Historic Districts.

Corvallis has two residential National Historic District neighborhoods, and some individual resources, that are recognized by local, state, and federal governments as being historically significant. With this recognition comes the shared responsibility by both the local government and the property owners, to protect the historic integrity and character of the districts.

**Local government has the responsibility to protect designated Historic Resources**. The City already understands its responsibility to protect its designated historic resources and historic public right-of-ways, including historic sidewalks.

- Whenever original sidewalks are repaired or replaced, sidewalk stamps are to be saved and returned to their original locations. See **(C)**

- Original metal curbs, such as the one on Monroe between 2nd and 3rd Street are protected.
- Original metal street name plaques on curbs, such as the ones at 28th and Jackson are protected.
- Original iron horse rings on 2nd Street are protected.
- The City recognizes our two residential Historic Districts with special signage. See **(D)**
- The City prints and distributes walking tour brochures to inform residents and visitors alike about the historic significance of local, historic neighborhoods. See **(E)**
- The City protects other aspects of historic district public right-of-ways, such as historically-significant trees.

**Property owners have responsibilities too.** Unlike other property owners in our city, owners of historic properties are under the huge burden and obligation by city, state, and federal law to protect the historic integrity of their resources. Property owners must fill out lengthy applications and go through a review process for even the most simple of exterior changes...especially those visible from the public right of way. See **(F)**

Most exterior changes to designated historic properties are scrutinized for historic compatibility by our HRC, according to Chapter 2.9 of our land development code. For the homeowner, changes to sidewalks, walkways and driveways require historic review.

When considering Chapter 2.9 compatibility criteria, cost is not a criterion. In other words, an applicant can't request the use of a non-compatible material on the grounds that that material costs less, and is all they can afford. To this end, non-compatible plastic materials, such as vinyl windows and vinyl fencing are not permitted.

## CONCRETE should be adopted as the material for ADA warning surfaces in our residential National Historic Districts, because:

1. Concrete is the most historically-compatible material, and is recommended by the Corvallis HRC.
2. Plastic is not considered a historically-compatible material. (See HRC letter.)
3. Plastic materials, such as vinyl windows and vinyl fencing, are not permitted for use in our historic districts.
4. Concrete is a long-lasting material.
5. Plastic tactile devices are not long-lasting, and are already falling apart. The City of Eugene stopped using plastic, due to lack of durability. See **(G)**
6. Concrete tactile devices have already been used in some locations in Corvallis and are still in good condition.
7. Pre-cast, pre-colored concrete pads are widely available in a variety of sizes. See **(H)**
8. Concrete supports a "sustainability budget", when considering both cost and turnover of materials – ie: the use of plastic costs more in the long run, as well as puts more unsustainable materials into the landfill over time.

**<u>DARK GRAY</u> should be adopted as the color for ADA warning surfaces in our residential National Historic Districts, because:**

1. Specific colors are not mandated by law.
2. The US Access Board recommends any color, as long as there is either dark-on-light or light-on-dark contrast.
3. Dark gray against light concrete offers necessary contrast and meets the US Access Board's contrast requirement.
4. SHPO approves the use of dark gray tactile pads.
5. ODOT approves the use of dark gray tactile pads.
6. Both SHPO and ODOT deviate themselves from the use of yellow, and use dark gray, where appropriate, such as in historic settings.
7. Albany, Salem, and Eugene already have all approved dark gray for use in their National Historic Districts. See **(I)**
8. Dark gray is already being used in Corvallis.
9. Dark gray was recently installed at the historical location of 9th & Madison . See **(J)**
10. Dark gray pavers are at the historic entry to OSU at 15th and Jefferson. See **(K)**

While we fully support the need for ALL sidewalks in Corvallis to be fully accessible, we ask our City Council to follow the recommendation of our local Historic Resource Commission, and adopt a policy to use dark gray concrete tactile pads in Historic Districts. The HRC's recommendation meets all government requirements.

The State Historic Preservation Office interprets ORS 358.653 to mean that cities are obligated to consult with SHPO on new materials in sidewalk ramps to make sure they do not alter the nature of the historic district. SHPO has expressed that they likely have ultimate review, but hope our city will adopt the recommendations of our HRC, thus avoiding bringing the matter before them. We agree, and strongly urge our council to do the same.

Sincerely,

Deb Kadas & Jeffrey Paulson

EXHIBIT **(A)**

United States Access Board
*www.access-board.gov*

- Detectable Warnings: Synthesis of U. S. and International Practice.
  *ADAAG Specifies:*

**705 Detectable Warnings**

**705.1 General.** Detectable Warnings shall consist of a surface of truncated domes and shall comply with 705.

**705.1.1 Dome Size.** Truncated domes in a detectable warning surface shall have a base diameter of 0.9 inch (23 mm) minimum and 1.4 inch (36 mm) maximum, a top diameter of 50 percent of the base diameter minimum to 65 percent of the base diameter maximum, and a height of 0.2 inch (5.1 mm).

**705.1.2 Dome Spacing.** Truncated domes in a detectable warning surface shall have a center-to-center spacing of 1.6 inches (41 mm) minimum and 2.4 inches (61 mm) maximum, and a base-to-base spacing of 0.65 inch (17mm) minimum, measured between the most adjacent domes on a square grid.

**705.1.3 Contrast.** Detectable Warning Surfaces shall contrast visually with adjacent walking surfaces either light-on-dark, or dark-on-light.

The material used to provide contrast shall be an integral part of the walking surface. Detectable warnings used on interior surfaces shall differ from adjoining walking surfaces in resiliency or sound-on-cane contact. ADAAG 4.29.2

EXHIBIT **(B)**

This is an example of what most sidewalk corner ramps in historic districts looked like when the 2.9 exemption for sidewalk ramps was created. Most original sidewalk corners were already removed and updated with cross-hatch textured access ramps.

EXHIBIT **(C)**

Whenever original sidewalks are repaired or replaced, sidewalk stamps such as this are to be saved and returned to original locations.

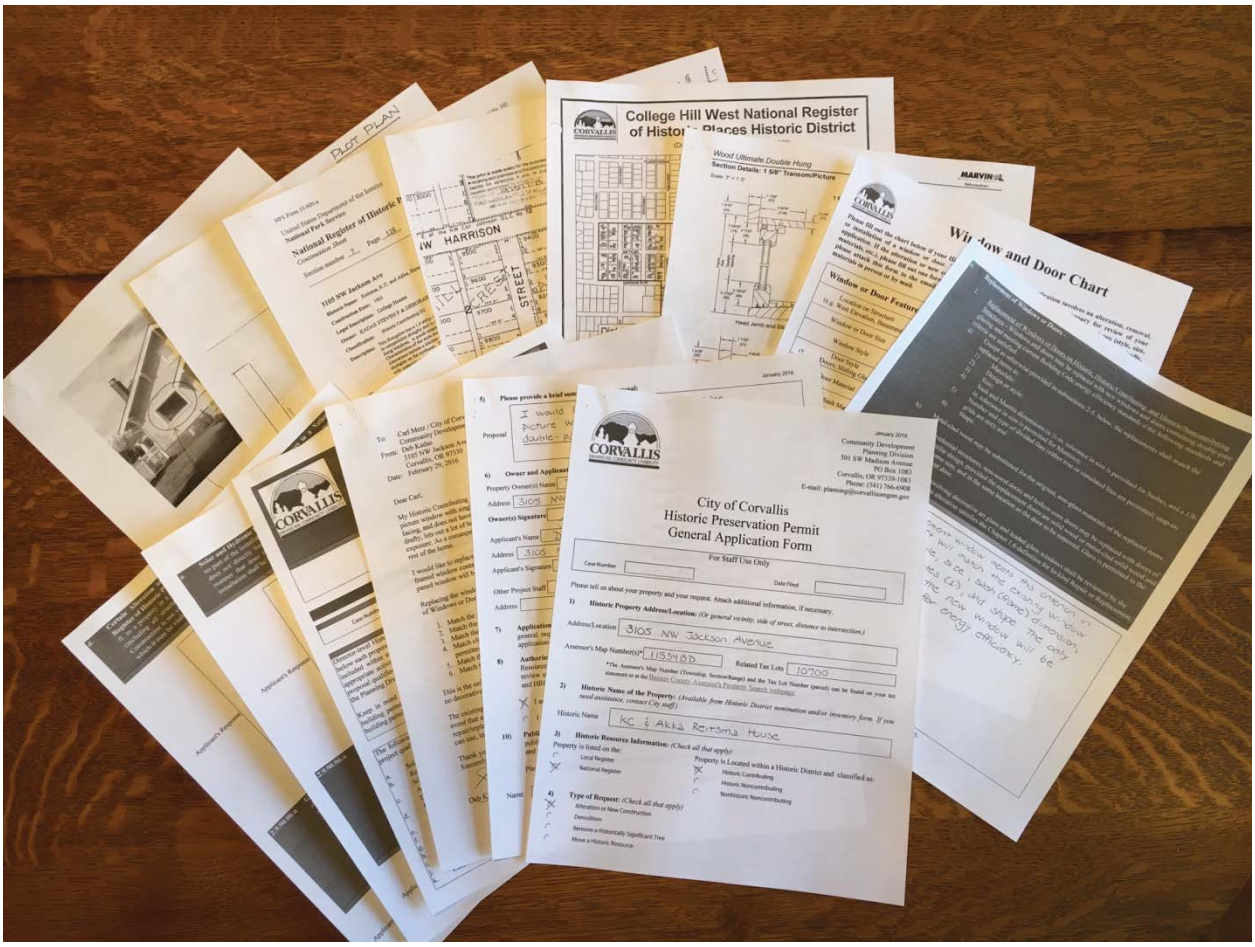
EXHIBIT **(D)**

The City recognizes our two residential National Historic Districts with special signage.

EXHIBIT **(E)**

The City prints and distributes walking tour brochures to inform residents and visitors alike about the historic significance of our designated National Historic Districts,and our historic sidewalk markers.

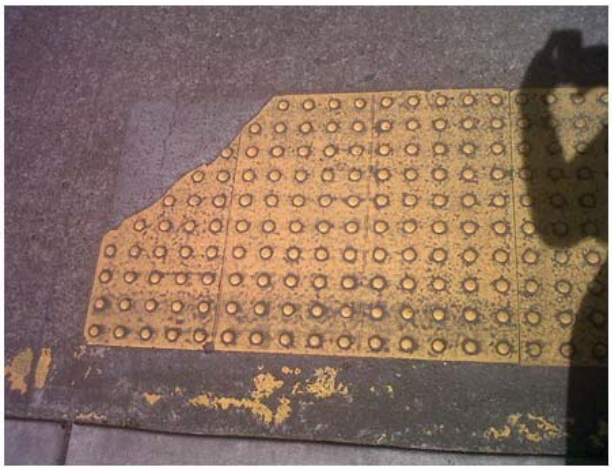
EXHIBIT **(F)**




Property owners must fill out lengthy applications and go through a review process for even the most simple of exterior changes…**especially those visible from public right-or-ways.**

For example, this 14-page application was required to change ONE single-pane picture window to a double-pane. Materials had to prove to be identical. Plastic/vinyl is not allowed.

EXHIBIT **(G)**



Plastic tactile devices are not long-lasting and are already falling apart in Corvallis.
The City of Eugene stopped using plastic altogether, due to lack of durability.

EXHIBIT **(H)**

Pre-cast, pre-colored concrete pads are widely available from a variety of manufacturers, in a variety of colors and sizes. For example, these TekWay® Dome – Tiles meet the requirements of the ADA and the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

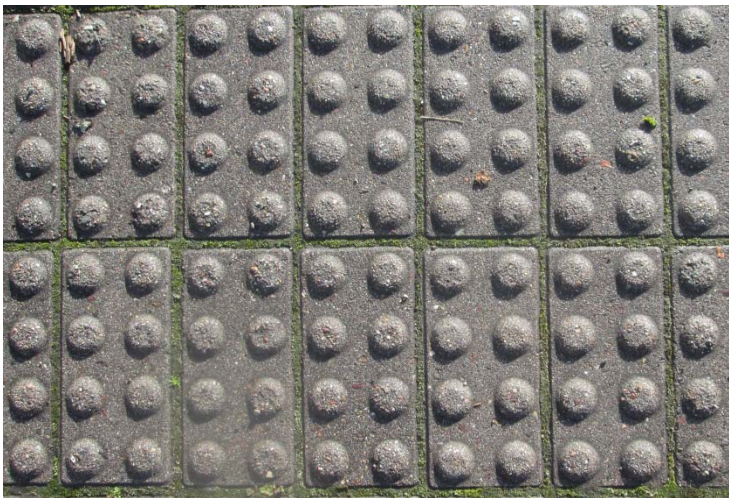
EXHIBIT **(I)**

Albany, Salem and Eugene all approved dark gray for use in their National Historic Districts.
This example is from the Monteith Historic District in Albany.

EXHIBIT **(J)**

Dark gray was recently installed at the historical intersection of 9th and Madison Avenue.

EXHIBIT **(K)**



Dark gray concrete pavers bordered by contrasting light concrete were installed at the historic entry to Oregon State University at 15th and Jefferson.

April 4, 2016

FROM: Corvallis Neighborhood Assn. Presidents
TO: Corvallis Mayor and City Council
RE: Sidewalk Curb Ramps in Residential National Historic Districts

Mayor Traber and City Councilors:

We are writing this letter as a follow-up to our previous testimony on this matter to the Council, as well as a follow-up to the Corvallis Historic Resources Commission's recommendation and the letter by City Staff as to their recommendation. We appreciate both the HRC and City Staff for the time they took to look into our concerns and to develop each of their recommendations. Examining both sets of recommendations, we would like to offer our support for the HRC's recommendation for the color of dark gray concrete in our nationally recognized residential historic districts.

**No Need to Reinvent the Wheel**

As described in our earlier letter to Council, we contacted representatives from the three largest nearby cities with National Historic Districts: Albany, Eugene, and Salem. As you recall, all three cities have chosen to use a dark gray color for their historic districts, which meets federal ADA requirements. Two cities, Salem and Eugene, only use concrete (or steel) in those districts.

In Eugene, Jennifer Willer, Program Manager for Pavement Preservation, said that they used dark gray or black concrete or steel citywide, as they meet both ADA and historic preservation standards, and because they experienced durability problems with plastic. In Albany, at the Access Benton County meeting that Gary Angelo attended, along with Jeff McConnell from City Staff, Lisa Bennett, former Albany ADA Coordinator, stated that they chose to use the dark gray tactile pads in their historic districts based upon feedback from residents/owners in those districts. In Salem, Kimberly Fitzgerald, Historic Resources Planner, said that the city chose to use only gray concrete in their districts based upon the recommendations from their Landmarks Commission. In all three cases, ***there had been no ADA-related negative feedback*** that they had received.

**Meet Multiple Constituent Needs**

As mentioned before, we fully support meeting ADA standards while at the same time protecting the historic integrity of our designated residential resources and districts. The dark gray color concrete pads meet both ADA requirements at the federal, state, and local level, while also maintaining compatibility with national and state historic preservation standards. There are multiple constituents involved that should be considered and the solution chosen should optimize across them as much as possible.

In the case of the ADA requirements, the U.S. Access Board has already done extensive work on developing standards that attempt to optimize across the various needs of different parts of the ADA community (as included in their 2011 Notice of Proposal, from which Federal Highway Administration Standards are derived). The Board understands that some proposals may not necessarily optimize one set of needs if it sub-optimizes the needs of another set. An example is the proposed requirement for the use of truncated domes, which is not favored by those using walkers or wheelchairs.

In line with this, we are not requesting that OSU follow the same set of tactile ramp standards selected for residential historic districts, since they have far different institutional needs based upon the density and diversity of their large student and faculty population. And we would not expect that their needs should influence the needs of adjacent residential historic districts.

Also, we understand the response from the Eugene and Oregon Commissions for the Blind would want to optimize their constituents' needs. However, optimizing one slice of the ADA community's needs while sub-optimizing other constituents' needs does not meet the spirit of finding the broadest acceptable solution. The work that went into developing the ADA standards already took the low-vision community's needs into account.

**Address the Sustainability Budget**

To find a solution that meets the Council's goal for addressing how it affects the sustainability budget, both long-term cost and achieving minimal waste should be considered. As has been shown in the testimony of Deb Kadas, as well as the experience of the city of Eugene, plastic has been shown not to be a durable, resilient material. Already within Corvallis there are several examples of plastic ramps cracking, breaking apart, or separating from the concrete underlayment. Having to replace or repair plastic ramps increases costs over the long term, particularly in labor costs. In addition, frequent replacement of plastic ramps will contribute more to the landfill than a more durable material, such as concrete. Finally, an additional shortcoming of plastic is the safety concern of slipperiness when it becomes wet, which naturally happens frequently in Oregon. The solution of using a concrete material, whether inlaid concrete pads or texturing of the poured concrete, meets the requirements better from a sustainability budget standpoint.

**Summary: Adopt the HRC Recommendations**

We feel that the recommendations put forth by the HRC for the use of ***dark gray concrete*** is the best solution that meets the various constituent needs of the ADA community, the historic preservation compatibility requirements (including those from the State Historic Preservation Office), and Council goals regarding the sustainability budget. Adopting these recommendations for at least the designated residential National Historic Districts would enable the City to do their part in preserving these precious resources, just as owners of residential historic properties are required to do their part in selecting compatible materials and design. In addition, if the City were to choose not to adopt these recommendations as a city-wide standard, doing so within the residential historic districts would distinguish them and highlight to pedestrians that they are entering a nationally-recognized special neighborhood. We urge you to adopt the HRC recommendations.

Thank you for your consideration for this matter.

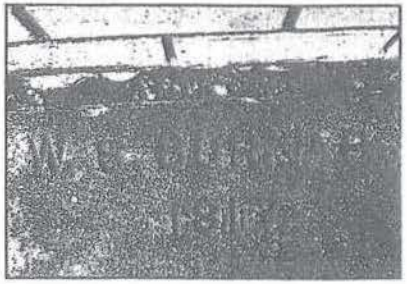
| | | |
|---|---|---|
| Gary Angelo | Courtney Cloyd | Meghan Karas |
| College Hill NA, President | Central Park NA, President | Avery Homestead NA, President |

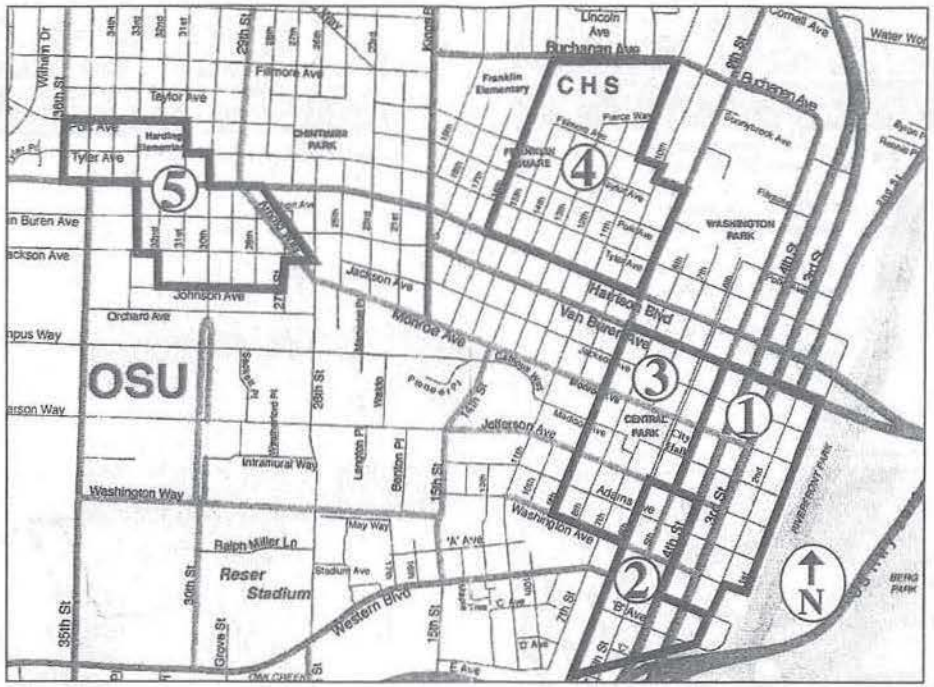
# A Walking Tour of the SIDEWALKS of Corvallis

## Historic Sidewalk Markers 1906-1937

This tour is a guide for the location of over 25 sidewalk markers found in five neighborhoods.

- DOWNTOWN
- AVERY HELM
- CENTRAL PARK
- FRANKLIN SQUARE
- COLLEGE HILL

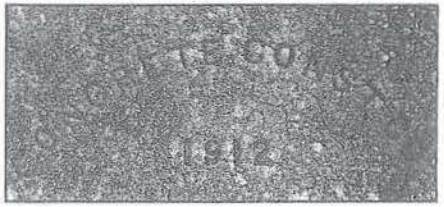





**Concrete sidewalks first appeared in Corvallis in 1906 starting on Second St. from Monroe to Madison Avenue and in 1910 from Monroe to Adams.** During the next three decades some twenty plus contractors were employed to lay sidewalks and pave streets in emerging residential and commercial districts. As each sidewalk section was completed contractors would mark their finished work with an embossing stamp with their name and the date. Over 150 markers have been found and identified and many more may yet be discovered and recorded. Today the city protects the historic stamps. Whenever damaged sidewalks are replaced or repaired the markers are saved and returned to their original locations.

**Nine other historic walking tour brochures are available at Visit Corvallis in the Chamber of Commerce building at 420 NW 2nd Street.**

*You can record the stamps by photographing, drawing or taking a rubbing with paper. Hold the tracing paper over the front of the marker. Rub over the entire paper with the side of sharpened end of the pencil, or peel a crayon and rub it on its side over the paper. Roll your paper up carefully so you don't crease it or smudge the tracing.*
*Please don't use sharp objects for cleaning away debris from stamps.*



*Take care watching for foot traffic on the sidewalks and bike and vehicle traffic on the streets when you go on your search for the stamps.*

## 1 DOWNTOWN

| Location on map | CONTRACTOR | DATE |
|---|---|---|
| A | Metal Curb at corner of alley between 2nd & 3rd Streets on Monroe 1890 (south side) | |
| B | J.H. 1906 *(first marker, 140 SW 2nd st., W. side)* | |
| C | C. Hodes Rifle *(137 SW 2nd St., pressed in concrete, east side)* | 1895 |
| D | Concrete Const. Co. (saved) *(2nd st., NE Corner @ Adams Ave.)* | 1912 |
| E | WS Burnap *(500 SW 2nd St., SW corner of Beanery)* | 1917 |

*Letters indicate location of sidewalk markers*

Find the city's oldest sidewalk marker dated 1906. At 137 SW 2nd is a faded stamp of a rifle. It helped advertise Hodes Gun Shop located there in the early 20th century. Eight iron horse rings can be found on the west side curb between Washington and Adams Streets on 2nd. A metal curb is located between 2nd and 3rd streets on Monroe on the south side at the alley entrance.

©2014 Walking Tour of the Sidewalk of Corvallis *Concept by E. Ross Parkerson* *Research by Doug Eaton, Mary K. Gallagher, Carolyn Ver Linden & E. Ross Parkerson* *Graphic design by M'Lisa Runyon*

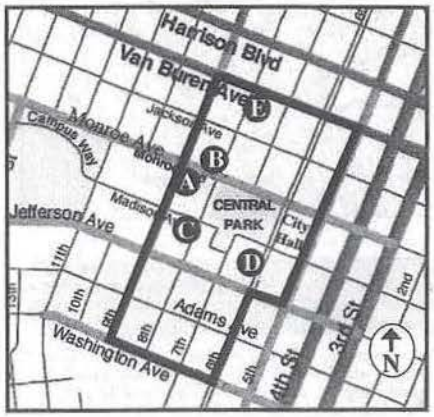
## 2 AVERY HELM

| Location on map | CONTRACTOR | DATE |
|---|---|---|
| A | Corvallis Concrete Co<br>*(329 SW 6th St., east side)* | 5.9.1923 |
| B | Reiter & Brown<br>*(340 SW 5th St., facing Adams St., NW corner)* | 9.13.1927 |
| C | WL Read<br>*(519 SW 5th St., east side)* | 11.15.1917 |
| D | HH Heuckendorff<br>*(515 SW 5th St., NW corner)* | Aug.14. 1923 |
| E | WL Read<br>*(553 SW B st., NE corner, broken concrete)* | 4.20.1915 |

This neighborhood is part of the Avery Helm National Historic District designated in 2000. It is part of the Joseph C. Avery land claim filed in 1845. It includes nine full blocks and ten partial blocks of historic homes dating from 1876 into the 1930's. There is a walking tour brochure for this district.

## 3 CENTRAL PARK

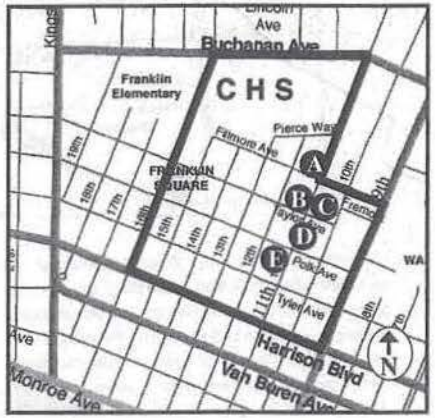
| Location on map | CONTRACTOR | DATE |
|---|---|---|
| A | Corvallis Concrete Co.<br>*(SE corner, Monroe & Ninth St.)* | 5.16.24 |
| B | Levi Mellon Contractor<br>*(4 makers, 813 NW Monroe Ave)* | (No date) |
| C | W L Read<br>*(in oval, 810 SW Madison, SW corner)* | 1913 |
| D | Mellon & Gendron Contractors<br>*(602 SW Madison Ave., west side at side of church)* | 1909 |
| E | John Thornton<br>*(in oval, 239, NW 8th St., SE corner)* | 1911 |




This neighborhood was built around Central Park which was the original site of the first elementary school and high school in Corvallis. Three churches surrounded the park and one, today's Arts Center, was a transplant in 1961. The original Corvallis-Benton County Library was built in its current location in 1931. Building expansions occurred in 1965 and 1992. There are two walking tour brochures for this neighborhood.

## 4 FRANKLIN SQUARE

| Location on map | CONTRACTOR | DATE |
|---|---|---|
| A | H H Heuckendorff (saved)<br>*(803 NW 11th St., NE corner)* | June.7.1920 |
| B | W L Read<br>*(saved, 704 NW 11th St., NW corner )* | 6.25.21 |
| C | Corvallis Concrete Co<br>*(1081 NW Taylor St., near driveway)* | 10.23 |
| D | Heuckendorff & Isaack<br>*(635 NW 11th St., near fence)* | Nov. 18.1929 |
| E | Heckert & Son<br>*(NW Tyler & 11th St., NW corner)* | 8.27.23 |




Corvallis's first city park was established in 1889 and the name "Franklin Square" was designated by the City Council. The park has some of the area's oldest and varied tree species. There are three walking tour brochures for the surrounding neighborhood including an historic tree tour.

## 5 COLLEGE HILL

| Location on map | CONTRACTOR | DATE |
|---|---|---|
| A | WS Burnap<br>*(212 NW 28th St., Mid block)* | 1914 |
| B | HH Heuckendorff<br>*(206 NW 30th St., NW corner)* | April.14.1923 |
| C | HH Heuckendorff<br>*(303 NW 30th St., NE corner)* | April.29.1921 |
| D | Van Buren Ave.<br>*(between 30th & 31st Streets marked with date & time concrete work completed, middle of block)*<br>6-7-26 1 PM / 7-14-26 2 PM<br>6-7-26 2:30 / 7-14-26 6:30 PM<br>7-16-26 11 AM | |
| E | HHH & WI<br>(last marker, 345 31st., SE corner | August.11.1937 |

The College Hill neighborhood was designated a National Historic District in 2002. The same people who built Oregon State College developed the neighborhood including many professors, administrators, other employees and students. The integrity of the neighborhood is a testament to the struggle to preserve the area by several generations of residents. There is a walking tour brochure for this district. The only known street stamp in the city is on Van Buren between 30th and 31st streets.

**18 BRITTNEY WEST STUDIO**
**340 SW 2ND, #3 | 4-8PM**
[UPSTAIRS ABOVE CORVALLIS CYCLERY]

New oil paintings & glittery sculptures await you at Britt's studio. All are welcome!

**>NEW LOCATION<**

**19 CORVALLIS MULTICULTURAL LITERACY CENTER**
**128 SW 9TH STREET | 4-8PM**
CMLC MULTICULTURAL TEXTILE EXHIBIT
"WEARING THE WORLD, 2016" – CMLC's multicultural textile exhibit. A collection of colorful textiles and clothing from across the globe.

**20 VOICES GALLERY**
**425 SW Madison Ave, Ste J1 (upstairs) | 4-8PM**
PURPLE
Seven artists celebrating the color Purple as part of a color wheel series.

THANKS TO EVERYONE WHO HELPS OUT WITH THE CORVALLIS ARTS WALK, IN WAYS GREAT AND SMALL!

**A SPECIAL THANKS TO OUR SPONSORS:**

HOLMWELL SOFTWARE

The Corvallis ADVOCATE

the e

S P & B PRINTING — SINCE 1946 —

Brad Johnson Studios

# CORVALLIS ART WALK
## UPCOMING THIRD THURSDAYS

April 21 | May 19 | June 16 |
July 21 | August 18 |
September 15 | October 20

**Liisa Rahkonen**
**Doe Shelter**
#2 THE ARTS CENTER

CAW Corvallis ARTS Walk

# APRIL 21

ATTACHMENT E
Page 106-ab

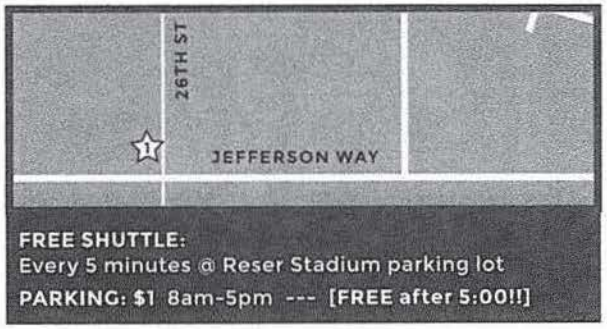
**LET'S MAKE SOMETHING WONDERFUL TOGETHER**
ARTS | EDUCATION | COMMUNITY
**COME OUT EVERY THIRD THURSDAY & SUPPORT YOUR LOCAL ARTISTS!!**

**MORE LOCAL ARTS DESTINATIONS EVERY MONTH!**
CONTACT CAW FOR MORE INFO AT:
**WWW.CORVALLISARTSWALK.COM**

**EVERY THIRD THURSDAY**
**WWW.CORVALLISARTSWALK.COM**

## >OSU CAMPUS<

**1 FAIRBANKS ART GALLERY |**
**FAIRBANKS HALL 220 SW 26TH ST | 5-6:45PM**
MICHAEL BOONSTRA - TRANSITORY SURFACE
With elements of video, photography, and drawing, Boonstra connects to the way we think about landscape. For more info Google "Fairbanks Gallery."




## >CENTRAL PARK<

**2 THE ARTS CENTER**
**700 SW MADISON AVE | 4-8PM**
3 NARRATIVES RECEPTION
The Arts Center hosts a reception for 3 Narratives: Larry Calkins, Georgiana Nehl and Liisa Rahkonen.

## >6TH STREET<

**3 STUDIO BEATRICE**
**230 NW 6TH | 4-7PM**
Acryllic paintings by Donna Beverly and Sculture by Skip Horton. Music by Marshall Adams, libations by Spindrift Cellars.

## >UP 4TH STREET<

**4 ARTWORKS GALLERY (CEI)**
**408 SW MONROE ST. | 4-8PM**
AISHA ROSE MCCOY
The pieces included in this collection are snapshots of memories...

## >MADISON & 4TH ST<

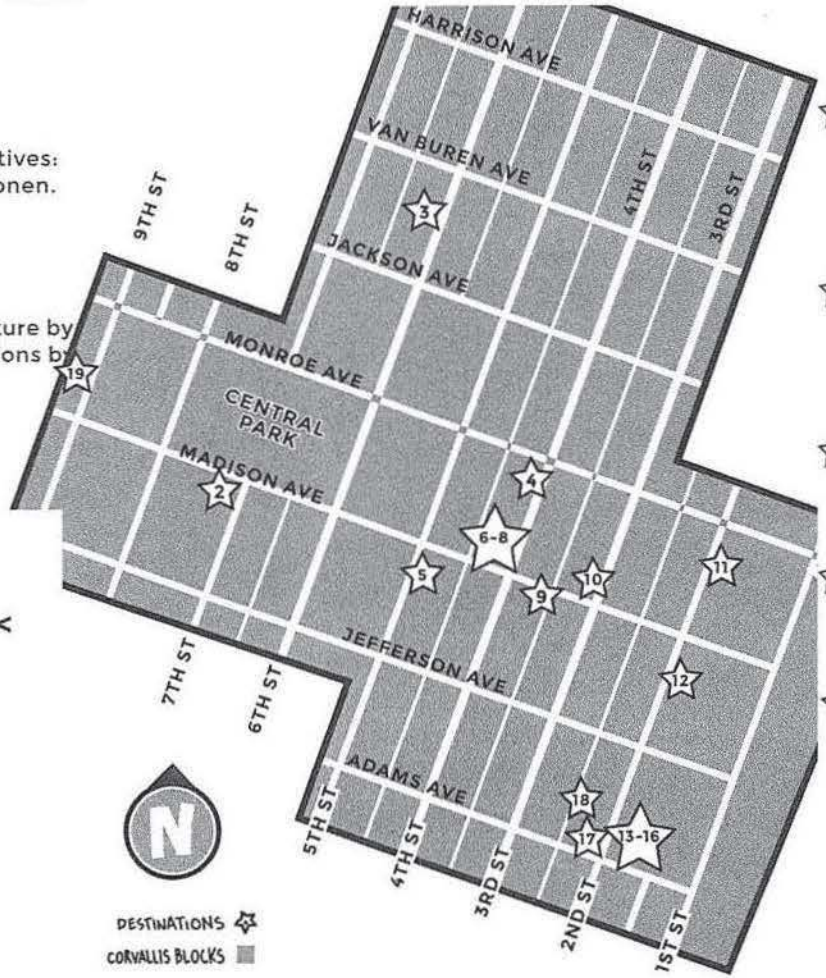
**5 JEFF HESS STUDIO**
**460 SW MADISON ST., SUITE 16 | 4-8PM**
SELF-PORTRAIT
Ugly Art Room's Monthly Mail Art Challenge "Self-Portait" w/guest curator Hester Coucke.

**6 STUDIO262**
**425 SW MADISON AVE. | 4-8PM**
[SUITE G, OFF OF 4TH STREET]
BOARDS & BICYCLES
Artist reception for "Boards & Bicycles", an open community art show.

**7 LIVING ROOM GALLERY**
**425 SW MADISON [LOWER LEVEL] | 4-8PM**
PRETTY IN BLEAK
Pretty In Bleak: The printed works of Vesper White

**8 KAREN WYSOPAL STUDIO**
**425 SW Madison Ave., UPSTAIRS | 4-8PM**
ALCOHOL INK PAINTINGS
Abstract alcohol ink paintings evoking seascapes, undersea life, and tree bark. Fine art prints, handmade greeting cards.

**9 FOUNDRY ANNEX**
**354 SW MADISON | 4-8PM**
GUNPOWDER COLLABORATIVE
Nick Martinelli & Christopher Adams have teamed up to create screen printing + gunpowder prints depicting NW Volcanoes.




**10 FOOTWISE STOREFRONT WINDOW EXHIBIT**
**301 SW MADISON AVE, #100**
WINDOW ON ART
Madelaine Corbin uses a storefront display window to explore our collective experience between public & private worlds in this performance piece.

## >2ND STREET<

**11 THE MAJESTIC THEATRE**
**115 SW 2ND ST | 5-8PM**
WONDERLAND
Take a walk through Wonderland with our Alice in Wonderland themed art show featuring original works by local artists.

**12 ART IN THE VALLEY**
**209 SW 2nd St. | 4-8PM**
JENNY ARMITAGE
Jenny Armitage is guest artist from Salem showing hand-poured watercolors from places around the world.

## >2ND & ADAMS<

**13 AZURE FINE ART GALLERY**
**341 SW 2ND, SUITE 3 | 4-8PM**
WILL YOU STEP UP?
Deb continues to study the grid in her new series exploring where ladders lead. Includes cellist Celeste King and poetry from Nick Perry-Guetti.

**14 KALEIDOSCOPE**
**341 SW 2ND | 4-8 PM**
ART & POETRY
Kaleidoscope joins Pegasus Gallery in its annual celebration of art, poetry & foolishness.

**15 PEGASUS**
**341 SW 2ND | 4-8PM**
ANNUAL ART & POETRY EXHIBIT
Pegasus Gallery host its annual Art & Poetry exhibit.

**16 CYRANO'S**
**361 SW 2ND | 4-8PM**
Watch Susan begin a new carving for a series of books. "Footnotes"

**17 LAUREL THOMPSON & RACHEL URISTA STUDIO**
**340 SW 2ND, #12 | 4-8PM**
[UPSTAIRS ABOVE CORVALLIS CYCLERY]
DOWN THE RABBIT HOLE
Take a trip down the rabbit hole to visit us in our hidden Wonderland! Giant coloring pages and mural art await you.



OVER >>>>>

Corvallis City Council April 4, 2016

I would like to propose the city council take specific actions to include the definition of Social Service Agency within the permitted zoning categories of Light Industrial and Industrial as they exist within the current land development code. We might even want to look at other zones beyond the five that are currently listed but generally don't offer a good location for such a use.

The reason this is important is that the current restrictions make it difficult to find land within the urban growth boundary and specifically within the City of Corvallis that could be considered and available for a location of a winter homeless shelter, either permanent or temporary.

Procedurally you have the ability to change the definitions within zoning categories or to expand the permitted uses within a category. It is time the council was pro-active and willing to help find solutions to this problem. It is my personal opinion that the city ought to also be willing to make under-utilized city owned property available for consideration of a facility to help serve our homeless citizens. I see this being done with a minimum amount of direct city expenditures (a similar amount to the money currently being allocated). This would be accomplished by leveraging county funds and private non-profit organizations to provide answers to our challenges.

The hopeful outcome would be better services for the homeless run in a professional manner with much less negative impact to our community. This should also reduce the requirements for police services and emergency medical care as well as hopefully open up our parks and public areas for use by more of our citizens. Thanks for your consideration.

Sincerely,

Peter Ball

**Proposal for use of funds from Hollingsworth and Voss air-pollution fees and fines**

I'd like to suggest that some portion of the fines and fees being received from Hollingsworth and Voss, as a consequence of their acknowledged air-pollution violations, be reserved and allocated for the following purposes, directly related to the H&V violations in question:

For conducting independent and rigorous monitoring of significant parameters of air quality (eg CO and fine particulate matter, PM 2.5) especially during periods of stagnant air inversions, in areas of Corvallis in close proximity to the H&V plants. This should be conducted by independent professionals in the field, not by H&V itself.

And for performing independent epidemiological studies to compare the incidence of disease conditions (e.g. pulmonary and cardiovascular conditions, as well as cancer) of individuals living in close proximity to the H&V plants, with the rates of such diseases amongst those living more distant from the plants.

Joshua Standig

Corvallis, OR 97333

# Corvallis Creeks Celebrations

I am here to announce the initiation of a bimonthly series titled "Corvallis Creeks Celebrations".

The series will celebrate our local creeks, their biology, hydrology, physical structure, chemistry, cultural and historical significance, human challenges and opportunities for a better Corvallis through better creeks.

The celebrations will be held at Old World Deli on 2nd and Washington in downtown Corvallis. Our first celebration will be held:

**Thursday, April 28th from 6:00-8:00 pm**

The theme of the first celebration will be:

***Lost Creeks of Corvallis***

Presenters will show:

1. how former Corvallis Creeks that no longer exist were discovered,
2. where they were located,
3. what has been built over those former creekbeds,
4. what happens to water flowing through soil when it cannot drain above-ground, and
5. possible approaches for future actions.

There will be lively discussions, as many in the audience will have homes, businesses, institutions and schools built directly over these former creekbeds. And there are current ramifications for such building siting. There will also be revelations about how many of our City parks are simply filled in streambeds, such as Chintimini Park and Cloverland Park and how further development of those parks could impact surrounding existing private development.

Future celebrations will concentrate on a process called Urban Stream Syndrome, through which the biology and functions of streams deteriorate with urbanization. It also describes how cultural attitudes and zoning codes help increase this deterioration.

I encourage City Council and City staff to participate in our first celebration on April 28th @ Old World Deli.

The series is co-sponsored by the Corvallis Sustainability Coalition Water Action Team, the Marys River Watershed Council, Benton Soil and Water Conservation District and Freshwaters Illustrated.

Dave Eckert

**The Lost Fish** explores the connection between the Pacific Lamprey and the people of the Columbia River System. The film documents the determined efforts of several Columbia Basin Tribes to restore this sacred fish to their ancestral waters, and captures the passion and spirit of those working on behalf of lamprey, including Nez Perce elder and Lamprey Champion, Elmer Crow, Jr. (1948-2013)

**DVD includes**

The Lost Fish documentary (25 min)

Two short films:

Hanging On: Why Pacific Lamprey Matter to Columbia Basin Tribes (6 min)

Getting Attached: Understanding the Plight of Pacific lamprey (4 min) USFWS

**Produced by Freshwaters Illustrated** in Partnership with the **Columbia River Inter-Tribal Fish Commission**
with funding from the Bonneville Power Administration

In cooperation with the **US Fish & Wildlife Service**
**& the Nez Perce, Umatilla, Yakama, and Warm Springs Tribes**

WWW.THELOSTFISH.ORG

DVD VIDEO

THE LOST FISH

Freshwaters Illustrated

# THE LOST FISH

THE STRUGGLE TO SAVE PACIFIC LAMPREY

#lampreycreek

-----Original Message-----
From: City Manager
Sent: Saturday, April 02, 2016 8:21 AM
To: Holzworth, Carla
Subject: Public Input Submission

Submission information
---
Submitter DB ID : 868
Submitter's language : Default language
IP address :
Time to take the survey : 6 min. , 44 sec.
Submission recorded on : 4/2/2016 8:21:18 AM

Survey answers
---
Please enter your full name. (This information is required to ensure the City keeps accurate records of community input.)
Dan Pinson

Please enter your home address, including city. [Ex: "501 SW Madison Ave., Corvallis"]

(This information is required to ensure the City keeps accurate records of community input.)
St, Corvallis

In a few words, please describe the agenda item or topic you'd like to comment on. (Ex: "Central Park maintenance" or "New housing development on Walnut")
**City-OSU Intergovernmental Agreement**

Please choose a meeting date from the menu below. (Feel free to review the city's online calendar .)
**4/4/2016**

Use the space below to share your thoughts and feedback. These remarks will be shared with the full City Council and will be entered into the public record for the selected meeting.

The character of Corvallis is fast becoming dominated by OSU in housing and traffic. I have no idea how the intergovernmental agreement influences future issues. I strongly support an agreement that ensures the OSU's influence is limited.

If you like to be contacted by the Mayor and City Council with any follow-up questions, please enter an email address or phone number below.

Disclaimer: This e-mail message may be a public record of the City of Corvallis. The contents may be subject to public disclosure under Oregon Public Records Law and subject to the State of Oregon Records Retention Schedules. OAR:166.200.0200-405)

-----Original Message-----
From: City Manager
Sent: Friday, April 01, 2016 10:54 AM
To: Holzworth, Carla
Subject: Public Input Submission

Submission information
---
Submitter DB ID : 864
Submitter's language : Default language
IP address :
Time to take the survey : 3 min. , 13 sec.
Submission recorded on : 4/1/2016 10:54:20 AM

Survey answers
---
Please enter your full name. (This information is required to ensure the City keeps accurate records of community input.)
Kelly Amsberry

Please enter your home address, including city. [Ex: "501 SW Madison Ave., Corvallis"]

(This information is required to ensure the City keeps accurate records of community input.)
St., Corvallis

In a few words, please describe the agenda item or topic you'd like to comment on. (Ex: "Central Park maintenance" or "New housing development on Walnut")
**new sidewalk ramps in historic districts**

Please choose a meeting date from the menu below. (Feel free to review the city's online calendar .)
**April 4**

Use the space below to share your thoughts and feedback. These remarks will be shared with the full City Council and will be entered into the public record for the selected meeting.

As a resident of the West College Hill Historic District, I am concerned that the new sidewalk ramps being installed in our area conflict with the visual nature of the historic neighborhood. The plastic-like material and bright color of the “detectable warning” portion of the ramps is distracting, and not at all historic in nature. The HRC’s recommendation to use dark gray concrete is a good one – gray concrete ramps would meet the needs of neighbors and other pedestrians benefiting from the ADA compliant ramps, while not compromising the look of the neighborhood. I encourage the City Council to adopt HRC’s recommendation.
http://archive.corvallisoregon.gov/0/edoc/757926/Curb%20Ramps%20(HRC).pdf

If you like to be contacted by the Mayor and City Council with any follow-up questions, please enter an email address or phone number below.

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-----Original Message-----
From: City Manager
Sent: Friday, April 01, 2016 10:23 AM
To: Holzworth, Carla
Subject: Public Input Submission

Submission information
---
Submitter DB ID : 863
Submitter's language : Default language
IP address :
Time to take the survey : 2 min. , 55 sec.
Submission recorded on : 4/1/2016 10:22:59 AM

Survey answers
---
Please enter your full name. (This information is required to ensure the City keeps accurate records of community input.)
Robert J. Morris

Please enter your home address, including city. [Ex: "501 SW Madison Ave., Corvallis"]

(This information is required to ensure the City keeps accurate records of community input.)
Street, Corvallis, OR

In a few words, please describe the agenda item or topic you'd like to comment on. (Ex: "Central Park maintenance" or "New housing development on Walnut")
**Sidewalk Ramps**

Please choose a meeting date from the menu below. (Feel free to review the city's online calendar .)
**4/4/2016**

Use the space below to share your thoughts and feedback. These remarks will be shared with the full City Council and will be entered into the public record for the selected meeting.

I strongly support the recommendation of your Historic Resources Commission regarding the color of sidewalk ramps in historic districts. Yellow is not appropriate in these areas. Public Works is trying to simplify their task by establishing a single, city-wide standard and ignore the historical neighborhoods. Salem, Albany and Eugene have adopted a more reasonable plan. We should too.

If you like to be contacted by the Mayor and City Council with any follow-up questions, please enter an email address or phone number below.

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-----Original Message-----
From: City Manager
Sent: Friday, April 01, 2016 10:22 AM
To: Holzworth, Carla
Subject: Public Input Submission

Submission information
---
Submitter DB ID : 862
Submitter's language : Default language
IP address :
Time to take the survey : 9 min. , 11 sec.
Submission recorded on : 4/1/2016 10:21:48 AM

Survey answers
---
Please enter your full name. (This information is required to ensure the City keeps accurate records of community input.)
Richard Sandler

Please enter your home address, including city. [Ex: "501 SW Madison Ave., Corvallis"]

(This information is required to ensure the City keeps accurate records of community input.)
St., Corvallis

In a few words, please describe the agenda item or topic you'd like to comment on. (Ex: "Central Park maintenance" or "New housing development on Walnut")
**ADA sidewalk ramps in Historic Districts**

Please choose a meeting date from the menu below. (Feel free to review the city's online calendar .)
**4/4/2016**

Use the space below to share your thoughts and feedback. These remarks will be shared with the full City Council and will be entered into the public record for the selected meeting.

As a proud resident and homeowner of the College Hill West Historic District, I oppose the use of bright yellow plastic tactile devices on sidewalk corner ramps in our District. I know that there are acceptable alternatives, such as the dark grey tactile pads that Albany, Eugene, and Salem use in their historic districts (and I understand to be approved by the State Historic Preservation Office). Preserving our neighborhood is a priority for me and my family. Since we also want to follow the ADA, I ask that you consider using the dark grey as a way to keep all parties happy. In closing, I strongly support the HRC's recommendation in this area and I do not support the use of yellow ramps in our historic district.

Thank you,
Rich Sandler

If you like to be contacted by the Mayor and City Council with any follow-up questions, please enter an email address or phone number below.

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-----Original Message-----
From: City Manager
Sent: Thursday, March 31, 2016 9:45 AM
To: Holzworth, Carla
Subject: Public Input Submission
Submission information
---
Submitter DB ID : 860
Submitter's language : Default language
IP address :
Time to take the survey : 42 min. , 37 sec.
Submission recorded on : 3/31/2016 9:44:33 AM
Survey answers
---
Please enter your full name. (This information is required to ensure the City keeps accurate records of community input.)
Nicholas Testa

Please enter your home address, including city. [Ex: "501 SW Madison Ave., Corvallis"]

(This information is required to ensure the City keeps accurate records of community input.)
St. Corvallis, Or

In a few words, please describe the agenda item or topic you'd like to comment on. (Ex: "Central Park maintenance" or "New housing development on Walnut")
**Truncated domes (ADA)**

Please choose a meeting date from the menu below. (Feel free to review the city's online calendar .)
**4/4/2016**

Use the space below to share your thoughts and feedback. These remarks will be shared with the full City Council and will be entered into the public record for the selected meeting.

I have owned my home on 31st street from over 23 years and I enjoy the fact that the area I live in is now a part of the College Hill West (CHW) historic district. I do not support the public works director’s comments in her March 25, 2016 letter to the city council suggesting that historic districts should accept orange-red ADA truncated domes as a suitable solution for historic districts. Further, I do not accept this recommendation as a historically viable one and ask that the city council reject the orange-red color ADA truncated domes for use inside historic districts. The correct color for ADA pads in nationally recognized historic districts is dark gray. I believe SHPO supports this view.

Further, I am very surprised that public works went ahead and actually bought and installed the bright yellow ADA pads in CHW with tax payer money knowing they were not historically compatible and as the council must be aware will have to be removed if this issue ends up at SHPO as this color and/or the proposed orange-red color alter the nature of the historic district. Consequently, I urge the city council not to advance the orange-red ADA pad color proposed by the public works director, remove the yellow ADA pads, and choose the historically compatible solution for the CHW historic district.

If you like to be contacted by the Mayor and City Council with any follow-up questions, please enter an email address or phone number below.
Disclaimer: This e-mail message may be a public record of the City of Corvallis. The contents may be subject to public disclosure under Oregon Public Records Law and subject to the State of Oregon Records Retention Schedules. (OAR:166.200.0200-405)

-----Original Message-----
From: City Manager
Sent: Monday, April 04, 2016 9:53 AM
To: Holzworth, Carla
Subject: Public Input Submission

Submission information
---
Submitter DB ID : 869
Submitter's language : Default language
IP address :
Time to take the survey : 36 min. , 40 sec.
Submission recorded on : 4/4/2016 9:52:30 AM

Survey answers
---
Please enter your full name. (This information is required to ensure the City keeps accurate records of community input.)
FRANK A CROTTI

Please enter your home address, including city. [Ex: "501 SW Madison Ave., Corvallis"]

(This information is required to ensure the City keeps accurate records of community input.)
STREET

In a few words, please describe the agenda item or topic you'd like to comment on. (Ex: "Central Park maintenance" or "New housing development on Walnut")
**TACTILE PAD REPLACEMENT**

Please choose a meeting date from the menu below. (Feel free to review the city's online calendar .)
**4/4/2016**

Use the space below to share your thoughts and feedback. These remarks will be shared with the full City Council and will be entered into the public record for the selected meeting.

I URGE THE COUNCIL TO CONSIDER THE USE OF DARK GREY PLASTIC OR MOLDED CONCRETE ON RAMPS IN THE HISTORIC DISTRICTS. AS AN OWNER OF A FEW HISTORIC HOMES HERE IN CORVALLIS I STRIVE TO USE THE MOST HISTORICALLY ACCURATE MATERIALS WHEN RESTORING THE FACADES OF THESE HOMES. THE GOAL OF A AN ACCURATE RESTORATION IS TO MAKE A HOUSE BLEND IN WITH THE SURROUNDING HISTORIC HOMES. THE USE OF BRIGHT PLASTIC COLORS(RED,YELLOW) WOULD NOT BE ALLOWED AND WOULD NOT BLEND IN WITH SURROUNDING HISTORIC STRUCTURES. THE DARK GREY TACTILE PADS PROVIDE A STARK CONTRAST TO THE LIGHT GREY CONCRETE RAMPS, WHICH WILL NOT DARKEN IN TIME. THERE IS A REASON THAT ALBANY,EUGENE,AND SALEM HAVE ALL CHOSEN THIS METHOD FOR THEIR HISTORIC DISTRICTS IT SATISFYS REQUIREMENTS AND IT WORKS! THANKS FOR YOUR CONSIDERATION, FRANK CROTTI

If you like to be contacted by the Mayor and City Council with any follow-up questions, please enter an email address or phone number below.

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Original Message-----
From: City Manager
Sent: Monday, April 04, 2016 4:58 PM
To: Holzworth, Carla
Subject: Public Input Submission
Submission information
---
Submitter DB ID : 880
Submitter's language : Default language
IP address :
Time to take the survey : 20 min. , 19 sec.
Submission recorded on : 4/4/2016 4:57:55 PM
Survey answers
---
Please enter your full name. (This information is required to ensure the City keeps accurate records of community input.)
Joshua Standig

Please enter your home address, including city. [Ex: "501 SW Madison Ave., Corvallis"] (This information is required to ensure the City keeps accurate records of community input.)
Corvallis

In a few words, please describe the agenda item or topic you'd like to comment on. (Ex: "Central Park maintenance" or "New housing development on Walnut")
**The resolution concerning acceptance and appropriation of contributions from Hollingsworth and Voss.**

Please choose a meeting date from the menu below. (Feel free to review the city's online calendar .)
**4/4/2016**

Use the space below to share your thoughts and feedback. These remarks will be shared with the full City Council and will be entered into the public record for the selected meeting.
I'd like to suggest that some portion of the fines and fees being received from Hollingsworth and Voss, as a consequence of their acknowledged air-pollution violations, be reserved and allocated for the following purposes, directly related to the H&V violations in question:

For conducting independent and rigorous monitoring of significant parameters of air quality (eg CO and fine particulate matter, PM 2.5) especially during periods of stagnant air inversions, in areas of Corvallis in close proximity to the H&V plants. This should be conducted by independent professionals in the field, not by H&V itself.

And for performing independent epidemiological studies to compare the incidence of disease conditions (e.g. pulmonary and cardiovascular conditions, as well as cancer) of individuals living in close proximity to the H&V plants, with the rates of such diseases amongst those living more distant from the plants.
Thanks you, Joshua Standig

If you like to be contacted by the Mayor and City Council with any follow-up questions, please enter an email address or phone number below.

may be a public record of the City of Corvallis. The contents may be subject to public disclosure under Oregon Public Records Law and subject to the State of Oregon Records Retention Schedules. (OAR:166.200.0200-405)

MOU between Corvallis and Oregon State University
Corvallis City Council, April 4, 2016
Suggestions by Bill Glassmire

There are five suggestions here. The first two are substantive, the last three are mostly clerical.

**(1) First suggestion occurs in a couple of places:**

I think that the Joint Advisory Committee should be responsible to the City, OSU, the Corvallis community, and the university comunity. If there is agreement, then I would change:

Clause B.5
Existing text:
5. Assure regular reporting to the City and OSU regarding …
Suggested text:
5. Assure regular reporting to the City, OSU, the Corvallis community, and the university community regarding …

Clause E.1
Existing text:
1. Joint Advisory Committee will annually hold a community meeting to provide updates …
Suggested text:
1. Joint Advisory Committee will annually hold meetings, for the Corvallis community and for the university community, to provide updates …

**(2) Second question**

Will the Joint Advisory Committee require any "new" funding? as opposed to "being folded into" the general responsibilities of the JAC members?
If funding is required, how will spending be divided?
Even if no funding is expected, maybe there should be a clause about splitting up expenses in case there turn out to be costs?

**(3) Third suggestion is in section A. Recitals:**

Existing text
8. Among the issues to be addressed are: community and campus livability, transportation impacts and improvements including traffic and parking; housing; community issues of importance such as climate change and safety.
9. Opportunities to be addressed include but are not limited to: cultural and educational enrichment; social justice; diversity; environmental protection and enhancement; and economic development and stability.
Suggested text

8. Issues to be addressed include but are not limited to: community and campus livability, transportation impacts and improvements including traffic and parking; housing; community issues of importance such as climate change and safety.
9. Opportunities to be addressed include but are not limited to: cultural and educational enrichment; social justice; diversity; environmental protection and enhancement; and economic development and stability.

Reason for the change: The existing text is OK but could cause disagreements, because someone could wonder why the "not limited to" phrase is omitted.

**(4) Fourth suggestion is in section B. Purpose of MOU:**

Existing text
3. Prioritization of issues and opportunities to be addressed.
Suggested text
3. Prioritize issues and opportunities to be addressed.

Reason for the change: In combination with the preface "… engaged in over recent years to:", prioritize sounds better than prioritization.
Also, in the quoted phrase, omit either "in" or "over".

**(5) Fifth suggestion is at the beginning of section D. Authority of the Joint Advisory Committee:**

Existing text:
1. Joint Advisory Committee members provide advice to the City and OSU …
Suggested text:
1. Joint Advisory Committee provides advice to the City and OSU …

Reason for the change: Leave out the word "members" to forestall any implication that the members might act individually.

# CAMPO Regional Transportation Plan (RTP)

POLICYMAKER BRIEFING

MARCH 30, 2016

Carole Richardson, Plangineering, LLC

Doug Walker, Placeways LLC

PLANGINEERING

ATTACHMENT L
Page 106-aq

# Today

- Regional Planning Coordination
- RTP Project Overview
- Scenario Planning in the RTP Update
- Scenario Planning Workshop Preparation
  - Interactive Workshop Tools Overview
  - Themes to be Explored
- Next Steps

# Regional Plan Coordination

- CAMPO Strategic GHG Assessment and Scenario Analysis
- CAMPO Regional Transportation Plan (RTP)
- Corvallis, and Philomath Transportation System Plans (TSP's)
- Regional Transportation System Plan (RTSP)
- Imagine Corvallis 2040
- OSU Transportation Master Plan
- Coming Soon: Benton County TSP

TRANSPORTATION PLANNING IN THE CORVALLIS AREA

"Collaboration divides the task, and multiplies the success"
- Anonymous

FEBRUARY 2016

INTER-AGENCY COLLABORATION, COOPERATION AND INNOVATION

## A Collaborative Approach

Multiple transportation plans are underway, or scheduled to begin soon, in the Corvallis area:

- City of Corvallis Transportation System Plan (TSP) and Transit Development Plan
- City of Philomath TSP
- Oregon State University Transportation Master Plan
- Benton County TSP
- Corvallis Area Metropolitan Planning Organization (CAMPO) Regional Transportation Plan (RTP) and Regional Transportation System Plan (RTSP)

At first glance, this may seem like an overabundance of planning. However, each new plan is necessary to bring existing plans up-to-date, to satisfy state and federal rules, to align future projects across jurisdictional boundaries and to steer limited funding toward investments that best support each agency's goals.

### Plan Integration Team

A team has been formed to coordinate the work of the individual transportation plans over the next two to three years. The Corvallis Area Plan Integration Team includes representatives from:

- City of Corvallis
- CAMPO
- ODOT Planning Division
- Benton County
- Oregon Department of Land Conservation and Development (DLCD)
- Consultants supporting the local planning process.

### Sharing Data and Technical Findings

The Plan Integration Team will be using consistent assumptions about future growth across all plans. Also, since the individual planning projects have many tasks in common, agencies are sharing data, public outreach opportunities and technical findings in order to save costs and avoid redundant work.

### How to Stay Involved

An informed, engaged community is key to any successful plan. Because community members have many competing demands on their time, agency partners are combining public engagement activities wherever possible, and sharing feedback received with other planning teams.

See the reverse of this flyer for community input opportunities during the integrated planning process.

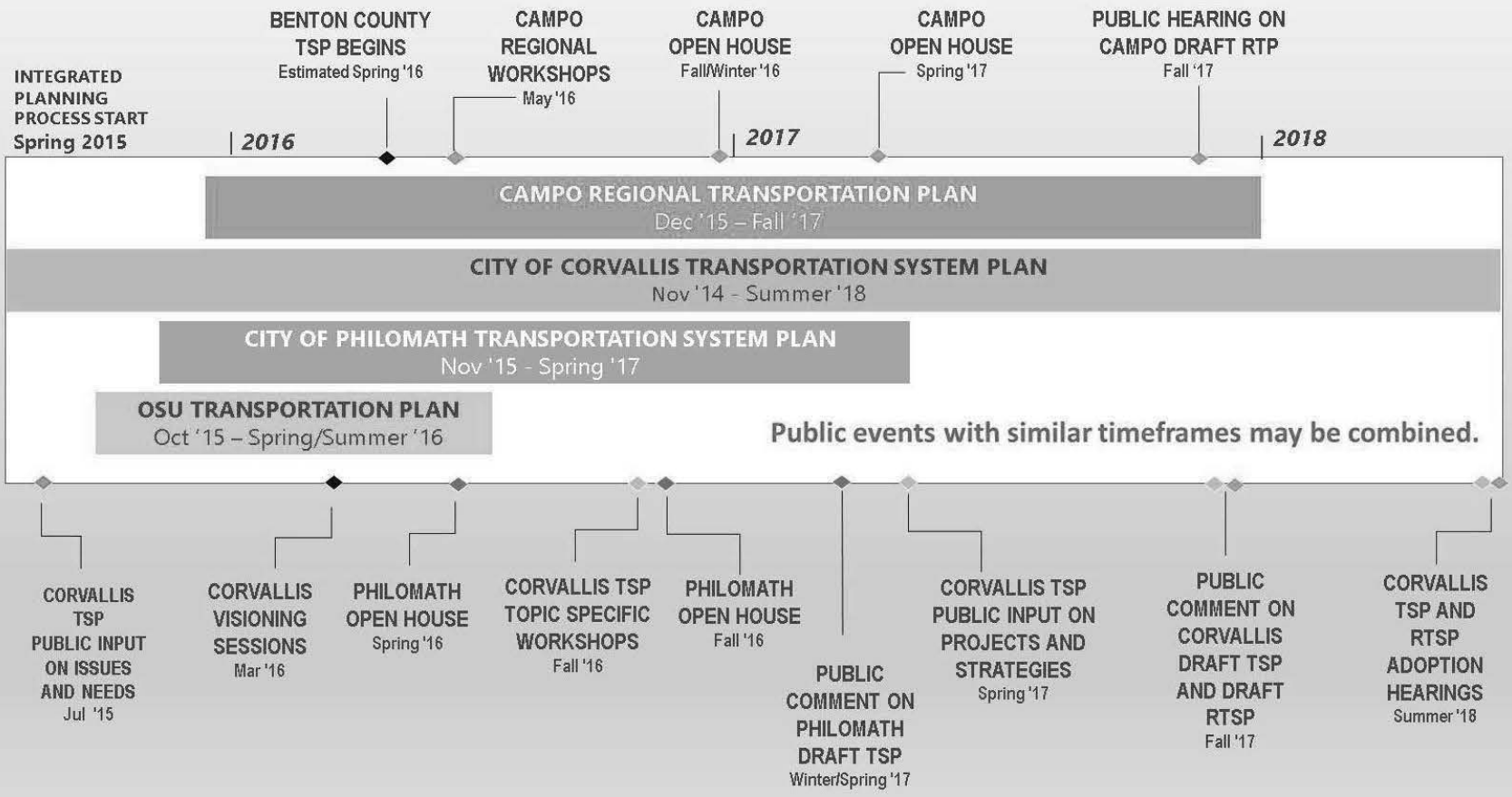
Corvallis Area Metropolitan Planning Organization

Oregon Department of Transportation

Page 106-as

# Corvallis Area Coordinated Transportation Planning Timeline

Estimated, subject to change.




Page 106-at

# Why so many plans?

- Federal law requires CAMPO's RTP.
- State of Oregon requires local TSP's.
- State also requires an RTSP to be adopted by each local jurisdiction in a metropolitan area.
- State and federal planning requirements are related, but not the same.

# The Good News

- Planning teams are coordinating to share data and findings.
- Public outreach activities will be combined when feasible.

# CAMPO RTP/RTSP Project Overview

# RTP Major Tasks

- Existing Conditions*
- Future Scenarios
- Regional Goals and Objectives
- Regional Projects and Priorities*

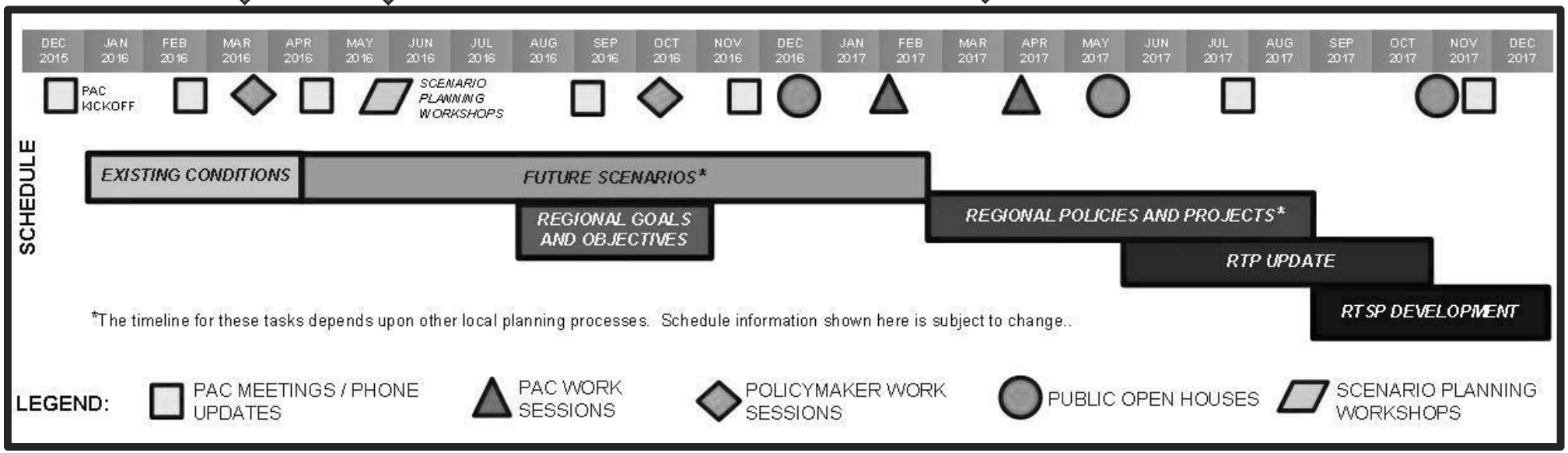
**The RTP will incorporate findings from local TSP's.*

# RTP Update Process

**We are here.**

**Today's discussions will help set up for CAMPO Scenario Planning Workshops in May.**

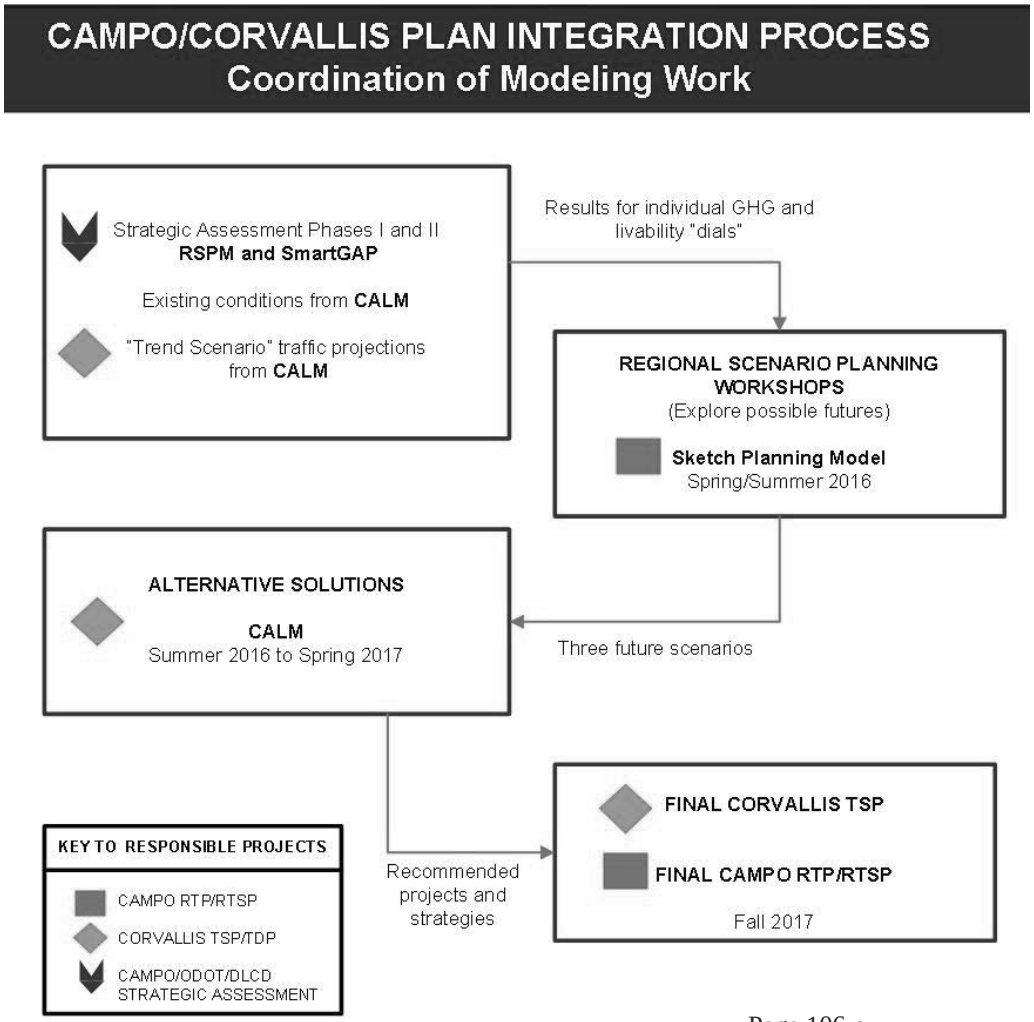
**Potential Interim RTP Due March 2017.**




Page 106-ay

**Schedule may change, subject to timing of Corvallis TSP work and possible need for an interim RTP update by March 2017.**

# Modeling work is being shared between CAMPO and local agency plans.




Page 106-az

# Scenario Planning in the RTP Update

# CAMPO's Mandate

- Federal requirement for cooperative planning.
- CAMPO's plans need to reflect the region's <u>shared preferences</u> for its future.

# Linking Regional and Local Planning Processes

Scenario planning is a national best practice for coordinating land use and transportation policy across multiple jurisdictions.

Provides a coalescing forum for local agencies and stakeholders.

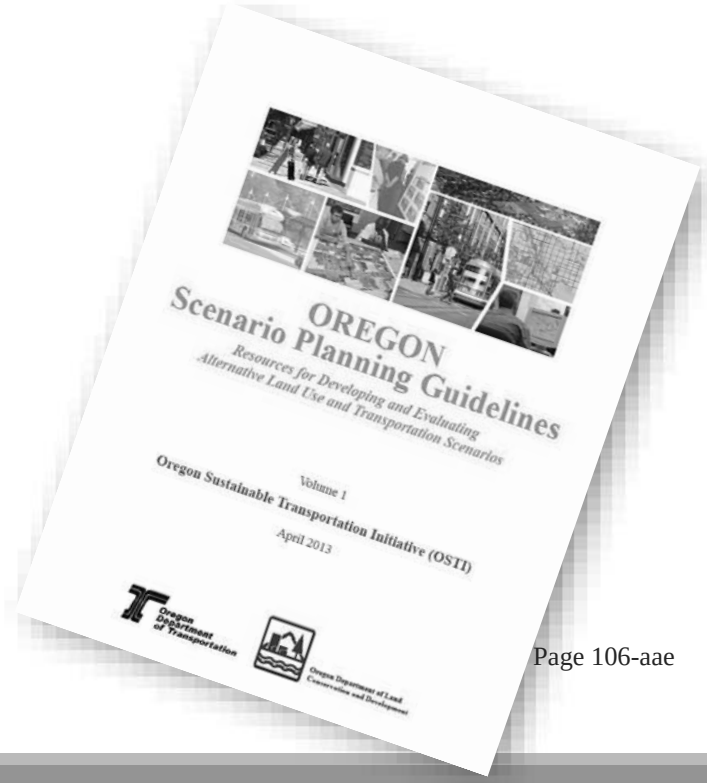
# Scenario Planning Nationally

- FHWA guidelines are based on six livability principles endorsed by FHWA, EPA and HUD
- Explores transportation, health, economic, environmental and land use forces affecting regional livability
- Community input is emphasized

Page 106-aad

# Scenario Planning "Oregon Style"

- Result of legislation that set GHG emissions reduction targets for Oregon MPO's
- Oregon's process provides information on many factors, not just GHG.
- CAMPO voluntarily participated in Oregon's Scenario Planning process, in order to support future planning projects, such as the RTP.

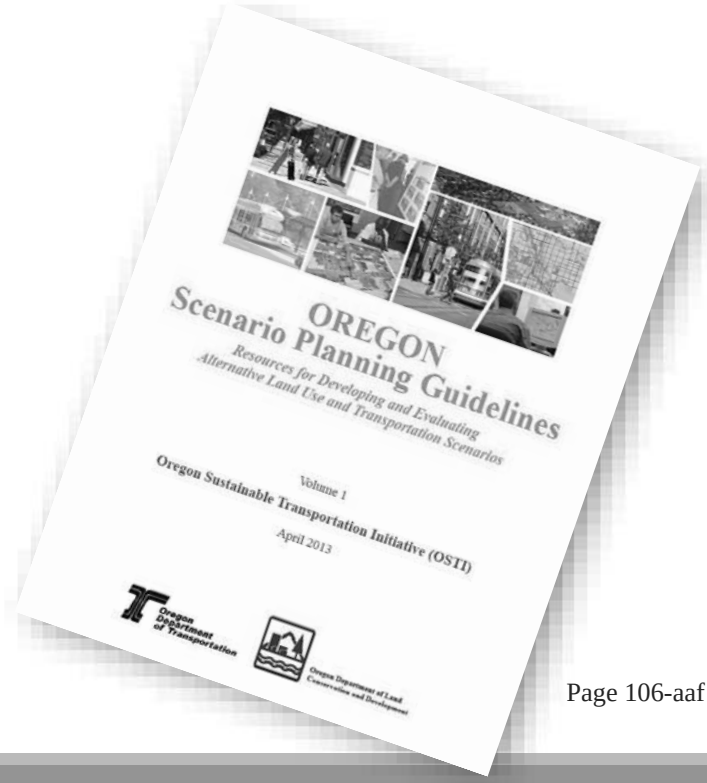



Page 106-aae

# Scenario Planning "Oregon Style"

Regional performance-based analyses

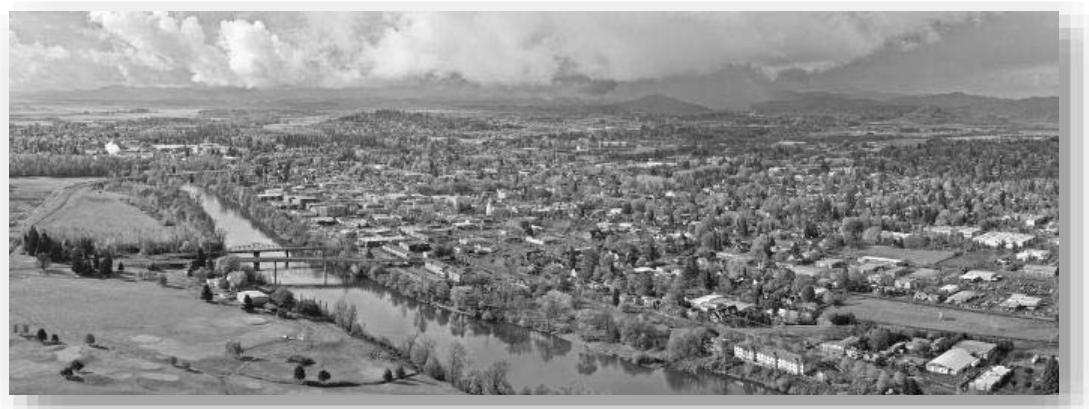
- Informs  planning projects (e.g. RTP)
- Supports coordinated implementation
- Bolsters collaborative efforts
- Provides information to stakeholders




Page 106-aaf

# Scenario Planning in the RTP Update

- Regional land-use patterns are *variables*, rather than static inputs.
- This allows the impact of land use decisions on the regional transportation system to be better understood.



Page 106-aag

# A few notes about land use…

- CAMPO itself has no land use jurisdiction.
- Collectively, however, CAMPO member agencies comprise all of the land use jurisdictions in the region.
- Public preferences expressed through regional scenario planning can be useful for local plans.
- Scenario planning findings are advisory only, and non-binding on local land use agencies.
- Public messaging will be clear that land use authority rests with the local cities and county.

# Scenario Planning "Lingo"

## "Baseline Scenario"

- A current or prior year for which conditions are known. For the CAMPO RTP, this is **2010**.

## "Trend Scenario"

- A future year under current plans, policies and community development trends. For the RTP, this is **2040**.

## Alternate Scenarios

- Transportation and land use scenarios for **2040** that may be possible by shifting current plans, policies and practices.
- Alternate scenarios are compared to the trend scenario.

# Scenario Planning in the RTP Update

## Work Accomplished to Date:

- **Phase I (2014) – Strategic Assessment**
  - Assessment of adopted plans, policy changes, and future trends (*Trend Scenario*)
- **Phase II (2015) – Scenario Analyses**
  - Assessment of future policy changes such as pricing, more mixed use and transit, new vehicles and fuels, and others. *(Technical analyses to inform Alternate Scenarios)*
  - Based on local agency input
- **ODOT and DLCD provide technical support**

STRATEGIC ASSESSMENT OF TRANSPORTATION AND LAND USE PLANS

Corvallis Area Metropolitan Planning Organization

July 2014

Corvallis Area Metropolitan Planning Organization

1

# What we've learned so far:

- More ambitious actions are needed to reach regional GHG goals. For example:
  - **Pricing** strategies (e.g. road user fee) reduce VMT, help to improve air quality, as well as address funding issues
  - More **mixed-use and transit** helps to reduce travel costs and increases use of active modes
  - **New vehicles** improve air quality and safety
- Changes to state-led pricing or ambitious vehicles and fuels are critical to reaching regional goals.

**A key issue for further consideration: VMT per capita is expected to increase slightly (3%).**

# What we need to do next:

- Reach out to educate and solicit input on community preferences for addressing VMT.
- CAMPO Scenario Planning Workshops
  - Thursday May 19
  - Saturday May 21

# Scenario Planning Workshops May 19 and 21, 2016

# Interactive Workshop Tools

- Dynamic maps
- Hands-on sketch planning tools
- Participants can explore different themes for the future, to see how their preferences would affect regional livability

community viz®

# Interactive Maps In Action

Page 106-aao

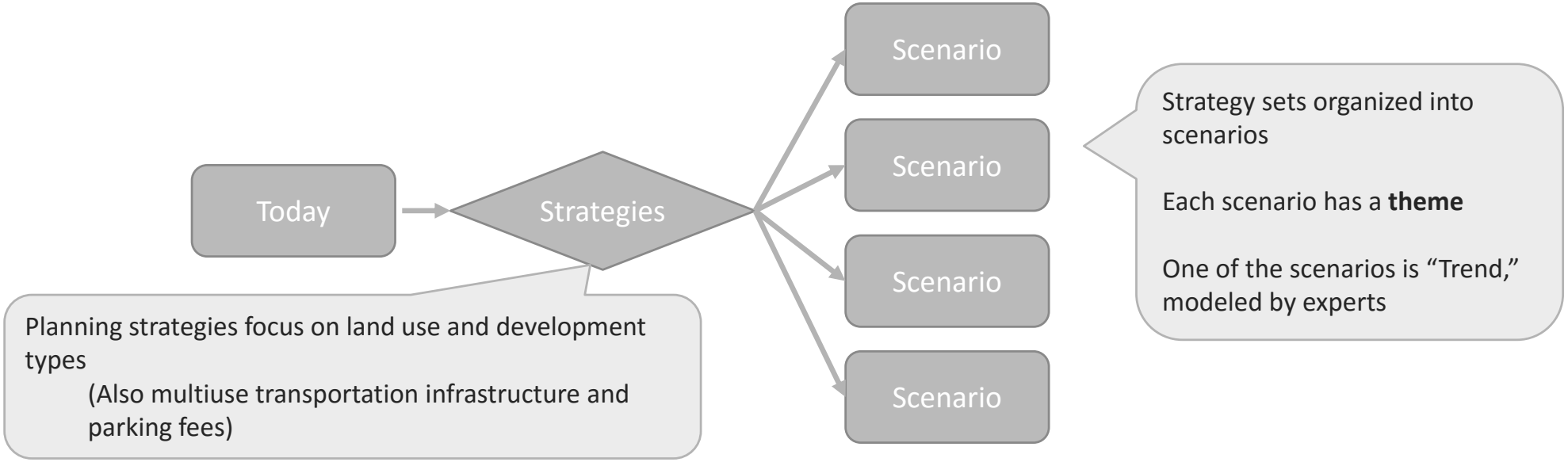
# Live Demo

DRAFT WORKSHOP ANALYSIS

# Workshop Themes

# Workshop Scenarios

Explore long-term effects of planning strategies on topics of interest to residents




Lessons learned from theme-based scenarios will help inform RTP priorities

Page 106-aar

# Theme Criteria

- ☑ Relevant to long-term quality of life in this region
- ☑ Affected by land use and transportation planning strategies
- ☑ Interesting to participants
- ☑ Individually distinct, and comprehensive as a set
- ☑ “Strong visions of the future”

# Theme Examples - 1

**From the Strategic Assessment**

- Climate Change and Reducing Greenhouse Gas Emissions
- Keeping Transportation Affordable
- Improving Public Health and Reducing Health Care Costs
- Improving Energy Efficiency and Reducing Energy Use
- Housing Options for Changing Demographics

# Theme Examples - 2

**From Similar Communities in the Northwest**

- **University Town:** A community centered around a thriving academic hub tied to the people who live and work here
- **Active Living:** Cities and neighborhoods that are full of healthy activity and life
- **Outdoor Life:** Embracing our natural setting with ready access to recreation and the outdoors anywhere you go
- **Great Place for Business:** Welcoming and supporting new employers and a robust, well balanced economy
- **Community Choices:** Complete communities around the region foster neighborhood feel and self-sufficiency
- **Trails, Transit, and TOD:** Taking strong steps toward a car-free future

Page 106-aau

# Your Turn

What themes would you suggest?

What are some example strategies each theme would use?

How would you measure success?

# Next…

- **April 22: PAC Meeting**
  - Discuss activities for CAMPO scenario planning workshops
  - PAC member roles at the workshops
  - Strategies for coordinating scenario planning results with local plans

- **May 19 and 21: CAMPO Scenario Planning Workshops**
  - Community input will help to define RTP alternatives
  - Results will be shared with local TSP teams

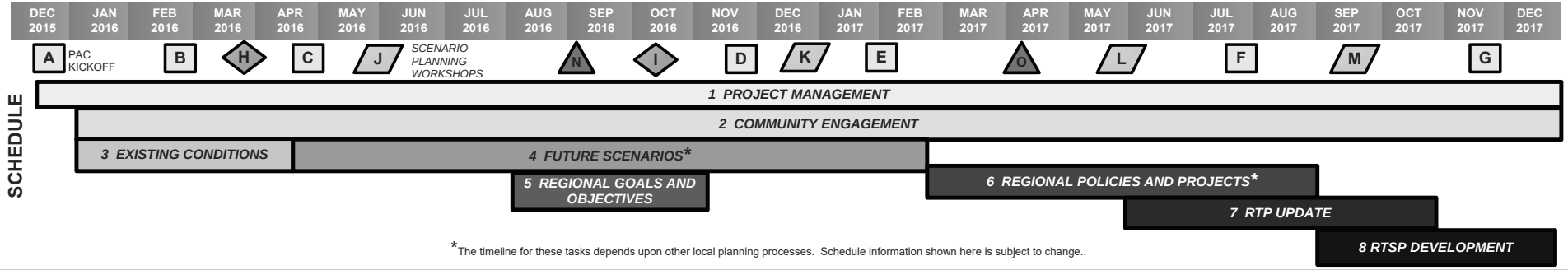
- **Summer 2016: Detailed Scenario Evaluation**

- **Fall 2016: Regional Goals and Objectives (based on scenario findings)**

# Questions/Discussion

# Thank You!

# CAMPO RTP/RTSP




## WORK TASKS / PRODUCTS

### TASK 1 PROJECT MANAGEMENT

1.1 Project Oversight
1.2 PM Check-In Calls
1.3 Project Schedule
1.4 Monthly Progress Reports
1.5 Consultant Team Meetings

### TASK 2 COMMUNITY ENGAGEMENT

2.1 PAC Meetings [A to G]
2.2 Public Involvement Plan
2.3 Public Involvement Summary
2.4 Info for CAMPO Website
2.5 Fact Sheet
2.6 Stakeholder Database and Comment Log
2.7 News Releases and Advertising
2.8 On-Call Meeting Support

### TASK 3 EXISTING CONDITIONS

3.1 Obtain and Format Existing Data
3.2 Existing Plan and Policy Analysis
3.3 Define Planning Assumptions
3.4 Existing Conditions and Baseline Performance

### TASK 4 FUTURE SCENARIOS

4.1 Regional Workshop Themes [H]
4.2 Prepare Interactive GIS Framework
4.3 Workshop Guide and Venue Plan
4.4 Facilitator Recruitment and Training
4.5 Workshop Invitations and Promotional Materials
4.6 Hold Regional Scenario Planning Workshops [J]
4.7 Develop and Evaluate Future Scenarios [I]

### TASK 5 REGIONAL GOALS, OBJECTIVES AND NETWORK IDENTIFICATION

5.1 PAC Work Session on Regional Goals, Objectives and Regional Network Identification [N]
5.2 Regional Goals, Objectives and Network Report
CAMPO Open House [K]

### TASK 6 REGIONAL POLICY AND PROJECT RECOMMENDATIONS

6.1 Preliminary Policy and Project Recommendations [O]
6.2 PAC Work Session on Regional Policies and Projects
6.3 Regional Policies and Projects Report
CAMPO Open House [L]

### TASK 7 RTP UPDATE

7.1 Environmental Scan
7.2 First and Second Draft RTP
7.3 Public Review Draft RTP [M]
7.4 Public Hearing
7.5 Final RTP

### TASK 8 RTSP DEVELOPMENT

8.1 TPR Performance Measure Analysis
8.2 Draft RTSP
8.3 Final RTSP

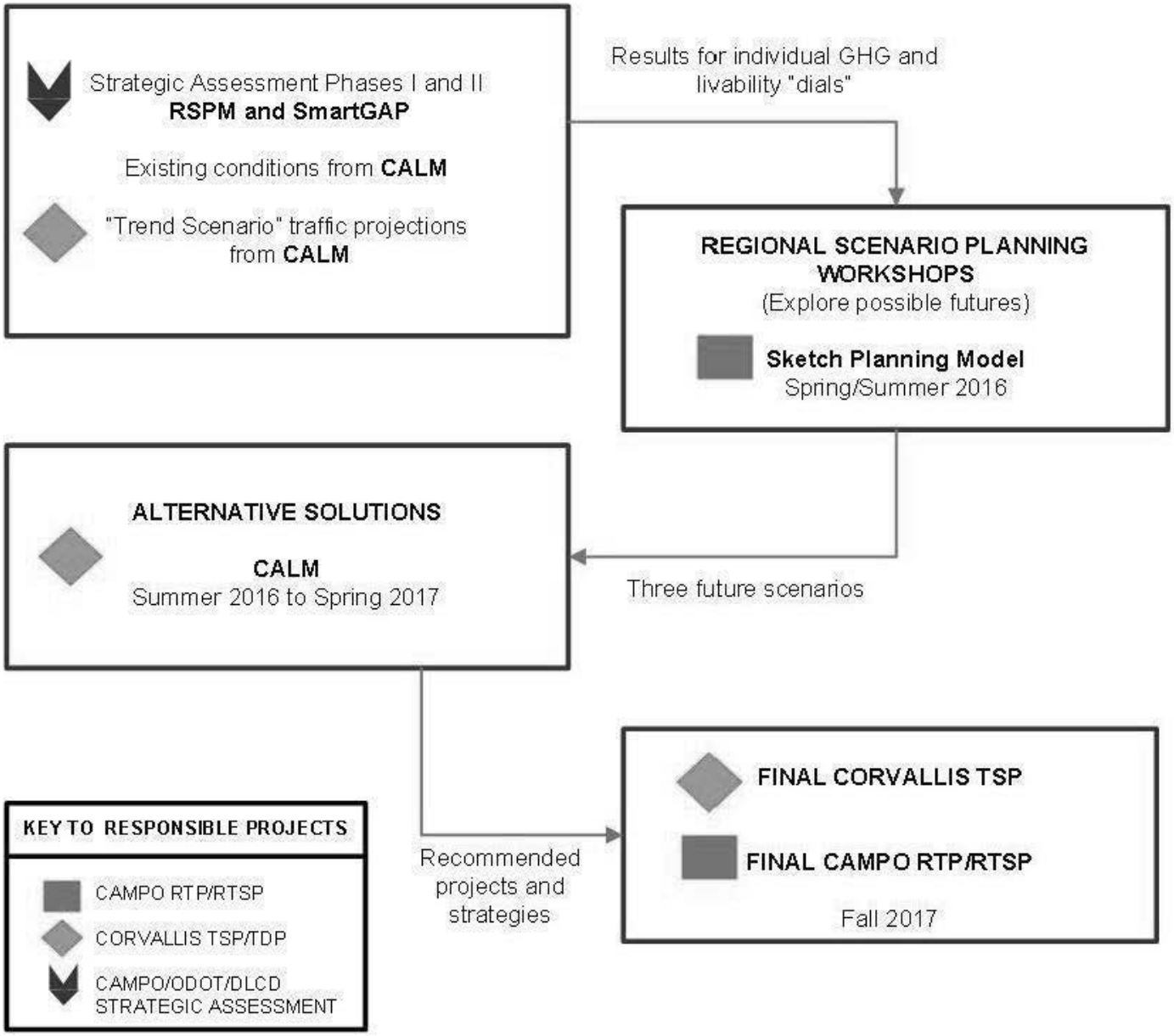
**LEGEND:** PAC MEETINGS / PHONE UPDATES · PAC WORK SESSIONS · POLICYMAKER WORK SESSIONS · COMMUNITY ACTIVITIES



# PROJECT WORK PLAN (Updated 3/24/16)

PLANGINEERING

# CAMPO/CORVALLIS PLAN INTEGRATION PROCESS
## Coordination of Modeling Work

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# TRANSPORTATION PLANNING IN THE CORVALLIS AREA

*"Collaboration divides the task, and multiplies the success"*

*- Anonymous*

**INTER-AGENCY COLLABORATION, COOPERATION AND INNOVATION**

FEBRUARY 2016

# A Collaborative Approach

Multiple transportation plans are underway, or scheduled to begin soon, in the Corvallis area:

- City of Corvallis Transportation System Plan (TSP) and Transit Development Plan
- City of Philomath TSP
- Oregon State University Transportation Master Plan
- Benton County TSP
- Corvallis Area Metropolitan Planning Organization (CAMPO) Regional Transportation Plan (RTP) and Regional Transportation System Plan (RTSP)

At first glance, this may seem like an overabundance of planning. However, each new plan is necessary to bring existing plans up-to-date, to satisfy state and federal rules, to align future projects across jurisdictional boundaries and to steer limited funding toward investments that best support each agency's goals.

## Plan Integration Team

A team has been formed to coordinate the work of the individual transportation plans over the next two to three years. The Corvallis Area Plan Integration Team includes representatives from:

- City of Corvallis
- CAMPO
- ODOT Planning Division
- Benton County
- Oregon Department of Land Conservation and Development (DLCD)
- Consultants supporting the local planning process.

## Sharing Data and Technical Findings

The Plan Integration Team will be using consistent assumptions about future growth across all plans. Also, since the individual planning projects have many tasks in common, agencies are sharing data, public outreach opportunities and technical findings in order to save costs and avoid redundant work.

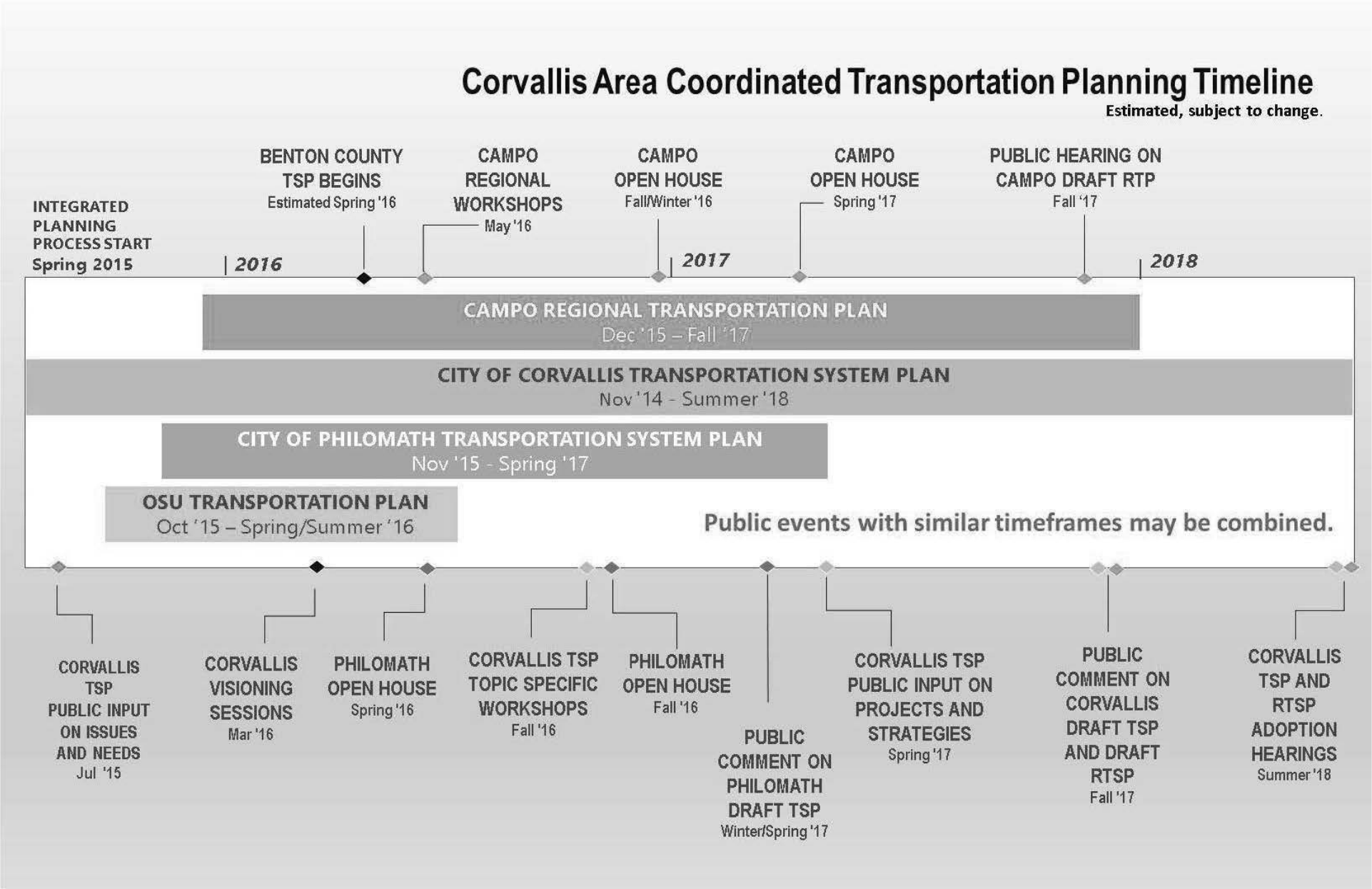
## How to Stay Involved

An informed, engaged community is key to any successful plan. Because community members have many competing demands on their time, agency partners are combining public engagement activities wherever possible, and sharing feedback received with other planning teams.

See the reverse of this flyer for community input opportunities during the integrated planning process.

Corvallis Area
*Metropolitan Planning Organization*

Oregon Department of Transportation


Corvallis Area Coordinated Transportation Planning Timeline
Estimated, subject to change.
INTEGRATED PLANNING PROCESS START
Spring 2015
2016
BENTON COUNTY TSP BEGINS
Estimated Spring '16
CAMPO REGIONAL WORKSHOPS
May '16
CAMPO OPEN HOUSE
Fall/Winter '16
2017
CAMPO OPEN HOUSE
Spring '17
PUBLIC HEARING ON CAMPO DRAFT RTP
Fall '17
2018
CAMPO REGIONAL TRANSPORTATION PLAN
Dec '15 – Fall '17
CITY OF CORVALLIS TRANSPORTATION SYSTEM PLAN
Nov '14 - Summer '18
CITY OF PHILOMATH TRANSPORTATION SYSTEM PLAN
Nov '15 - Spring '17
OSU TRANSPORTATION PLAN
Oct '15 – Spring/Summer '16
Public events with similar timeframes may be combined.
CORVALLIS TSP PUBLIC INPUT ON ISSUES AND NEEDS
Jul '15
CORVALLIS VISIONING SESSIONS
Mar '16
PHILOMATH OPEN HOUSE
Spring '16
CORVALLIS TSP TOPIC SPECIFIC WORKSHOPS
Fall '16
PHILOMATH OPEN HOUSE
Fall '16
PUBLIC COMMENT ON PHILOMATH DRAFT TSP
Winter/Spring '17
CORVALLIS TSP PUBLIC INPUT ON PROJECTS AND STRATEGIES
Spring '17
PUBLIC COMMENT ON CORVALLIS DRAFT TSP AND DRAFT RTSP
Fall '17
CORVALLIS TSP AND RTSP ADOPTION HEARINGS
Summer '18

## Holzworth, Carla

**From:** Holzworth, Carla
**Sent:** Monday, April 04, 2016 3:34 PM
**To:** Ward 1; Ward 2; Ward 3; Ward 4; Ward 5; Ward 6; Ward 7; Ward 8; Ward 9; Mayor (External Website Publishing)
**Cc:** 'jason.allen@oregon.gov'
**Subject:** FW: tactile plates in Corvallis Historic Districts

Good afternoon,

Sharing the email below as requested. I will have copies at your places tonight.

Carla

---

**From:** Metz, Carl
**Sent:** Monday, April 04, 2016 3:28 PM
**To:** Holzworth, Carla
**Cc:** Shepard, Mark; Steckel, Mary; Weiss, Kent
**Subject:** FW: tactile plates in Corvallis Historic Districts

Carla,

I received this written testimony from Oregon State Historic Preservation Office staff in regards to the detectable warnings. He asked me to forward this on to the responsible City staff for consideration with tonight's respective Council agenda item. Please distribute this information accordingly.

Thank you,

Carl Metz
Associate Planner
City of Corvallis
541-766-6576

---

**From:** ALLEN Jason * OPRD [mailto:Jason.Allen@oregon.gov]
**Sent:** Monday, April 04, 2016 3:13 PM
**To:** Metz, Carl
**Cc:** JOHNSON Ian * OPRD
**Subject:** tactile plates in Corvallis Historic Districts

Hello Carl,

As you know, our office was contacted in January 2016, requesting that we weigh in on questions around the appropriateness of installing tactile panels on sidewalk ramps within Historic Districts. Specific questions considered were whether these could be eliminated by code variance, whether the tactile panels currently in use could be eliminated by redesigning sidewalk ramps to include tactile/non-skid surfaces formed directly in the concrete, and if a color other than federal yellow (the color currently in use) could be substituted. A related question was whether our office could mandate a solution through our review process under ORS 358.653.

After internal discussions, our office took the position that, while we would in theory have review authority over such installation projects within National Register-listed Historic Districts, our preference was that the issue would be decided

locally, and that an appropriate compromise be sought. The issue appears to be balancing the needs and safety of people with visual impairment with the effort to maintain the historic feeling of a historic district.

In our view, the need to provide for the safety of the visually-impaired outweighs the potential impact of tactile plates on the integrity of feeling of the historic district. That said, it seems clear that there is an impact, and to that end seeking to minimize that impact is appropriate. Generally speaking, our office looks at impacts to historic districts in terms of their overall effect on the integrity "feeling" of being in a historic area. We certainly do consider impacts to streetscape, but generally consider proportions to be primary importance (avoiding things like sidewalk bulb-outs, road or sidewalk widening, things like that).

The primary objection presented to forming slip protection in the concrete itself is that it does not provide for a contrasting color to alert the visually-impaired that they are approaching an incline. This is a reasonable position, in our view. While likely the best solution from a purely historic preservation standpoint, this does not address the safety issue. We would point out that in all likelihood, the purely historically-accurate condition would likely be no provision of a ramp at intersection corners at all, which is not an acceptable condition for visually or mobility-challenged individuals. Based on information provided by the various parties involved in this discussion, it is established that the visual presence of the tactile plates is essentially the same whether federal yellow or orange-red (alternately described as "brick red").

It seems to our office that the best compromise will be one that protects the safety of the pedestrians with visual impairment, while minimizing the visual impact to the historic district overall. This seems best achieved through the use of the orange-red (brick-red) tactile plates. This approach has the added benefit of being cost neutral vs. federal yellow, and can be applied throughout the city, both of which are concerns raised by the public works department and others. We encourage the City of Corvallis to adopt this approach.

Cheers,
-Jason

Jason M. Allen, M.A.
Historic Preservation Specialist
Oregon State Historic Preservation Office
725 Summer St. NE Ste C
Salem, OR 97301
503.986.0579
Jason.allen@oregon.gov

****My email address has changed! Please note the new email address in your email contacts list****

**Disclaimer:** This e-mail message may be a public record of the City of Corvallis. The contents may be subject to public disclosure under Oregon Public Records Law and subject to the State of Oregon Records Retention Schedules. (OAR:166.200.0200-405)

Penny, thanks for reaching out to me on the matter of marking the intersections between sidewalks and streets. I also have a great deal of sympathy with residents who wish to preserve the character of their neighborhoods. However the lives of pedestrians with disabilities is more important to me than beauty of surroundings. The truth is that I have considerable difficulty in many Corvallis neighborhoods that do not have good delineation telling when I step from a sidewalk into a street. I really wish the Access Board had done better research and found better tactile markers than those domes, but I guess they are better than nothing. However the requirement of high contrast, while not important to me as a totally blind person, is very important to most people with visual or cognitive disabilities. There is just no option, sorry. Helping people know when a street is coming up can save lives.

I appreciate the opportunity to be of service.

John

John Gardner
|
President
|

|
www.viewplus.com

**CITY OF CORVALLIS**
**COUNCIL WORK SESSION MINUTES**
**April 5, 2016**

The work session of the City Council of the City of Corvallis, Oregon, was called to order at 3:30 pm on April 5, 2016 in the Madison Avenue Meeting Room, 500 SW Madison Avenue, Corvallis, Oregon, with Mayor Traber presiding.

I. CALL TO ORDER

Present: Mayor Traber; Councilors Baker, Beilstein, Brauner, Bull, Glassmire, Hann, Hirsch (3:39 pm), Hogg, York

II. RESIDENTIAL PARKING DISTRICT B EXPANSION REQUEST

Transportation Services Supervisor Scherf and Engineering and Transportation Division Manager Gescher reviewed the staff report. Ms. Scherf distributed copies of an email from Alice Hall concerning the Residential Parking District (RPD) B expansion request (Attachment A).

Councilors expressed interest in possibly adding both sides of the block face, rather than only adding the one block face that was requested in the citizen petition. If both sides were requested for inclusion, staff would conduct a new survey.

Ms. Scherf noted that both residents and property owners have an opportunity to participate in the process and express their support or opposition to the expansion request.

Councilors discussed safety issues raised by Kappa Kappa Gamma sorority members, who were concerned they would have to park farther from their house and walk at night. Councilor York asked staff to provide information about crimes in that area.

Councilors also briefly discussed the inefficiency of a piece-meal approach to parking district expansions and expressed a desire to discuss process improvements at a future meeting. One suggestion was to consider batching requests for periodic review, such as quarterly or annually.

Staff will bring to a future Council meeting, options for approving/denying/modifying the proposed parking district expansion, alternative~~s~~ for adding the south block face on Harrison between NW 13th and NW 14th Streets, as well as statistics on assaults in area.

III. SENIOR CENTER RENOVATION AND EXPANSION PROJECT

Park Planner Rochefort reviewed the staff report. More people are using the Senior Center, but parking remains a barrier to increased program participation. Best practices indicate one multi-use community center is preferable for a community of Corvallis' size. More than one community center in Corvallis would be cost prohibitive due to staffing and maintenance expenses.

In response to City Manager Shepard's suggestion, Councilors supported pursuing a multi-phased planning approach for expansion of the Senior Center. Development of a conceptual plan was estimated at $82,000 and Chandler Trust funds could be used to offset 50 percent of that expense. A conceptual plan would include expanding the facility and parking, as well as Americans with Disabilities Act access improvements. Ms. Rochefort said staff has reviewed many parking

options, but space to accommodate vehicles would most likely have come from the south ball field.

If the City does not start the project by November 7, 2018, two-thirds of the Chandler Trust money set aside for expansion of the Senior Center would go to pre-determined organizations such as Benton Hospice, Community Outreach, Inc., the Corvallis Elks Charity Trust, and Heartland Humane Society. Chandler Trust Funds must be used for the facility and infrastructure must be in place to accommodate the expansion. For example, if sufficient parking was not available in the area to accommodate additional services at the facility, it could be questioned whether the expansion meets the intent of Mr. Chandler, who created the trust.

After a conceptual plan is developed, Council will hold a work session to further discuss the proposal. Any expansion of the Senior Center would include a public process and Council review.

IV. MAJESTIC THEATRE FY 2015-16 BUDGET UPDATE

Parks and Recreation Director Emery and Majestic Theatre (MT) Manager Ivy addressed the Council. Mr. Ivy said large-scale productions take one year to 18 months to plan and two productions were needed per year to raise sufficient revenue. The current year's budget was based on a former business model when Majestic Theatre Management was operating the venue. The new, production-based business model requires additional staff and MT incurred several maintenance and repair expenses this year. The building's infrastructure is also a concern. Attendance at large events has been low due to the short time that was available to produce the show. Next year's large events have been set, and the groups necessary for success, such as an orchestra and director, have been secured. If additional funding was needed this year, the Council could change its policy to allow the Theatre to draw upon reserves; the policy currently only permits the use of interest earnings. Additionally, the Department will need direction if appropriations are needed as described in the staff report under Budget Impact. The item was only to inform Council of MT's current financial status and staff will keep the Council updated.

V. COMMUNITY COMMENTS

Herb Hublein owns property on the west facing block on NW 13th Street. He said there were problems with congestion related to people searching for parking spaces and it was cheaper to buy a residential parking permit than a permit to park on campus. He believed the amount of traffic would be reduced if Parking District B was expanded. He said parking and traffic had become much worse over the last two to three years.

David Hart owns commercial property on Harrison Boulevard and was concerned about the impact to his business if the parking district expansion was approved. He said it would push cars farther north to other neighborhoods and parking was already difficult for his clients.

Brittany Chandler, House Chair of Kappa Kappa Gamma Sorority, expressed safety concerns related to its members walking extra blocks in the dark to reach their vehicles if the parking district expansion request was approved. Councilor Hogg said approval of the expansion request would be to the sorority's advantage, as those living there would be able to park on NW 14th Street. Councilor Brauner encouraged Ms. Chandler to work with the Associated Students of Oregon State University to advocate for establishment of long-term, on-campus parking areas for students who use their cars infrequently.

Larry Whitner lives on the east side of NW 13th Street. He agreed both sides of the street should be in the parking district to be fair. He said during the day, parking on the street near his house is full.

VI. ADJOURNMENT

The meeting adjourned at 5:45 pm.

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Public Works

Re: RPD B Expansion Request December 2015 –13th Street

I will start by admitting I am in favor of a greatly expanded parking permit system. Something that is holistic in design and intended both to make life easier and to encourage more people to drive less. Given the failure of the last ballot measure I can understand the attempt to expand the parking restrictions bit by bit, but the proposal for an expansion along one side of 13th street between Van Buren and Harrison is not a very sensible expansion.

The piecemeal parking permit expansion, one side of one block along a street with no other sections with residential permit requirements such as the one proposed is not logical and will certainly make my parking experience more difficult.

I live at the corner of 13th and Van Buren, so any proximate, on street parking I can find is along 13th. Finding a space on either side of the street is difficult most times of the day and night. Indeed, when I returned home the Sunday evening after spring break I noticed that spaces on the eastern non-proposed side of 13th street had filled up more rapidly than those on the western side. The women who live at 1335 are as likely to park on the western, as the eastern, side of the street. And the side of the street people choose is often determined by which one way street they use to enter 13th street. Eliminating open parking on one side will simply mean that more of us will be driving in circles looking for a space.

Limiting the parking permit requirements to one side of the street seems to me to be the worst possible option – worse than it is now, and much worse than it would be with both sides of the street with residential permit parking.

OSU students who currently, at least occasionally, find parking in this block and then get on their bikes for a ride to campus, will almost certainly look for spots on or across Harrison, thus this proposed change just expands the parking problem around. At present when I have work done on my house that requires that I leave my driveway open for a truck I typically park across Harrison, a block or two, into the JANA neighborhood. With this proposed change I expect I will end up parking further into that neighborhood.

I think long term we will need to expand the permitted parking areas and create a more bike friendly urban environment. And we will need to address a whole host of additional parking and zoning changes so that we create a nicer environment (driveways so wide they eliminate all on street parking, zones which actually have no available parking, etc.). For now, including only one side of 13th between Van Buren and Harrison, in RPD B will make the parking situation worse for most of us.

Alice Hall, [illegible]

**DRAFT**
**CITY OF CORVALLIS**
**MINUTES OF THE CORVALLIS ARTS AND CULTURE ADVISORY BOARD**
**MARCH 16, 2016**

Attendance
Cynthia Spencer
Karyle Butcher
Deborah Correa
Lee Ann Garrison
Greg Little
Marci Sischo
Frank Hann, City Council Liasion

Staff
Karen Emery, Parks and Recreation Director

Guests
Arthur Black
Courtney Danley
Joan Truckenbrod

Absent/Excused
Phil Duncan

**I. CALL TO ORDER.** Cynthia Spencer called the meeting to order at 5:31 p.m.

**II. REVIEW OF FEBRUARY 17, 2016 MINUTES.** The minutes from February 17, 2016 were unanimously approved, following motion by Correa which was seconded by Sischo.

**III. VISITOR PROPOSITIONS.** Courtney Danley, with Arthur Black, spoke about her Samba Drumming Group which is looking at possible non-profit options. ACAB members provided ideas as to next steps, and will be in touch with further details.

**IV. PROSPERITY 5 STUDY UPDATE.** Emery stated that surveys have continued, and the next due date is a month away. Following query from Spencer, Emery stated that a staff member could do the necessary coding work.

**V. CONNECT EVENT UPDATE.** Correa stated 33 responses have been received so far for the Connect Event on March 29th. Block 15 will be donating. Discussion topics will include grants and calendaring/marketing.

**VI. CULTURAL CORRIDOR UPDATE.** Spencer stated that a smaller meeting had occurred, with many comments being made regarding the RAIN model being a possible reference point.

**VII. IMAGINE CORVALLIS 2040 UPDATE.** Garrison stated there was a lot of energy, and a lot of interest in grants. Spencer is interested in hosting an OCF representative visit which would be open to the public, and which Butcher will initiate.

**VIII. PUBLIC ART SELECTION.** Emery stated that members of the Public Art Selection Subcommittee cannot a subcommittee of ACAB. Subcommittee's of ACAB must be made up of Mayor appotinted members only. However, Emery can appoint people to a department advisory committee to serve the purpose of public art selection. That committee would then provide Emery with their findings, which she would present to ACAB, which ACAB would then take to City Council. ACAB responded positively to this idea. Emery also stated that while Ella Rhoades will be leaving the mosaic tiling project downtown. An intersection-painting project may be forthcoming as well.

**IX. SUBCOMMITEE REPORTS.** None.

**X. CITY COUNCIL LIAISON UPDATES.** Hann stated that City Council's April 4th meeting will include

appointment of Brian Govatos to ACAB. Hann stated that Karl Mundorff is working on a pre-accelerator program. Hann also mentioned the ArtLifting program.

**XI. GOALS AND ACTION PLAN UPDATE FOR COMING YEAR.** No update.

**XII. ADJOURNMENT:** The meeting was adjourned at 6:25 p.m.

Community Development
Planning Division
501 SW Madison Avenue
Corvallis, OR 97333

*DRAFT*

# CITY OF CORVALLIS
# DOWNTOWN ADVISORY BOARD
## Madison Avenue Meeting Room
## March 9, 2016

Attendance
Liz White, Chair
Shelly Signs, Vice Chair
Cloud Davidson
Elizabeth Foster
Mary Gallagher
Robin Jones
John Morris
Brigetta Olson
Ken Pastega
Joan Truckenbrod

Excused
Joe Elwood
Roen Hogg, Council Liaison

Staff
Sarah Johnson, Senior Planner
Rian Amiton, Associate Planner
Mark Lindgren, Recorder

Visitors

## SUMMARY OF DISCUSSION

| | Agenda Item | Recommendations |
|---|---|---|
| I. | Call to Order | |
| II. | Approval of January 6, 2016 Meeting Minutes | |
| III. | Public Comment | |
| IV. | Introduction of New Staff and Board Members and Welcome Reception | |
| V. | Update on Parking Utilization Survey Evaluation and Recommendation | |
| VI. | Imagine Corvallis 2040 Update & Discussion | |
| VII. | Updates | |
| VIII. | Other Business | |
| IX. | Adjournment - 6:23 p.m. | The next regular meeting will be held on April 13, 2016 at 5:30 p.m., at Madison Avenue Meeting Room |

## CONTENT OF DISCUSSION

### I. CALL TO ORDER.

Chair Liz White called the meeting of the Corvallis Downtown Advisory Board to order at 5:30 p.m.

### II. APPROVAL OF MEETING MINUTES.

JANUARY 6, 2016

**MOTION:** John Morris moved and Joan Truckenbrod seconded to approve the January 6, 2016 minutes as presented; motion passed.

### III. PUBLIC COMMENT: None.

### IV. INTRODUCTION OF NEW STAFF AND BOARD MEMBERS AND WELCOME RECEPTION.

In introductions, Chair Liz White stated she represented downtown property owners. Robin Jones co-owns Barre3 Studio in the Jax Building. Shelly Signs works on the OSU campus. Elizabeth Foster is a downtown real estate agent. Brigetta Olson works at the downtown office of Willamette Neighborhood Housing Services, which owns affordable downtown housing. Cloud Davidson owns a downtown restaurant. Ken Pastega owns downtown property. Mary Gallagher works at the Benton County Historic Society, and represents historic issues. John Morris works at Spiral Design Elements downtown. Joan Truckenbrod is an artist with a downtown studio, and also lives downtown. Planner Johnson introduced Associate Planner Rian Amiton, who will help provide staff support to the board and its subcommittees, including research and technical assistance.

### V. UPDATE ON PARKING UTILIZATION SURVEY EVALUATION & RECOMMENDATION.

Senior Planner Sarah Johnson outlined the context for the parking utilization survey, noting that the Downtown Strategic Plan, created in coordination by the Downtown Corvallis Association (DCA) and the City, covers long-term strategy, planning, policy and goals for downtown. It recommended regular parking utilization studies to occur approximately every 18 months.

The first parking study and management strategy was completed in 2002, and included existing conditions, projected market trends, retail, economic development and the associated expected parking needs. One of its recommendations was that all of downtown should not be subject to the Land Development Code's regular parking standards (by use), but rather, should employ a flat parking rate and not require additional parking with changing use, unless there was significant new structural development with that change. In response to the recommendation, the City established a parking rate of one space per 1,000 square feet of building.

The 2002 document included market trend studies, projections and parking management strategies, including for the future. Some of these strategies included refining over time

how parking standards are applied (such as three hour customer parking and metered parking); as well as consideration of the potential and location of a parking structure, who it would serve, the cost and how it would be paid for.

One of the strategy recommendations was that the City should evaluate parking utilization, capacity and needs roughly every eighteen months. However, the next study was not done until 2010, and then again in 2012 (as an add-on to the residential parking contract done during the City/OSU Collaboration). The 2012 study showed that south riverfront parking was used heavily during peak hours, reflecting new infill development. It also showed differences in the times that people were downtown. While previous peak use had been found to be during the week, during the day, the 2012 study found upticks during the noon hour and 1-3 p.m. on weekdays.

Planner Johnson highlighted the memo she sent the board during its 2014 review of the 2012 study. In 2014, there was a proposal for a public-private partnership to provide structured parking in association with a downtown hotel, but that fell through. Following that, the Council determined that someone should look at parking needs downtown, and part of that could be an evaluation of a parking structure, and the Council asked the DAB to review that.

At the Council's request, this board reviewed parking structure issues, such as where it would be located, who it would serve and how it could be paid for, including the potential to incorporate is as part of a development, such as a mixed-use development. The board recommended that the City Council should consider these elements. It also made a recommendation for another parking utilization study in 2015, given new development, such as the Jax Building, Sky High Brewing, and other general activity downtown, to determine whether there is sufficient need to warrant another update to the now fourteen year-old Downtown Parking Study Management Strategy. This would provide more in-depth information on strategies on moving forward to address downtown parking needs.

The City funded the parking utilization study in May of 2015, and the study consultant brought information back in fall. Public Works GIS specialists created parking utilization sheets that counted all public parking lots, including any off-street parking assigned to public use (it didn't count parking lots reserved for specific businesses), and all on-street parking. She brought the information back to the board in November of 2015.

The study showed that parking utilization had significantly increased, especially north of Madison, and demand was no longer confined to mid-day. The study captured more extensive usage, up to 10 p.m. for Friday, Saturday and to 8 p.m. on Tuesday evenings. It also studied Saturday to look at the impact during Saturday Market, and whether downtown parking spaces refilled after the close of the market (in part, to look at impacts on surrounding businesses).

She summarized that it found that parking was significantly over the 85% utilization threshold for many hours of the day. Some of that may be attributed to some business owners who may not be remembering or knowing that employees are not allowed to park

downtown. There have also been increases in development, including restaurants, which add pressure to existing parking. She noted that Sky High was not required to provide additional parking, even if they increased their building's square footage- they were grandfathered from a 1970's agreement, along with a half dozen other businesses. She noted that there were exceptions and variations of parking provisions in the downtown to provide some flexibility.

She suggested the board look at the survey information critically at its next meeting, especially at when and where utilization is over the 85% level, and brainstorm ideas for recommendations moving forward. Recommendations could include a comprehensive parking study and management strategy to look at existing conditions and forecast market trends. A downtown hotel and museum are planned, which will increase parking pressures. Perhaps a subcommittee could look at examples of other parking studies and best practices and make recommendations for creative parking solutions to the City Council.

Liz White suggested Planner Johnson re-email the study to board members prior to further discussion at the April meeting. Ms. Olson stated that there clearly is a parking problem, and we need to look at aligning the timing of the decision making with the City's budgeting process. Planner Johnson replied that budgeting is underway; the Budget Commission is looking at the General Fund, but this effort would not likely be funded from the general budget. This project could be identified as a public need and placed in the Capital Improvement Program (CIP). However, just because it is on the CIP list doesn't mean it is funded- it just means it is identified as a priority and work can go forward to find funding, such as grant funds. An advisory board special project would likely require a subcommittee effort to look for grants or partnerships.

Though projecting the 2015 study on a screen is awkward, at full-color 88 pages, it is also challenging to print out. Planner Johnson said that she and Planner Amiton will try to figure out how to best display the data.

Ken Pastega asked how the Eugene and Bend parking structures were funded; Planner Johnson did not know about the Eugene structure, but noted the Bend structure was funded by an urban renewal district. Planner Johnson cautioned the Bend district had sunsetted without consideration of ongoing funding of maintenance of the parking garage and other urban renewal programming infrastructure. There is now a downtown manager funded by a membership-based non-profit; part of their work is to encourage downtown businesses and property owners to invest in the infrastructure. The Bend parking garage is not managed by the City of Bend. It was noted that Salem had a parking structure as well.

Mr. Morris asked if the City had reached out to a private developer who specializes in parking garages; Planner Johnson replied that she had not. Mr. Morris asked if it would be OK for board members to reach out to one; Planner Johnson replied it was fine.

Joan Truckenbrod asked about urban renewal district funding; Planner Johnson summarized that it was a tax increment financing program initiated by a city through state ordinance, with the city as a taxing entity, within an established boundary. Though it is complex to explain, it is essentially property tax funds kept in a separate account raised as a result of redevelopment and therefore increased real market property values within the district. It diverts property tax funds that would otherwise go to all the taxing districts within the defined boundaries- the city, the county, etc. (though the school district is exempt). The fund grows as redevelopment occurs and property values increase within the boundary, and it has an advisory council that determines how funds are spent in the district. Typically they have a life of about 22 years, with a maximum indebtedness level that can be captured (so early success could lead to early district sunsetting).

Mr. Davidson asked about the typical cost-benefit analysis of building a parking structure, and typical scale and costs. Planner Johnson answered that general estimates were roughly $37,000 per space for structured parking. Standalone parking structures can be a financial sinkhole, though incorporating multiuse (such as retail or residential) can be beneficial. Generally, there is simply recognition of a communitywide benefit of having convenient, safe parking. There are probably a few examples of communities using bonded funds or tax incentives to encourage a public-private partnership for structured parking.

Mr. Pastega asked if that $37,000 per space estimate included property cost; Planner Johnson replied that it does. Mr. Pastega said the City could potentially use property it already owned, such as the City parking site near the Majestic Theatre. Planner Johnson replied that that property was undervalued, so relatively little savings would be realized. There are creative ways to capitalize on existing underutilized property, such as partnerships with entities, mixed-use developments, or gaining efficiencies by going taller with additional floors.

## VI. IMAGINE CORVALLIS 2040 UPDATE & DISCUSSION.

John Morris related that about 100 people attended a recent Imagine Corvallis 2040 event, which was well facilitated. Participants were posed a half-dozen questions about what you want to see, expected challenges ahead, strategies to achieve your vision, and how you'd know you were successful. The focus was on innovation- how to make Corvallis more innovative city. Ms. Olson added that equity and inclusion were the other focus values. Mr. Morris related that his group decided that Corvallis needed more of a tax base; the university and major healthcare providers don't pay taxes, so we need to increase commerce and downtown density, along with other measures.

Planner Johnson related that the Imagine Corvallis 2040 visioning process will be seeking input over the next few months from a number of community outreach events, on Corvallis residents' values and priorities for the community and how to effect the change we want to see in the future. It includes six focus areas: How we Engage and Support- involvement, equity and diversity; How we Innovate and Prosper- economy, employment and innovation; How we Learn and Thrive- education, health and human services, and

personal growth; How we Create and Celebrate- arts, culture and creativity; How we Plan and Change- livability, development, and housing; and How we Steward and Sustain- environment, sustainability, and community safety. The next event will be Saturday, March 19, at the Corvallis Boys and Girls Club.

Following the workshops, similar exercises will be held for individual groups, and she encouraged members to contact her with suggestions. She sought feedback on an April mini-workshop with the board- she found general support for it. Planner Johnson said the group could pick one focus area, or do all six. Groups of four tend to be best. An action plan will result from the visioning process.

Ms. White asked about the status of the Corvallis Sustainability Coalition's Sustainability Plan in terms of the 2040 Vision. Planner Johnson explained that the coalition presented its report last year, and the Council accepted it, but in light of the Council's goals and the visioning strategy, it chose not to take action on it. The report is separate from the City-sponsored goals and there is no action plan moving forward from it. The Climate Action Task Force, which is one of the Council Goals, is working independently of the 2040 Vision project, though in parallel; she is involved.

Ms. White suggested that Planner Johnson email out the six focus areas, and get feedback on members' interests. Planner Johnson asked members only email her (to avoid running afoul of public meeting quorum issues). She suggested two (or three maximum) focus areas- perhaps Innovate and Prosper (economic development), Create and Celebrate (relating to downtown vibrancy), or Plan and Change (planning relative to downtown, along with housing). She felt there was time to do the mini-workshop during the April regular meeting, along with the parking discussion.

## VII. UPDATES:

**Board Updates:**

Liz White related that the Parking Committee has not met for four months, since there have been no parking issues needing resolution. Ms. Olson asked if we could revisit where else bike corrals could be implemented downtown. Ms. White replied that there is a process for a business to request that one be created; the existing bike corral area has been very successful. Ms. Olson noted that some business owners may not know about it.

Mr. Pastega asked about the status of the Whiteside Theatre's request to secure a parking area along its side. Planner Johnson related that this group recommended against that. Ms. White recalled that the Whiteside could get several parking closures at a time, but they still had to pay, and not close it off to public parking all the time. Mr. Davidson added that it was easy to get a permit for that.

## VIII. OTHER BUSINESS. None.

## IX. ADJOURNMENT.

The meeting was adjourned at 6:23 p.m. The next meeting of the Downtown Advisory Board will be held on April 13, at 5:30 p.m., at the Madison Avenue Meeting Room.

# CITY OF CORVALLIS
# ECONOMIC DEVELOPMENT ADVISORY BOARD
## Minutes – March 14, 2016

**Present**
Skip Rung, Chair
Elizabeth French
Pat Lampton
Jason Bradford
Josh Kvidt
Brian Wall
Tim Weber
Frank Hann, City Council Liaison

**Absent/Excused**
Nick Fowler
Jay Dixon, Benton County Liaison

**Staff**
Tom Nelson, Economic Development Manager
Amy Jauron, Economic Development Officer
Terry Nix, Recorder

**Visitors**
Marc Manley
Jackie Mikalonis
Karl Mundorf
Dean Mitzi Montoya

**SUMMARY OF DISCUSSION**

| | Agenda Item | Summary of Recommendations/Actions |
|---|---|---|
| I. | Call to Order | |
| II. | Approval of February 8, 2016 Minutes | Approved as corrected |
| III. | Visitor Comments | None |
| IV. | SBDC Update – Marc Manley | Information |
| V. | Legislative Update – Brian Wall | Information |
| VI. | Community Communication / Vision Action Steering Committee Discussion | Information |
| VII. | Strategy/Business Activity Reports | Information |
| VIII. | Pre-Accelerator Report – Karl Mundorf | Information |
| IX. | OSU College of Business Update – Dean Mitzi Montoya | Information |
| X. | Other Business | Information |
| XI. | Future Agenda Items | Information |
| XII. | Adjournment | Adjourned at 5:02 p.m. |
| XIII. | Next Meeting | April 11, 2016, 3:00 p.m., Madison Avenue Meeting Room |

**CONTENT OF DISCUSSION**

**I. CALL TO ORDER**

Chair Rung called the meeting of the Economic Development Advisory Board (EDAB) to order at 3:00 p.m., at the Madison Avenue Meeting Room, 500 SW Madison Avenue.

## II. APPROVAL OF FEBRUARY 8, 2016 MINUTES

Chair Rung requested that the first bullet point on page 4 be corrected as follows: Sam Angelos, ATAMI.

Mr. Weber moved to approve the minutes as corrected. Mr. Wall seconded the motion, and it passed unanimously.

## III. VISITOR COMMENTS

None.

## IV. SBDC UPDATE – MARC MANLEY

Marc Manley, Director of the Small Business Development Center (SBDC), distributed and reviewed *SBDC Partnership with Corvallis/Benton Economic Development 3-year Update* (Attachment A). The report included metrics and goals that were set at the beginning of the partnership with results showing that the SBDC is performing on both processes and impacts well above what was anticipated.

Mr. Manley said the SBDC provides one-on-one advising to people who are currently running a business or thinking of starting a business. They have worked with over 200 advisory clients over the last three years, including 92 long-term clients. There have been 16 new business starts, 161 jobs created/retained, almost $1.5 million in new capital, and $10 million in increased revenue with a direct economic benefit of nearly $19 million. With a total investment of $52,000 over three fiscal years, Mr. Manley said the direct economic benefit to Benton County is $365 for every $1 invested. He expressed appreciation for the support from this Board, Benton County and the City of Corvallis which, he said, has promoted both traded sector and local economy businesses in Corvallis and Benton County.

In discussion and in response to questions from the Board, Mr. Manley provided the following additional information:

- The organization has three full-time employees including himself, a program assistant, and a market development position. There are 19 part-time advisors.
- Efforts are made to match entrepreneurs with advisors who have experience in their area; however, the entrepreneur is often very good at their product or service area and really needs information about marketing, sales, managing finances, and evaluating how to grow the business. Advisors bring that general background, experience and knowledge of solid business practices.
- The 161 jobs created refers to FTE generated and does not include contractors.
- The capital infusion of $1.5 million is almost entirely cash investment (debt and equity financing), and includes traditional banks, equipment lending, and people funding the start of their own businesses.
- At the current funding level through a variety of partners, SBDC has not come close to maximizing the work they could do. There is a huge need but not a lot of awareness in the community about this valuable resource.
- Manley is Executive Director of Grow Oregon, a management consultant operation funded by the Oregon Business Development Department, which partners with companies that have at least $1 million in revenue and some evidence that they are on

a growth trajectory. About 50 companies across the state have gone through that program which has captured over $50 million in direct economic benefit.

- Grow Oregon is exclusively focused on larger traded sector companies; however, the majority of clients served by the SBDC are local economy "lifestyle" businesses.
- He believes that arts are a crucial part of a vibrant community. The Small Business Administration who funds the SBDC at the federal level prohibits them from using those funds to help not-for-profit companies; however, the SBDC has advised several local art groups using other funds.
- The SBDC receives about 25% of its operating budget from Linn-Benton Community College and the remainder from a variety of funding sources at the local, state, and federal level. If any of the funding was lost, less of his time would go to guiding the team and engaging clients and more toward fundraising, thus increasing the administrative burden considerably and putting services at risk.

Mr. Manley told stories about some of the companies that have been helped through Grow Oregon and the SBDC. He reviewed efforts to increase capacity through educational programs and events. In response to requests from the Board, he agreed to bring back information regarding: 1) benchmarks to other agencies doing similar work in small college towns; 2) operating profit for businesses helped by the SBDC; and 3) what the SBDC would do if they had more available resources.

Mr. Nelson said that the City Manager has indicated he supports the relationship with the SBDC and that the proposed budget is expected to include that funding. Mr. Nelson said that prior to contracting with the SBDC in 2012, the City was spending about $2,000 per month for business assistance services. As a former small business advisor with SBDC, he has seen the work that goes on across the state and he does not think any SBDC office has more of the needed talents or performs better than the local office.

## V. LEGISLATIVE UPDATE – BRIAN WALL

Brian Wall reported that the University Venture Development Fund was passed by the Oregon State Legislature. He described changes to the program made by the legislation, noting that a sizable donor can now donate $1 million and receive a $600,000 tax credit the first year. He is confident that OSU will have the funds through 2022 to keep the gap fund program open and available, primarily to faculty who have interesting ideas that need to be fine-tuned.

Jackie Mikalonis said that the Oregon Trade and Logistic Initiative process included research on opportunities and challenges in terms of shipping. There is a bottleneck now due to the lack of container support in Portland and the other West Coast ports are clogged with trucks. One recommendation from the Initiative was to consider a multimodal facility in the region where truck loads could be trans-loaded to rail. The legislature funded a feasibility study which could potentially be the foundation to put a recommendation forward in the next session. Discussion followed regarding timing issues and when the Port of Portland might be functional again.

## VI. COMMUNITY COMMUNICATION/VISION ACTION STEERING COMMITTEE DISCUSSION

Chair Rung noted the Board had previously discussed a plan and strategy to communicate the benefits of economic development, and that the City has undertaken a process to develop a vision and action plan which seems to serve some of that function. He has been

appointed to the Imagine Corvallis 2040 Steering Committee which will guide the process resulting in a plan that will be finalized by December, the end of the current Council term. He described the current phase of the project, a series of community workshops to capture public input in six focus areas. The collaborative nature and the engagement at these workshops has been very good.

Councilor Hann added that the goal is to collect as much input as possible. In addition to the community workshops, there is an online survey and the ability to download materials that will allow small groups to go through the process. The survey and materials are available on the City's website.

**VII. STRATEGY/BUSINESS ACTIVITY REPORTS**

Mr. Nelson reviewed the Monthly Business Activity and Metrics Report and Economic Development Office activities. He reported that Paul Bilotta will begin as the City's Community Development Director in mid-April. He said staff will give an annual report to the Benton County Board of Commissioners tomorrow morning, and he invited Board members to attend.

Ms. Jauron reported on an opportunity through Community Services Consortium to utilize new employee training funds; she will e-mail the information and reach out to other employers. She reported on her attendance at the Natural Products Expo West in Anaheim, California.

**VIII. PRE-ACCELERATOR REPORT**

Karl Mundorf, Co-Director, OSU Advantage Accelerator, briefly reviewed the organization's three levels of programming – Iterate, Accelerate and Launch. He provided information about the Pre-Accelerator Workshop Series which consists of a series of seminars focusing on elements identified by the OSU Advantage Accelerator as highly critical. In response to questions from the Board, Mr. Mundorf further described the three programs, noting that the organization works with each participant to assess their needs and what they need to move forward. He encouraged referrals to the programs.

**IX. OSU COLLEGE OF BUSINESS UPDATE**

Dean Mitzi Montoya, OSU College of Business, said she came to OSU in September from Arizona State University, and has been working hard since that time to grow the College of Business. In alignment with OSU President Ray's agenda, they are focused on student success and achieving distinction. She said the OSU College of Business is undersized relative to capacity and what is normal for universities of this caliber; therefore, under student services, they are focused on recruiting and retention. Under achieving distinction, the goal is to advance their reputation in a distinctive way to set themselves apart in the areas of entrepreneurship, innovation, analytics, and design. They are working to extend their impact and footprint in Bend, Portland and online.

In discussion and in response to questions from the Board, Dean Montoya provided additional information, including the following:

- The OSU College of Business currently has about 3,500 students. There is capacity to serve 5,000 students in Corvallis with the current facility and the remainder of the growth would come in Bend, Portland and online. This is in keeping with the university's planning model which is looking at leveling off or allowing a small amount of growth.

- Portland State University, the University of Oregon and Oregon State University are each pursuing different business degrees and different models. OSU is leading with innovation, design and analytics.
- She has been impressed by the level of regional approaches and solutions related to economic development in Oregon. The inability to take a regional perspective was a handicap in Arizona, especially around startups. In her experience at North Carolina State University, the alignment was much stronger.
- Undergraduate business students take two years of general education requirements which helps to form a well-rounded world view that is the hallmark of education in the U.S. Embedded into business courses are things important to the profession, such as business ethics.
- She wants to ensure that students have a lot of experiences and immersion into their professions, and she would welcome ideas for collaboration with local businesses or government in the way of internships, community projects, or class projects.

## X. OTHER BUSINESS

Opportunity to serve on the Eugene Airport Advisory Board

Ms. Mikalonis said the Eugene Airport Advisory Board is embarking on a new master planning effort which requires some committee advisory capacity. She recommended the committee include interests within the region, not just Eugene, and she provided them with several contacts including Chair Rung.

Chair Rung said he is willing to serve on the committee but first wanted to see if others are interested. He understands that the group will meet quarterly for a couple of years. Ms. French expressed interest but said she must check with her employers to ensure there is no conflict of interest. Chair Rung said he will participate if Ms. French is unable.

## XI. FUTURE AGENDA ITEMS

The next meeting will include:

- Information from Cathryn Stephens, Eugene Airport.
- Update on the Pipeline Project, a marketing campaign to help filter students into a two-year technical education after high school to fill an identified deficient of workers in Linn County.
- An update from the Workforce Investment Board (WIB) and feedback from the Board on how to balance the industry sectors in Benton County with those that have been identified for focus by the WIB.

Mr. Nelson said he is maintaining a list of previously-identified presenters and topics for future meetings.

## XII. ADOURNMENT

The meeting was adjourned at 5:02 p.m.

## XIII. NEXT MEETING

The next meeting will be held on March 14, 2016, 3:00 p.m., at the Madison Avenue Meeting Room.

# SBDC Partnership with Corvallis/Benton Economic Development

3-Year Update (7/1/2013 - 3/13/2016)

| Metrics | Partnership Goals | June 2013 - March 13, 2016 | Exceeds Goals |
|---|---|---|---|
| Total number of advisory clients served | | 203 | |
| Total client advisory sessions | 24-36/quarter = 432 | 743 | 172% |
| Total advising hours | | 1,390 | |
| | | | |
| Long-term clients (5+ hours) | 7-9 total/year = 27 | 92 | 341% |
| Long-term client advisory sessions | | 564 | |
| Long-term client advising hours | | 1,155 | |
| | | | |
| New business starts | 2/year = 6 | 16 | 267% |
| Jobs created/retained | 9/year = 27 | 161 | 596% |
| Capital infusion | 300,000/year = $900,000 | $1,479,732 | 164% |
| Increased revenue | 500,000/year = $1.5 million | $10,076,188 | 672% |
| Training events held | 3/quarter = 36 | 65 | 181% |
| Partipants in training events | | 306 | |

| Return On Your Investment | Investment & Returns |
|---|---|
| Total investment over three fiscal years | $52,000 |
| Direct Economic Benefit (Capital + Revenues + Payroll) | $18,961,920 |
| $ of Direct Economic Benefit to Benton County for EACH $1 INVESTED | $365 |

**Success Stories**

| Manufacturer | Medical Services | Consumer Goods | Technology Company |
|---|---|---|---|
| Very tight margins and financials | Foundations training | Constrained resources, at risk | Large opportunity |
| Capital structure & marketing guidance | Market research | Plan for growth | Developed a plan for growth |
| 68% increase in online revenues | $120,000 capital | $500,000 capital | Bolstered capital structure |
| Adequate working capital | New business started | $1 million revenue increase | $600,000 capital |
| Plan for growth | | 30 jobs saved | Doubled revenues & headcount |

Attachment A

Community Development
Planning Division
501 SW Madison Avenue
Corvallis, OR 97333

# DRAFT
# CITY OF CORVALLIS
# HISTORIC RESOURCES COMMISSION MINUTES
# MARCH 8, 2016

**Present**
Lori Stephens, Chair
Kathleen Harris
Rosalind Keeney
Peter Kelly
Cathy Kerr
Mike Wells
Barbara Bull, Council Liaison
Jim Ridlington, Planning Comm. Liaison

**Staff**
Carl Metz, Associate Planner
Terry Nix, Recorder

**Guests**
Gary Angelo
Courtney Cloyd
Doug Eaton
Deb Kadas

**Absent/Excused**
Kristin Bertilson, Vice Chair
Charles Robinson

## SUMMARY OF DISCUSSION

| | Agenda Item | Recommendations |
|---|---|---|
| I. | Community Comments | |
| II. | Review of LDC Historic Preservation Provisions Regarding Sidewalk Wheelchair Ramps | |
| III. | Minutes Review: February 9, 2016 | Approved as presented. |
| IV. | Other Business/Info Sharing | |
| V. | Adjournment | |

Attachments to the March 8, 2016 minutes:

Comments received related to sidewalk access ramps in Historic Districts, distributed by Planner Carl Metz. (Attachments 1-5)

A. Testimony submitted by Gary Angelo, College Hill Neighborhood Association President.
B. Testimony submitted by Gary Angelo, College Hill Neighborhood Association President.
C. Commissioner Wells distributed and reviewed a written statement.

D.
**CONTENT OF DISCUSSION**

Chair Stephens called the Corvallis Historic Resources Commission (HRC) to order at 6:30 p.m. in the Corvallis Downtown Fire Station Meeting Room, 400 NW Harrison Blvd.

## I. VISITOR PROPOSITIONS

Planner Carl Metz distributed and briefly described community comments received related to sidewalk access ramps in Historic Districts: 1) Deb Kadas & Jeffrey Paulson to the Mayor and City Council, dated February 16, 2016; 2) Corvallis Neighborhood Association Presidents Gary Angelo, Courtney Cloyd, and Meghan Karas to the Mayor and City Council in advance of the February 16 meeting; 3) Michael Harvey to Public Works Director Steckel, dated March 7, 2016; 4) BA Beierle to Planner Metz, dated March 8, 2016; and 5) David Dodson, OSU Campus Planning Manager, to members of the HRC, dated March 8, 2016. The Commission took several minutes to review the materials.

Gary Angelo, College Hill Neighborhood Association President, submitted written testimony signed by himself, Central Park Neighborhood Association President Courtney Cloyd, and Avery Homestead Neighborhood Association President Meghan Karas **(Attachment A)**. He said it had come to their attention that the City has undertaken a program for upgrading sidewalk curb ramps throughout the City, and that the standard chosen is of the bright Federal yellow truncated dome plastic variety, which they find is not aesthetically compatible with Corvallis' two residential National Historic Districts. In surveying colors and materials used by other communities, they found that Albany selected a dark gray pad for its historic districts, that Eugene selected a dark gray or black color made of concrete or iron across that city, and that Salem decided the color and material of ramps in its residential historic districts should have consistency with historic materials used in sidewalks with only concrete and crosshatch texture impressions. Mr. Angelo said that ADA standards indicate that there is leeway in color as long as there is good contrast, that curb ramps should reflect our historic districts' unique character, and that the use of dark gray should replace the Federal yellow currently being used. He said the City Council has directed Public Works staff to come back with a process for reviewing alternatives to ramps within historic districts; however, he has seen no such proposed process. He attended a meeting of Access Benton County, and his proposal was met favorably by a majority of members present. He suggested that the HRC propose a policy that establishes dark gray be used for sidewalk ramps in residential historic neighborhoods and recommend a change to the statute related to compatibility of materials and colors.

Commissioner Kelly asked why yellow is considered incompatible in this lovely old neighborhood where there are so many colors on the houses, flowers, etc. Mr. Angelo said Federal yellow is a distraction which draws the eye to the ramp as opposed to the house. Commission Kelly asked if it isn't the point to make the ramp obvious to those who need it. Mr. Angelo said the ADA standard is that pedestrians and those in wheelchairs should be able to tell where there is a ramp but it is not required to be yellow. Brief discussion followed.

In response to questions from Commissioner Wells, Mr. Angelo clarified that his preference is a dark gray color and, while he is not excited about the plastic material, it would be cheaper in the short term than would the concrete or iron that have been chosen by other communities.

Councilor Bull read from the City Council minutes of February 16 and noted that Public Works staff was directed to bring this item back to Council before taking action.

Commissioner Kelly asked how one could determine that one color is compatible but another isn't. Mr. Angelo said it has to do with the aesthetics. He said homeowners in the historic neighborhoods spend a lot of time and money on their homes and to have the City use Federal yellow because it satisfies a particular

interest group isn't compatible with the whole spirit of the process.
Commissioners Wells and Keeney expressed appreciation to Mr. Angelo for doing the research and bringing this to the attention of the Commission.

Courtney Cloyd, Central Park Neighborhood Association President, submitted and read written testimony **(Attachment A)**. He provided information about his neighborhood and stated that ADA-compliant street crossings are both necessary and important, but that Federal yellow plastic sidewalk ramps are in garish contrast with the neighborhood's historic character. He said that the plastic ramps are a petroleum product not consistent with the City's sustainability goals, and that they easily degrade and crack which increases replacement costs. He urged the HRC to help preserve the aesthetics of historic districts and properties. Commissioner Wells asked how many of the yellow ramps are already installed in the historic districts. Mr. Angelo said there are roughly 20 installed in his neighborhood.

Commissioner Kelly asked what information there is to back up the statement that the plastic yellow ramps easily crack and degrade. Mr. Cloyd said that some of the existing ramps are already cracking. Commissioner Kerr asked if the cracked pads are a tripping hazard. Mr. Cloyd said he hasn't heard that they are tripping hazard; however, he has heard that they are slippery and dangerous when wet. Commissioner Harris said that, in her research, she found the industry acknowledges that these pads crack and that they can become a tripping hazard.

Doug Eaton said what we are talking about here are aesthetics and taste. He doesn't like the yellow, which he feels is inconsistent with the gray and brick colors of the beautiful historic district. He would like to see all of the pads be the same color and, since they are not mandated to be yellow, he would urge the HRC to consider recommending a gray color as a better fit for the historic neighborhoods.

Deb Kadas submitted and reviewed testimony and a presentation regarding Sidewalk Access Ramps in Historic Districts **(Attachment B)**. She said that while she supports the City's priority for accessible sidewalks, she finds the Federal yellow plastic tactile pads to be visually distracting and incompatible with the character of the historically designated resources and residential neighborhoods. She reviewed examples of historic commissions in Oregon and nationwide that have rejected the yellow plastic and are substituting with brick red or dark gray plastic or molded concrete. She said the State Historic Preservation Office (SHPO) probably has review authority but has suggested an attempt be made to resolve this at the local level. She suggested the HRC recommend a policy change because the exemption was updated in 2006 when colored plastic was not being used; the exemption doesn't address installation of colored plastic pads; the City has since made a change in material and design without HRC review; plastic is not generally considered a historically compatible material; sidewalk ramps are highly visible from the street; the yellow color and plastic material is not mandated by law; molded concrete domes were used in the past; cost is not a criterion in Chapter 2.9; ORS obligates cities to consult SHPO or local landmarks boards to avoid inadvertent impacts to historic public properties; and SHPO and ODOT agree that gray tactile pads are appropriate for historic resources. She urged the HRC to recommend a policy which directs ADA ramp upgrades in historic districts and resources to use the more historically compatible dark gray tactile pads.

Commissioner Kerr asked if Ms. Kadas was advocating for plastic pads. Ms. Kadas said that because they understand compromise is part of the public process, she thinks most neighbors would be happy to see the yellow plastic changed to gray; however, plastic is truly not a compatible material and that is something for the HRC to determine. Brief discussion followed regarding City standards and processes.

## II. REVIEW OF LDC HISTORIC PRESERVATION PROVISIONS REGARDING SIDEWALK WHEELCHAIR RAMPS

Planner Metz reviewed the written staff report in meeting packets. He explained that the Land Development Code exempts from Historic Preservation Permit (HPP) review any sidewalk wheelchair ramps within street

rights-of-way that are installed in accordance with City Standards. Following comments from the public to the City Council on this issue, Council directed Public Works staff to explore alternatives and present a process. He understands that Public Works staff has reached out to Access Benton County and the Oregon Commission for the Blind and that they will be coming back to the City Council on this issue.

Chair Stephens initiated discussion about the potential of making a recommendation to the City Council related to a change in policy or standards for ADA ramps in historic districts. She noted that, for those who can't see color, dark gray provides a higher contrast than the yellow.

Commissioner Keeney said she thinks there is enough evidence and precedent statewide and nationally for having a non-garish color in historic neighborhoods.

Commissioner Kerr said she doesn't feel that plastic is compatible for historic neighborhoods.

Commissioner Kelly said he would like to live in a City that is recognized for doing the best to comply with ADA and meet the needs of those who are disadvantaged. Yellow against other colors provides a significant contrast and he is uncomfortable with the City deciding something else is good enough because some people don't like the color.

Commissioner Keeney said she thinks that another color would be equally successful. Commissioner Wells noted that a number of colors that provide contrast are allowed by the ADA. Commissioner Harris said she would prefer grooved concrete perhaps with pigmentation to give the contrasting color. Commissioner Kerr said she would like to recommend that all ramps in the City not be plastic, which she thinks is inconsistent with Corvallis in general, and that they be of a highly contrasted color. Discussion followed regarding potential safety issues associated with the plastic ramps and cost issues associated with other materials. Councilor Bull noted that Council will hear from Public Works and others about cost and safety issues, and she thinks it would be appropriate for the HRC to make a recommendation from a historic preservation perspective.

Commissioner Wells said he thinks the yellow is an ugly contrast, especially in the historic districts, and the plastic is not a compatible material and it is slippery when wet. He would like to see concrete and he thinks it would be most cost-efficient in the long run. He would like to address this in Chapter 2.9 in the future. In the interim, he would like to recommend a temporary change in standards and recommend that existing ramps in the historic districts be changed out for gray.

Commissioner Kelly said that he doesn't think that people's opinions and feelings about a color is substantial enough to change policy, and he hasn't seen evidence that the plastic is not as good as other materials. Commissioner Wells noted that plastic is not acceptable in historic windows or other improvements.

Planner Metz said it is appropriate for HRC to consider compatibility and weigh in on that aspect. He noted that prior to any changes to Chapter 2.9, there would be an extensive review and public process which would ensure compliance with all building codes and standards. Brief discussion followed.

Chair Stephens said she is hearing that a majority would like to make a recommendation to the City Council. Points she is hearing is that access ramps in the residential historic districts should be dark gray which is contrasting; that they should not be plastic but that they should be scored concrete; and that the bright yellow pads already in place should be changed to dark gray in the interim. Commissioners discussed points raised in the community comments and supporting information that could be incorporated into the recommendation. Chair Stephens agreed to draft a letter and send it to staff. Planner Metz will coordinate with Public Works about when this will be brought back to the City Council.

## III. MINUTES REVIEW

**February 9, 2016**

MOTION: Commissioner Harris moved and Commissioner Keeney seconded to approve the February 9 minutes as presented. The motion passed unanimously.

## IV. OTHER BUSINESS/INFORMATION SHARING

RFP Update: Planner Metz said the Historic Preservation Plan RFP went out on February 19 and proposals are due back on March 21. Staff has directly contacted regional consultants who do this work, hoping to have a better outcome than last time. He anticipates that the HRC Chair and Vice Chair will be asked to participate in the review panel.

Design Guidelines Update: Planner Metz said that Commissioner Keeney had raised the possibility of the HRC developing design guidelines. In talking with staff, he understands that this has come up in the past and that there has been some hesitancy related to the staff time it would take to develop guidelines and the fact that they would not be binding or prescriptive. Going forward, he thinks that guidelines could be useful for the general public; however, the intent and function needs to be flushed out. With the Historic Preservation Plan process coming up, he would feel better if the need for design guidelines or educational support was identified as a high priority need through that process.

Commissioner Keeney passed around a copy of the City of Albany design guidelines, the basic concept of which is to provide guidance for the public. She thinks they have high value and she has seen a lot of communities doing them. Brief discussion followed regarding the upcoming HPP process which could help to inform this work effort.

May Historic Preservation Month Update: Commissioner Keeney said she attended a planning meeting with Benton County Planner Chris Bentley and others regarding Historic Preservation Month activities and scheduling. The awards night is tentatively scheduled for May 19. Activities discussed include the Footwise window display, the Farmers Market table on May 7, a treasure hunt of architectural features on downtown buildings, and children's programming. Chair Stephens volunteered to help at the Farmer's Market table. Commissioner Harris said she would help with the Footwise window display. Commissioner Keeney said she has some architectural elements and photos that could go in the window display, and Commissioner Wells suggested that Heritage House Parts in Philomath might lend artifacts from their store. 2016 Historic Preservation Month Awards Nominations: Commissioner Keeney reviewed potential nominees and invited additional ideas. Planner Metz said he would ensure that nomination forms are available on the City's website. The HRC will finalize nominations at the April meeting.

Oregon Heritage Conference, Salem, May 4-7, 2016: Planner Metz advised that the City has money set aside for these sorts of activities, and he invited those interested in attending to contact staff. Commissioner Keeney said that BA Beierle will receive a Statewide Heritage Conference award on May 7, and she encouraged HRC members to attend and show their appreciation.

Other: Commissioner Wells distributed and reviewed a written statement **(Attachment C)**. He has used Heritage House Parts in Philomath as a source for historic materials; however, they have indicated that old house parts and materials are hard to acquire. He suggested that language be added to Chapter 2.9 to require any demo or modification of a resource that involves removal of parts of that resource to offer at least one salvage operator the opportunity to salvage parts of the resource. He also suggested that the HRC could recommend that the Planning Commission consider a similar requirement for demos of anything more than 60 years old, or some other specified age. Brief discussion followed regarding current requirements, potential changes, and monitoring/enforcement concerns. Planner Metz said he would discuss this with

senior staff and report back.

Chair Stephens said a bill was passed by the Oregon House and Senate which would remove Corvallis' requirement for vote annexation; she asked Commissioners to write or phone the Governor and ask her to veto SB 1573.

**V. ADJOURNMENT:** The meeting was adjourned at 9:20 p.m.

To: Mayor Traber and Corvallis City Council Members

From: Deb Kadas & Jeffrey Paulson

Date: February 16, 2016

# Community Comment:

# Sidewalk Ramp Improvements In Historic Districts

February 16, 2016

Dear Mayor Traber & Corvallis City Councilors,

My husband and I live in the College Hill West National Historic District. Last month, we noticed sidewalk ramps in our neighborhood being marked for replacement. We inquired, and while were happy to learn that streets in our neighborhood are scheduled for resurfacing, we also learned that part of the project includes sidewalk ramp replacement.

We support the city's priority for sidewalks to be accessible, but we find the yellow plastic tactile pads now being used on the ramps to be incompatible in both material and color with historic districts. Since Chapter 2.9 does not permit visible vinyl windows, skylights or solar panels, why are plastic yellow pads allowable? Aren't there other, more compatible solutions that would satisfy ADA requirements?

Research tells us that historic commissions across our state, and the country, have also found the yellow plastic historically-incompatible, and cities are now implementing other solutions. Salem, Eugene, and Albany have already rejected the yellow plastic, and are now substituting with dark grey plastic or molded concrete instead. Beacon Hill, MA, Oldwick, NJ, Columbus, OH, Charlotte, NC and Savannah, GA are all examples of national cities doing the same.

Local conversations are beginning, to see if we can **follow Albany's lead and use the dark grey tactile pads in historic districts.** (See photo attached.) On January 26, I contacted Jason Allen at the State Historic Preservation Office. He said that our concern was valid and that in theory, SHPO actually has review authority of sidewalk removal/replacement projects. However, he encouraged our city to avoid using unnecessary staff time and resources by finding a local, administrative solution. (See letter attached.) I then contacted Carl Metz in our Development Office, who had heard of our concern, and said an internal solution was being discussed.

Meanwhile, on January 29, a few of us neighbors in College Hill met with two city engineers, who agreed that the yellow pads were visually distracting in a Historic District. They were receptive and helpful, and suggested that if we could come up with an approved alternative, the city may be flexible.

While we are encouraged, we believe the situation is becoming urgent because of the volume of neighborhood sidewalk ramp work scheduled for replacement this summer. We urge council and/or staff to follow SHPO's suggestion, and introduce a policy that directs ADA ramp upgrades in historic districts to use the more historically-compatible dark grey tactile pads.

Sincerely,

Deb Kadas & Jeffrey Paulson

3105 NW Jackson Avenue, Corvallis

Gmail by Google

Deb Kadas

## RE: Fwd:Checking In...quick question...

1 message

**ALLEN Jason * OPRD** <Jason.Allen@oregon.gov> Thu, Feb 4, 2016 at 9:15 AM
To: Deb Kadas >, Carl Metz <carl.metz@corvallisoregon.gov>, Gary C Angelo
t>

Hi Deb, Carl, and Gary,

Thanks for the update. In theory, our office probably has review authority over these projects under ORS 358.653, however, we would not want to spend our time or the City's reviewing projects like this if a local, administrative solution is available. The best outcome is one where a policy is introduced to address this, and it becomes standard practice in historic districts, with that decision made locally.

I just spoke with my colleague (now supervisor) Ian Johnson, who has handled all ODOT cases that came into our office, and he tells me that while ODOT follows the AASHTO standards, there is actually a fair amount of flexibility built into those standards, and that ODOT has not always used only fed yellow for these, using brick red or gray when it was deemed appropriate to do so, such as in a historic district. This has not universally been the case, but it does illustrate that federal yellow is not a mandate. I think the experience of Albany mentioned below is a powerful testament that Corvallis is not unique with this concern, and that there is not an institutional or structural reason why this cannot be done.

Cheers,

-Jason

Jason M. Allen, M.A.

Historic Preservation Specialist

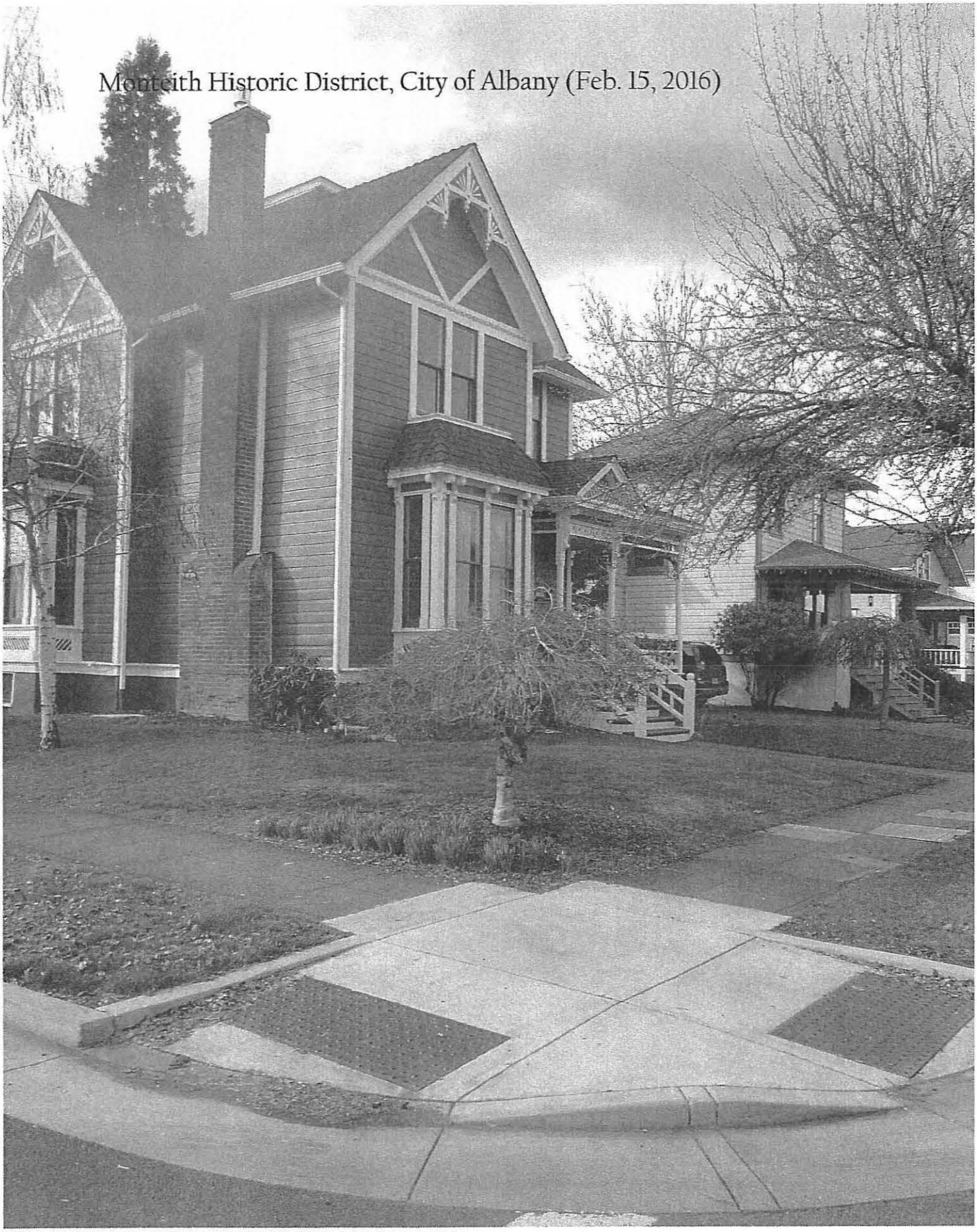
Oregon State Historic Preservation Office

725 Summer St. NE Ste C

Salem, OR 97301

503.986.0579

Jason.allen@oregon.gov




Attachment 1

FROM: Corvallis Neighborhood Assn. Presidents

TO: Corvallis Mayor and City Council

CC: Mary Steckel, Public Works Director

Kent Weiss, Interim Community Development Director

Historic Resources Commission

RE: Sidewalk Curb Ramps In Residential National Historic Districts

Mayor Traber and City Councilors:

It recently came to our attention that the City has undertaken a program for upgrading sidewalk curb ramps throughout the city. We have noticed that it appears the standard chosen for the curb ramp pads are of the bright yellow truncated-dome plastic variety. While this selection meets ADA standards, we find that it is not aesthetically compatible with our two residential National Historic Districts. We are not aware of any effort to solicit public input on this selection, nor are we aware of any review by the Historic Resources Commission (HRC) or the State Historic Preservation Office.

We did a quick survey of some of the nearby Valley communities to see what their selections were for ramp color and material. We contacted a Community Development engineer in Albany, who indicated their selection was for a dark grey pad for the historic districts based on public feedback regarding those districts.

We also contacted the Eugene program manager for their pavement preservation project, which includes the retrofitting of curb ramps to meet ADA standards. Eugene selected a dark grey or black color made of either concrete or iron across the city, in order to have durability over time.

Finally, we contacted the engineer responsible for historic resources in Salem who said the issue of sidewalk preservation for their four residential historic districts was reviewed by the city Landmarks Commission. The Commission decided the color and materials should have consistency with the historic materials used in the existing sidewalks for the new curb ramps. They decided only concrete and cross-hatch texture impressions are approved for the historic districts.

Our review of the latest pertinent ADA standards, in particular the 2011 Notice of Proposal from the US Access Board, shows that there is no primary color specified for curb ramps. It only specifies that there should be a contrast of light-on-dark or dark-on-light. [R305.1.3 Contrast]

This indicates that there is leeway in the color selection for these ramp pads.

We feel the color for curb ramps should reflect our historic districts' unique character. We agreed that the use of ***dark grey*** regardless of material chosen, should ***replace the yellow*** currently being used.

We fully support meeting ADA standards while at the same time protecting the historic integrity of our designated resources and districts. We have the opportunity to meet both objectives, given that no specific color is mandated.

We feel that this matter could easily be resolved procedurally, and, if necessary, the HRC could be asked to propose a policy that establishes the standard dark grey as the color to meet aesthetic compatibility requirements for our historic neighborhoods. If that is not possible, then at a minimum, we request that new installations of yellow ramp pads in these districts be suspended until HRC has a chance to review the matter, or if necessary, the State Historic Preservation Office.

Thank you for your consideration for this matter.

| | | |
|---|---|---|
| Gary Angelo | Courtney Cloyd | Meghan Karas |
| College Hill NA, President | Central Park NA, President | Avery Homestead NA, President |

RECEIVED

MAR 07 2016

Community Development
Planning Division

Michael Harvey
426 NW 34th Street
Corvallis, OR 97330

March 7, 2016

Ms Mary Steckel
Public Works Director
City of Corvallis
501 SW Madison Ave.
Corvallis, OR 97330

Dear Ms Steckel,

We live in the College Hill West Historic District and recently had a new sidewalk corner installed at the SW corner of Tyler and 34th Street in association with a storm water down-drain replacement. Both streets are quiet residential, low traffic volume streets, not collectors nor major arterials.

My wife and I are concerned that the handicap accessible pads installed with the new corner are bright yellow and not in keeping with historic 1920-1930's appearance of the neighborhood. Residents are proud of the neighborhood's appearance and work through the Historic Resource Commission to ensure that changes to the exteriors of their homes do not detract from that historic appearance. I believe the City also shares that objective.

In reviewing the websites of companies that manufacture and market the handicap accessible pads, I see that there are gray pads available. They would be less visually obtrusive, meet the same ADA and safety requirements, and help preserve the historic feel and appearance of the neighborhood. At the new corner, I can see that the pads are removable/replaceable. I am requesting that the City obtain gray pads for this location. They could also be used in other visually sensitive locations, such as elsewhere in the City's historic districts.

Historic districts are a shared responsibility between the neighborhood residents and the City. Both parties need to do their parts to ensure that the historic appearance of these areas is preserved to the greatest extent possible. I am hoping that you agree and will make provisions to have the bright yellow pads at Tyler and 34th Street replaced with gray ones. Thanks for your consideration of this matter.

Sincerely,

Michael Harvey

cc: Carl Metz

## Metz, Carl

**From:** BA Beierle
**Sent:** Tuesday, March 08, 2016 8:03 AM
**To:** Metz, Carl
**Subject:** ADA pads

Carl

I disagree in the strongest possible terms, that the current practice of installing color-intense pads in the public-rights-of-way near Designated Historic Resources is an exemption under LDC Chapter 2.9.

The exemption **does not address a change of material** that the current Public Works installations apply. Consequently, the installations must be reviewed by the HRC, and either approved or modified. Without HRC review, citizens have the prerogative to bring the matter to the SHPO that has authority on this matter under ORS 358.653. It is a much more effective use of everyone's time to have the HRC adopt a local policy that applies to **all Corvallis Designated Historic Resources.**

The DHR's are already flagged in Developmental Services database expediting Public Works' ability to determine the appropriate material to use when installing access-friendly curb cuts.

Thank you for providing the HRC with my comments for their consideration at this evening's meeting.

BA

**Capital Planning and Development**
100 Oak Creek Building
3015 SW Western Blvd., Corvallis, Oregon 97333
**Main Line:** 541-737-5412 | **Fax**: 541-737-4810

March 8th, 2016

Members of the Historic Resources Commission:

OSU staff has recently become aware that City Public Works and Planning Division staff have received comments voicing concern regarding the installation of city-standard accessible sidewalk ramps within the College Hill West National Historic District. In particular, there appears to be concern that the federal yellow detectible warning panels that are part of the standard design are not compatible with the character of local historic districts. These concerns have led to a discussion of alternate standards for sidewalk ramps within Corvallis' historic districts.

As an institution with a National Historic District on its campus that strives to create the most accessible and inclusive campus as possible, OSU would like to offer a perspective to the discussion regarding alternative standards for sidewalk ramps within historic districts.

OSU is continually working to improve accessibility on campus, which includes the removal of physical barriers on campus and accessibility improvements to the built environment. When undertaking these improvements, the university's goal is to improve accessibility to the greatest degree possible; the university's Accessibility Best Practices for design on campus exceed the standards outlined in the 2010 ADA Standards for Accessible Design and the Oregon Structural Specialty Code. Accessibilty and barrier removal projects are undertaken annually both as stand-alone projects as well as in conjunction with other construction projects. A great number of these projects include sidewalk ramps.

The university is concerned about the possible adoption of alternative standards for sidewalk ramps in historic districts for several reasons. First, although there are alternative colors or materials that have been adopted by other municipalities, there is much research that suggests that federal yellow is the best, most detectible color for those with visual impairments. Darker colors, including the grey color adopted elsewhere, can blend-in visually with concrete, especially in wet and low light conditions, and likely will not provide the necessary contrast for those with low vision. Given the university's committement to provide the most accessible campus possible, OSU would not support an option that did not provide the best possibility for detection.

OSU is also concerned about providing consistency within its built environment. When there is variability in sidewalk ramp design within a pedestrian corridor, it can cause confusion and possible safety issues. Pedestrians with visual impairments can be

surprised when they expect or are accustomed to finding high contrast, federal yellow detectable warnings and then encounter a different color or style of detectible warning. The university believes providing consistency in design throughout campus is essential.

Finally, the university also has concerns about the possibility of requiring Historic Preservation Permits for the installation of sidewalk ramps or detectible warning strips within a historic district. Given the frequency with which the university makes these types of improvements, subjecting this activity to HPP review would add significant time and cost to these projects, diverting resources from other potential accessibility improvments.

We hope these concerns and perspectives will be thoroughly considered as this matter is reviewed and discussed.

Sincerely,

David Dodson
Campus Planning Manager
OSU Capital Planning & Development

Gabriel Merrell, Associate Director
Deputy ADA Coordinator
OSU Office of Equal Opportunity and Access

Rec'd @ HRC mtg
Date 3/08/16
City of Corvallis

March 8, 2016

FROM: Corvallis Neighborhood Assn. Presidents
TO: Historic Resources Commission
CC: Mary Steckel, Public Works Director
Kent Weiss, Interim Community Development Director
RE: Sidewalk Curb Ramps In Residential National Historic Districts

HRC Commissioners:

It recently came to our attention that the City has undertaken a program for upgrading sidewalk curb ramps throughout the city. The standard chosen for the curb ramp pads are of the bright Federal Yellow truncated-dome plastic variety throughout the city, including our historic districts. While this selection meets ADA standards, we find that it is not aesthetically compatible with our two residential National Historic Districts in Corvallis. We are not aware of any review by the Historic Resources Commission (HRC) or the State Historic Preservation Office (SHPO).

We did a survey of some of the nearby valley communities to see what their selections were for ramp color and material. We contacted the Planning Manager in Albany, who indicated their selection was for a dark grey pad for the historic districts based on public feedback regarding those districts.

We also contacted the Eugene program manager for their pavement preservation project, which includes the retrofitting of curb ramps to meet ADA standards. Eugene selected a dark grey or black color made of either concrete or iron across the city, in order to have durability over time.

Finally, we talked to the engineer responsible for historic resources in Salem who said the issue of sidewalk preservation for their four residential historic districts was reviewed by the city Landmarks Commission. The Commission decided the color and materials should have consistency with the historic materials used in the existing sidewalks for the new curb ramps. They decided only concrete and cross-hatch texture impressions are approved for the historic districts.

Our review of the latest relevant ADA standards, in particular the 2011 Notice of Proposal from the US Access Board, shows that there is no primary color specified for curb ramps:

"Detectable warning surfaces shall contrast visually with adjacent gutter, street or highway, or pedestrian access route surface, either light-on-dark or dark-on-light." [R305.1.3 Contrast]

This indicates that there is leeway in the specific color selection, as long as there is good contrast from a distance to alert pedestrians and wheelchair users as to the location of the curb ramp.

We feel the color for curb ramps should reflect our historic districts' unique character. We agreed that the use of ***dark grey*** regardless of material chosen, should ***replace the Federal yellow*** currently being used.

We testified before the City Council on this matter at their February 16 meeting. Later in that meeting after Council discussion on the matter, Council and City Manager Shepard requested Public Works to come back to Council with a process for reviewing alternatives to the ramps within historic districts. In reading Carl Metz's letter to HRC in the packet for this meeting, we do not find a proposed process or set of alternatives as yet.

Following the Council Meeting, Gary Angelo attended the next meeting of the Access Benton County (ABC) on February 18 to present our case for balancing ADA concerns with historic preservation concerns. While ABC is not a formal board, it does have regular meetings to discuss ADA issues in the community. Our proposal was met favorably by a majority of the members present, which included the former ADA Coordinator for the City of Albany. She expressed support for meeting both Historic Preservation while meeting ADA needs, and she said that there had not been a single complaint received regarding the use of the dark grey ramps in the Albany historic districts.

We fully support meeting ADA standards while at the same time protecting the historic integrity of our designated resources and districts. We have the opportunity to meet both objectives, given that no specific color is mandated.

We feel that this matter could easily be resolved procedurally, as suggested by SHPO. The HRC could be very helpful in this process with a proposal of a policy that establishes the standard **dark grey** as the color to meet aesthetic compatibility requirements for our historic neighborhoods. Even with the current LDC exemption from HRC approval for alterations for sidewalk ramps, we request that the HRC recommend a change to that statute when it comes to compatibility of materials and color.

Thank you for your consideration for this matter.

| | | |
|---|---|---|
| Gary Angelo | Courtney Cloyd | Meghan Karas |
| College Hill NA, President | Central Park NA, President | Avery Homestead NA, President |

Rec'd @ HRC mtg
Date 3/08/16
City of Corvallis

To: Corvallis Historic Resource Commission

From: Deb Kadas & Jeffrey Paulson

3105 NW Jackson Avenue

Date: March 8, 2016

# Community Comment:

# Sidewalk Access Ramps

# In Historic Districts

March 8, 2016

Dear Historic Resource Commissioners,

The character of Corvallis' historically designated resources and neighborhoods is at risk. Sidewalk access ramps in historic locations are now being systematically replaced with imbedded "Federal Yellow" plastic tactile pads. While we support our city's priority for accessible sidewalks, we find the yellow plastic to be visually distracting and incompatible with the historic character of the resources. We believe there must be a better solution...one which balances accessibility with historic appropriateness.

Historic Commissions in Salem, Eugene, and Albany have already rejected the yellow plastic, and are now substituting with brick red or dark gray plastic, or molded concrete. Beacon Hill, MA, Oldwick, NJ, Columbus, OH, Charlotte, NC, and Savannah, GA are examples of national cities doing the same.

According to Jason Allen at SHPO, our concern is valid, and SHPO probably has review authority of sidewalk removal/replacement projects under ORS358.653, but he has suggested we first attempt resolution at the local level. Furthermore, according to Ian Johnson at SHPO, even ODOT deviates from the yellow, and uses brick red or gray tactile pads where appropriate, such as in historic districts, recognizing that "Federal Yellow" pads are NOT a mandate.

While LDC 2.9.70.k.4 currently exempts sidewalk wheelchair ramps from historic review, we believe the HRC should recommend a policy change for the following reasons:

1. The 2.9 exemption was updated in 2006, when wheelchair access ramps in Corvallis were still constructed of textured concrete, and colored plastic was not being used.
2. The exemption does not address the installation of colored plastic pads.
3. Since the exemption was written, the City made a change in material and in design (from textured concrete to colored plastic) without HRC review or approval.
4. Plastic is generally not considered a historically compatible material.
5. The sidewalk ramps are highly-visible from the street, and in a public right-of-way.
6. "Federal Yellow" is not mandated by law.
7. Plastic is not mandated by law (only truncated domes).
8. The city may argue that molded concrete truncated domes are expensive, but they were used in the past, and cost is not a criterion in 2.9.
9. ORS 358.653 obligates cities to consult with SHPO or local landmark boards (that's you!) to avoid inadvertent impacts to historic public properties. (i.e.: sidewalks)
10. Both SHPO and ODOT agree that using gray tactile pads is appropriate for historic resources.

Dark gray plastic pads have already been used successfully in Corvallis at the corner of 9th & Madison, and dark gray concrete paver bricks at the historic entry of OSU at 15th & Jefferson. While "brick red" plastic may work well in primarily brick settings, such as OSU or downtown, we favor the dark gray for the two historic residential neighborhoods because brick is not a common material in our neighborhoods, and the dark gray pads really look the least like plastic.

Our historic resources and districts are a source of pride and shared responsibility by both the residents and the City. We both value them so much that we entrust our HRC to protect them. **Therefore, we urge the HRC to recommend that city staff introduce a policy which directs ADA ramp upgrades to historic districts and resources to use the more historically-compatible dark gray tactile pads.**

Sincerely,

Deb Kadas, Jeffrey Paulson, and neighbors

Gmail

Deb Kadas

# RE: Fwd:Checking In...quick question...

1 message

**ALLEN Jason * OPRD** <Jason.Allen@oregon.gov> Thu, Feb 4, 2016 at 9:15 AM
To: Deb Kadas >, Carl Metz <carl.metz@corvallisoregon.gov>, Gary C Angelo

Hi Deb, Carl, and Gary,

Thanks for the update. In theory, our office probably has review authority over these projects under ORS 358.653, however, we would not want to spend our time or the City's reviewing projects like this if a local, administrative solution is available. The best outcome is one where a policy is introduced to address this, and it becomes standard practice in historic districts, with that decision made locally.

I just spoke with my colleague (now supervisor) Ian Johnson, who has handled all ODOT cases that came into our office, and he tells me that while ODOT follows the AASHTO standards, there is actually a fair amount of flexibility built into those standards, and that ODOT has not always used only fed yellow for these, using brick red or gray when it was deemed appropriate to do so, such as in a historic district. This has not universally been the case, but it does illustrate that federal yellow is not a mandate. I think the experience of Albany mentioned below is a powerful testament that Corvallis is not unique with this concern, and that there is not an institutional or structural reason why this cannot be done.

Cheers,

-Jason

Jason M. Allen, M.A.

Historic Preservation Specialist

Oregon State Historic Preservation Office

725 Summer St. NE Ste C

Salem, OR 97301

503.986.0579

Jason.allen@oregon.gov

CC 04-18-2016 Packet Electronic Packet Page 251

Gmail

**Deb Kadas**

## RE: Fwd:Checking In...quick question...

1 message

**Richardson, Bob** <Bob.Richardson@cityofalbany.net> Thu, Jan 28, 2016 at 4:45 PM
To: "debkadas >

Hi Deb,

I checked with the engineer here who deals with the truncated domes on sidewalks. He thinks that the Corvallis standard is to use yellow, which follows the ODOT standard. The Albany standard is brick red or grey. Albany uses these colors in part because there were citizen complaints about yellow, and based on at least one study out there that found that for seeing disabled people, the color contrast was more important than the actual color. Apparently for the folks that rely on the truncated domes, yellow contrasts less with the sidewalk color than black or dark gray.

Hope that helps.

**Bob Richardson**

Planning Manager

City of Albany, Oregon

bob.richardson@cityofalbany.net

541. 917. 7555

"Federal Yellow" plastic tactile pads are appearing in front of designated Historic Resources such as the Whiteside House in the Avery Helm neighborhood...

Attachment B

…and in designated historic districts,
such as College Hill West National Historic District.

Attachment B

The City of Albany rejected yellow plastic,
and substituted dark gray in the Monteith Historic District.

Attachment B

Textured concrete, such as this example in College Hill West, was the approved exempt ramp material in 2006.

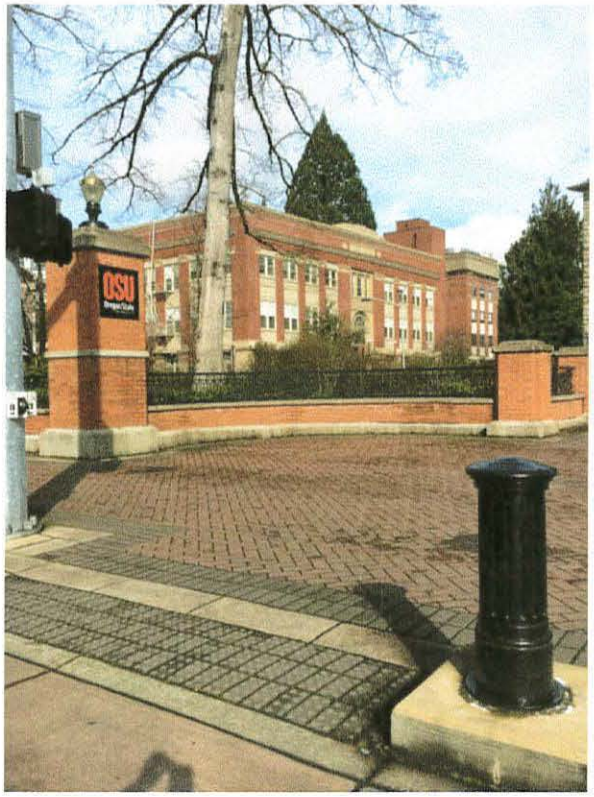
Molded concrete truncated domes have been used in historic locations such as 29th and Van Buren.

Attachment B

# Gray tactile pads are already in use in Corvallis.

## 9th & Madison

## OSU at 15th & Jefferson




Attachment B

# Which looks more historically-appropriate? This….

Attachment B

# ...or this?

Rec'd @ HRC Mtg
Date 3/08/16
City of Corvallis

I've done some restoration of various old buildings over the years and some just recently needing window sashes, siding, and misc hardware and parts.

Locally it's difficult sometimes to find what's needed to do the job correctly with authentic materials.

A local company has bought and reopened the Heritage House Parts in Philomath which I've used many times as a source for materials over the years. They stated that it's hard to acquire old house parts and materials. This is what prompted my idea.

Someone was demoing an old house not long ago and I connected them with this business to salvage materials out of that house. It was a win win for all involved. The supply company came and salvaged many materials and paid the owner of the property for them. The owner had less to demo which meant less cost for that part of the job in addition to less material going to the land fill. Those materials saved will live again in another resource somewhere. These materials are most times not available from modern sources in the same quality, dimensions, etc.

Our 2.9 codes protect historic resources in controlling how they are altered. It does not protect these materials that are a resource of their own.

However, not all historic resources are protected. Some are allowed to be demo'd or modified with no mechanism in place to preserve the individual irreplaceable parts of that resource.

I would propose that language is added to the code to require any demo or modification of a resource that involves removal or demo of all or parts of that resource requiring an offer to at least one salvage operator to salvage any and all parts of that resource.

In addition, not all "historic resources" are protected by the 2.9 code. Many are not listed or in a historic district. I would propose that anything over 60 years old (or some certain age) would have the same requirement added to the current demo requirements through the planning commission for general demos. This would be up to the Planning commission to add this to their agenda of code changes coming. I wanted to get the opinion of the HRC before submission.

Mike Wells

# HOUSING AND COMMUNITY DEVELOPMENT ADVISORY BOARD
# MINUTES
# March 9, 2016

Present
David McCarthy, Acting Chair
Gary Hamilton
Dave Henderer
Kenny Lowe
Donna Rinaldi
Carl Price, Planning Commission Liaison

Absent
Ed Fortmiller, Chair
Kara Brausen, Vice Chair
Bill Glassmire, City Council Liaison

Staff
Kent Weiss
Terri Heine

## SUMMARY OF DISCUSSION

| Agenda Item | Action/Recommendation |
|---|---|
| I. Consideration & Approval: HCDAB Draft Minutes of 2/18/16 | Approved |
| II. Status Report: Loan Funds & Recent Rehab Loans | Information Only |
| III. Draft FY 16-17 CDBG/HOME Action Plan | Recommendation |
| IV. Housing Development Task Force Recommendations | Information Only |
| V. Other Business: Future Meeting Start Time Preference | Consensus |

## CONTENT OF DISCUSSION

### I. Consideration & Approval: HCDAB Draft Minutes of February 18, 2016

Acting Chair McCarthy opened the meeting, asking for consideration of the HCDAB draft minutes of February 18, 2016. The minutes were approved unanimously.

### II. Status Report: Loan Funds and Recent Rehab Loans

Housing and Neighborhood Services Division Manager Weiss noted that no new rehabilitation loans have closed since the last meeting, adding that several are in the application/review process. Regarding First Time Home Buyer (FTB) loans, Weiss noted that no new loans have closed, adding that two are in progress.

### III. Draft FY 16-17 CDBG/HOME Action Plan

Beginning a brief overview of the draft FY 16-17 CDBG/HOME Action Plan, Weiss noted that this Action Plan covers the fourth year of activity under the City's adopted FY 13-14 through FY 17-18 CDBG/HOME Program Consolidated Plan. The Action Plan continues the delivery of programs and funding to address priorities and achieve the programmatic goals identified in the Consolidated Plan.

Weiss directed Board members to a table in the Action Plan that includes FY 16-17 detailed CDBG and HOME sources and uses, noting that expenditures include the set of funding allocations recommended by the HCDAB following the February 18 proposal presentations. The Plan also includes sections with detailed information regarding agency consultations and citizen participation, as well as descriptions of each of the City's anticipated funding resources, the annual goals and objectives, and the proposed projects and funding allocations. Weiss noted that the end of the document includes narratives regarding other activities that staff plan to carry out during FY 16-17, including activities to reduce lead-based paint hazards and to enhance the coordination of public/private housing and services efforts.

Board member Lowe suggested that narrative information be added to the citizen participation section of the Action Plan regarding the recent presentation of affordable housing concepts by Eli Spevak during HCDAB's joint meeting with the Housing Development Task Force (HDTF) on January 27. Weiss noted that he will add language to the document noting this recent activity.

Following a brief discussion, Board member Hamilton moved, with Board member Price's second, to recommend City Council approval of the draft FY 16-17 Action Plan with the additional language suggested by Board member Lowe. The motion passed unanimously.

### IV. Housing Development Task Force Recommendations

Weiss reminded Board members that the Housing Development Task Force (HDTF) is charged with making recommendations to the City Council for ways that the City can

facilitate housing development in Corvallis for workforce residents, low income residents, and residents who are homeless or nearly homeless and in need of transitional housing. He noted that during last night's Council Work Session, the HDTF presented a set of recommendations of policy options for Council's consideration in order to get feedback regarding which areas the Council would like staff and the HDTF to spend more time researching.

Continuing, Weiss directed Board members to a memo included in their packet from the HDTF to Council, which provides background on what the HDTF has worked on to-date, the scope of work, process and timeline, and the key interim conclusions that have been made. Weiss noted that there are 15 policy concepts outlined in the report, adding that no individual policy concept will have an impact on the Corvallis housing market that will shift the affordability landscape dramatically, and it is unlikely that all of the concepts combined could significantly affect the market and affordability for families and households with the lowest incomes.

The HDTF has examined the City's existing housing assistance programs and what they have accomplished over the last 15 years, and feels it is important that those programs continue as they are getting at the affordability issue at a deeper level than anything else currently happening in the community.

Regarding transitional housing concepts, Weiss noted that given the current refocusing and retooling of the Homeless Oversight Committee, now the Housing Opportunity Action Council (HOAC), the HDTF plans to follow the HOAC's lead in evaluating concepts and developing tools to facilitate transitional opportunities.

Weiss noted that the last point made in the HDTF report had to do with legislation that was pending, including a bill related to the implementation of Inclusionary Zoning requirements, and the creation of a construction excise tax on residential, commercial and industrial building construction. This bill has now passed, and the HDTF will be discussing these options further and may have additional recommendations on those topics following more research.

A brief discussion followed regarding another bill focusing on annexations and the likely conflict with the City's current requirement that a vote of the general public must be a part of an annexation approval process. Weiss noted that he will keep the HCDAB updated as the new bills and other policy concepts are discussed further by the HDTF.

## V. Other Business: Future Meeting Start Time Preference

Weiss noted that the HCDAB started meeting a half hour earlier at 11:30 a.m. a few months ago due to a conflict with a Council Standing Committee meeting. Because there are no Council Standing Committees anymore, Weiss asked if the HCDAB would like to revert back to a noon start time or continue meeting beginning at 11:30 a.m. It was the consensus of the HCDAB to continue with the current 11:30 a.m. start time.

There being no further business, the meeting was adjourned at 12:35 p.m.

# DRAFT
# CITY OF CORVALLIS
# MINUTES OF THE PARKS, NATURAL AREAS AND RECREATION ADVISORY BOARD
# MARCH 17, 2016

Attendance
Lynda Wolfenbarger, Chair
Greg Alpert
Tatiana Dierwechter
Phillip Hays
Anthony Stumbo
Richard Sumner

Staff
Karen Emery, Director
Jude Geist, Park Operations Supervisor
Jackie Rochefort, Park Planner
Sharon Bogdanovic, Senior Center Supervisor
Chelsea Chytka, Sr. Center Rec. Coordinator
Mark Lindgren, Recorder

Absent/Excused
Ed Curtin
Simone Frei
Jon Soule
Marc Vomocil, Vice Chair
Joel Hirsch, City Council Liaison
Kim Patten, 509J District Liaison

Guests
Nance Keisling
Kent Daniels
Dave Eckert

## SUMMARY OF DISCUSSION

| | Agenda Item | Summary of Recommendations |
|---|---|---|
| III. | Approval of Meeting Minutes – February 18, 2016 | February 18, 2016 minutes approved as presented. |
| IV. | Community Comments | |
| V. | Parks Volunteer Program | |
| VI. | Senior Center Project Update | |
| VII. | Goals Update & Recommendations | |
| VIII. | Board Member Reports | |
| IX. | Staff Reports | |
| X. | City Council Liaison Report | |
| XI. | Adjournment | The next regular meeting will be held April 21, 2016 at 6:30 p.m., at the Madison Avenue Meeting Room |

## CONTENT OF DISCUSSION

**I. CALL TO ORDER.**

Chair Lynda Wolfenbarger called the meeting of the Parks, Natural Areas and Recreation Board to order at 6:30 p.m. at the Downtown Fire Station Meeting Room.

## II. INTRODUCTIONS.

## III. APPROVAL OF MEETING MINUTES: February 18, 2016

Phil Hays moved and Richard Sumner seconded to approve the February 18, 2016 minutes as presented; motion passed.

## IV. COMMUNITY COMMENTS.

**Nance Keisling** praised the new dog signs, adding she'd like to talk about staff about improved placement in a couple locations. For example, we need bigger, better signage at the Crystal Lake Boat Ramp; many people still don't know that *no one* is to swim there. She suggested a sign that directs people and people with dogs to a close-by river access location.

She noted that Crystal Lake Sports Fields will be closed March 18 for fertilizer application. She said that if notified, she can help get the word out to dog owners and southern Corvallis residents.

She reported that on the newly revised Trillium Trail along the river, there are still major rootwads on the path, with potential to puncture bike tires. Supervisor Jude Geist said they'll be removed as soon as it is dry enough to get vehicles in there. Director Emery explained that the trail was re-located in order to avoid having to remove a significant cottonwood tree.

Director Emery thanked her for her offer to help distribute information; Geist will add her to the list and get her feedback on signage. There is now funding to finish park enhancements begun there years ago, along with providing chips for the perimeter trail.

Keisling asked about signed postings on no bikes on any non-paved trails until sometime in May, noting that cyclists had quickly removed them. Geist said the policy was weather related. Phil Hays said that regarding the issue of dog usage at the Boat Ramp, offering a good alternative is a good approach, which the OSU College of Forestry has successfully used for its recreational trails. Geist said he is consulting City attorneys about the risk exposure of suggesting any place to swim.

**Kent Daniels** cited his 27 years working on parks issues and his strong support of the department, natural areas and the system as a whole. Regarding the senior center, he was unable to attend the recent outreach meeting, but will attend future meetings. He noted that when he served on the City Council, he'd voted, in approximately 1988, in favor of creating the parking lot just north of the Senior Center, and it was controversial. He was part of the board that sought but failed to get the 2008 levy passed, which involved taking part of the park for an additional parking lot.

He said he's changed his mind since then, saying that we shouldn't be taking green space in parks for automobiles. He understood the need for Senior Center parking but urged taking a serious look at neighborhood street parking, including creating a one-way grid with diagonal parking, or reserved parking on the street (such as has been done for police parking on Jackson Street). If parking is not adequate, users should find another way of getting there. He noted that the Bald Hill Oak Creek parking lot being full so often may be a sign of the park being at capacity, and building more parking would increase that use.

He stated that he was concerned about moving admin staff from Avery Park to the Senior Center, partly because it was better to not separate admin staff but also because it places more parking pressure on the Chintimini Area. Lack of parking at Chintimini would also limit public access to

admin, were it to be moved there; in contrast, there is plenty of parking at admin's current location at Avery Park.

He advocated not letting the bequest's funding tail wag the whole dog of the entire project. He regretted the Council decision to leave the center at the Chintimini Park, since that closed looking more broadly at other options. The park is increasingly used by neighbors, and that heavy park use may be limiting the use of a community center there.

He asked if there was another outreach meeting scheduled. Rochefort replied that the Council's April 5 work session will discuss the issue; the outcome of that meeting will determine the date of the next community meeting. She noted that if the building is expanded at Chintimini Park, the department will look creatively at parking solutions, but the LDC will require additional parking to support additional square footage.

Daniels asked if the significant revisions to the 2008 design will require taking it back to the Planning Commission, saying he felt it *should* go back to the Planning Commission. Rochefort replied that the application never went through a detailed development plan process; it is not clear whether it will have to go through the Planning Commission, but the application will likely have to do so. She'll report to the Council on public feedback from the community meeting. Daniels felt it was telling that the League of Women Voters hadn't endorsed the 2008 proposal (taking no position), showing that there was not internal unanimity for the proposal to add a parking lot. He believed that the recession was also a major driver of the levy's defeat (by 1,100 votes).

Emery clarified that only two staffers, Contracts and AP, were proposed to move to Chintimini; community members typically don't interface with them. They would strengthen the Senior Center's small (1.6 FTE) admin group, while the rest of Administration staff would remain at Avery Park. Chair Lynda Wolfenbarger said the meeting packet for tonight contained the notes from that outreach meeting.

Phil Hays related that he'd lived near the Senior Center for fifteen years, and watched it change from single family houses to apartments, and he has a lot of concern regarding parking there. The huge growth of the university has consumed a lot of parking; some students park there to walk to the university. He guessed there wouldn't be much support for revised parking, and it might be difficult to enforce. While he didn't support converting neighborhood parks to parking, it is now a student population park, with a huge number of students within a block of that park. If the facility is expanded, we'll have to come up with parking somehow. Daniels said you can get a variance of parking standards; he noted that the parking lot probably was too small to meet standards even at the time (around 1988). He guessed it may be the most heavily used neighborhood park in the City's system.

**Dave Eckert** thanked staff for support on the revival of the north branch of Dunawi Creek near Bald Hill; OSU Forestry and Soils departments are working on the project. He's heard nothing but praise for it. He highlighted other lost creeks of Corvallis, saying that this one stretch of the Dunawi is only one of them.

He said that 25-30 years ago, back east, he began working on the concept of "daylighting" streams that had previously been enclosed by pipes, by removing the pipes and creating new urban streams. He said the process was very popular and creates nice park space. During recent research on Washington Park, he learned that a stream had formerly flowed through the park. He noted that many creeks shown on 1921 USGS maps of Corvallis had been filled in and were no

longer shown on 1941 USGS maps. (He noted that many other alterations had long been made to the landscape by 1921). However, these disappeared creeks were not piped for drainage; instead, they were simply filled in during the 1910-1920's period- that approach that was unheard of to him.

He related one example of locating a former creek (shown on the 1921 USGS map) north of Harrison Boulevard. It started at Harding School, flowed northeast under the Taylor Apartments on 29th Street, through Chintimini Park, through the St. Mary's site, under the Fred Meyer store, to another now-disappeared tributary at 17th and Buchanan. He said there were many other similar examples. Every park or school before 1925 probably had a stream through its site.

He said many OSU and Benton County hydrologists and soil scientists he'd spoken to were very concerned to hear about streams having been filled in, since when there's not adequate soil drainage, stormwater goes where it hasn't previously gone (according to the soils and geology). Many parks and school sites built before 1925 were on fairly dry sites, while those established after 1950 or so were built on former very wet lands or streams, including Jefferson, Hoover, and Wilson Elementary schools.

He summarized that when we compact formerly very wet soils, such as those at Chintimini Park, water will spread out to nearby homes and businesses, impacting foundations and basements. Cracked streets often show where streams formerly were. He said concern about this relates to the functionality of our city. Since we need to know where things were in order to avoid unnecessary impacts, a group of citizens is looking into it. He noted that adding another 50,000 people to the city will cause even more compaction, and our parks will become even more important. He offered to make a more detailed, longer presentation showing streams through City parks, if the board desired. Anthony Stumbo said Eckert was correct, and would like to hear his presentation.

## V. PARKS VOLUNTEER PROGRAM.

Steve McGettigan, Parks and Recreation Operations Supervisor, stated that much of his job relates to coordination and support of volunteers in Parks. This year, volunteers have greatly helped out in tree planting and other aspects of upkeep in City parks.

He said staff have recently planned how to better integrate volunteers within the various parks' operations plans. This involves partnerships with neighborhood groups, college organizations, student groups, civic groups, etc. Last year volunteer activities were spread throughout a wide range of program areas, though the distribution of activities changes from year to year. He envisioned a higher range of volunteer turf activities in 2016 as a result of ground wetness; other years, more effort goes into facilities or landscaping. Chintimini is heavily used by students, but they also volunteer in numbers to maintain it, as well. When he started in 2003, there were just over 2100 volunteer crew hours throughout the system, while in 2015 there were just over 7200 crew hours to Parks Operations (it usually ranges between 7,000 and 8,000 crew hours).

Volunteers are recruited through a number of organizations, including outreach to school groups, OSU, and even elementary schools. The department will start using Facebook soon. He must plan for a wide range of volunteer activities in order to respond to changing numbers of volunteers that come forward and what is needed to be done at the moment.

Last year college students, Hewlett-Packard employees and the Marys Peak chapter of the Sierra Club worked on maintaining Bald Hill, Avery Park and MLK, Jr. Park trails, including resurfacing, water diversion and clearing brush. Volunteers are also constructing the new

southeast trail connection from the Bald Hill Reservoir Road parking lot to the summit, linking the site to County and Greenbelt trails. He highlighted the importance of partnerships, including H-P, on such projects, saying that Rotary's After Five half-marathon raises funds to help pay for construction of the trail and needed tools, materials, and machinery. He displayed the route of the new trail, noting that it should help take pressure off the often overflowing Oak Creek parking lot by offering an alternative for summiting Bald Hill.

He related that Horticulture Specialist America McMillin noted that the Avery Park Rose Garden wouldn't exist without volunteers; they also help enormously with Riverfront landscaping, as well. Volunteers from the Doxology Church and LDS have also been involved in various tasks of landscaping in downtown parks, including pruning, mulching, bed cleanup, etc.

Volunteers have helped plant many trees, as well as native plantings in wetlands, including a city wetland adjoining the County's Jackson-Frazier Wetland, including Cheldelin Middle School students and the Institute of Applied Ecology. Last March, over 400 mixed wetland plant varieties were planted there, and bird houses and a kestrel house were put in place. Kiwanis Sunrisers have helped maintain ongoing grant-mandated riparian restoration efforts on Dunawi Creek at Sunset Natural Area, along with OSU students and community volunteers. Those efforts include pruning, planting, invasive species plant removal and ongoing boardwalk repairs.

Volunteers now help more and more with minor facilities maintenance, including painting, floor repair at MLK, Jr. Park, maintaining elevated walkways in various wetland areas, and various painting, including benches and the "dinosaur bones" at Avery Park. Volunteers use GPS to comprehensively map both invasive and native plant populations; he's currently focused on Witham Hill Natural Area as a pilot for establishing the GIS-based program.

He reported that over the next few months, he and Urban Forester Jon Pywell will start implementing Volunteer Stewards. Following training, Stewards will serve on a park or trail of their choice to keep their eyes on the area, identify what is needed, and take leadership in ongoing volunteer and upkeep efforts. The number of trees that can be planted can only be increased with corresponding increases of volunteers.

Phil Hays asked about the error range of GPS mapping; McGettigan replied that it was roughly 3-4'. Hays said using two GPS units together can greatly increase precision. Hays said there is little widespread advertising for volunteers; McGettigan agreed it could be improved. Richard Sumner said he was very interested in the Volunteer Stewardship Program, saying it was a good opportunity to crosslink with other programs and departments, including the Police Department. The program both promotes championing parks, which is part of one of the new board goals, as well as keeping an eye on destructive behavior, which the board has been discussing over the last year. McGettigan said he hadn't yet reached out to the Police Department, though that's a good next step after we determine what we want to address with volunteers, along with Urban Forestry Stewards. Sumner volunteered to take part.

Sumner asked about capacity for absorbing more volunteers. McGettigan replied that Volunteer Stewards will help that absorption of more volunteers. Director Emery added that training the Stewards on City protocol allows them to lead other volunteers. Hays related that the OSU College of Forestry found it extremely helpful to get a volunteer coordinator for trails; volunteers helped recruit other volunteers. He cautioned that additional training will be needed for volunteers in parks representing the department. Marys Peak Alliance conducts a two-day annual training for volunteers that interact with the public, though two days might not be needed if

you're not asking for volunteers to do interpretive work; however, they do need to know what the rules are.

McGettigan said a full-day training agenda is already is in place for operations volunteers; he'll share that with the board when it's finalized. Volunteer screening includes a criminal background check. Hays said that during trouble in County parks, police asked that ordinances be posted in order to be able to enforce them. Geist said volunteers are mostly to assist staff, at least initially; knowing ordinances would be very challenging, and you want to avoid over-zealous volunteers.

Sumner suggested exploring using volunteers for stewardship of parks, beyond just park maintenance and operations activities. McGettigan agreed that stewards could gather and provide information, to identify what kind of enforcement activities would be helpful in terms of park regulations, such as responding to off-road vehicles, alcohol use, etc.

Hays said that stewards themselves wouldn't be enforcers. He said trained Mary's Peak Alliance volunteers may buy vests to wear on-site to identify themselves. Tatiana Dierwechter said it's exciting to hear of an increase of student volunteers, especially given the ongoing "town and gown" tensions and issues of livability, and this could be highlighted as a positive of what students bring to our community during other public sector conversations. McGettigan agreed that students are helping keep up Chintimini Park, along with their heavy use of the park.

## VI. SENIOR CENTER PROJECT UPDATE.

Parks Planner Jackie Rochefort introduced the Senior Center project team, including herself (as project manager), Director Emery, Senior Center Supervisor Sharon Bogdanovic, and Senior Center Recreation Coordinator Chelsea Chytka. The expansion of the senior center is not a new concept; the need for more parking and more opportunities has been discussed since the 1990's. The center was first expanded around 1978. The original facility was formerly a fire station, which was expanded in the 1970's and again in the late 1980's. People enjoy and use the current facility; however, there is are a number of challenges with the site.

In 2004, WBGS (now PIVOT Architecture) led a design process to look at expansion of the center facility. She noted that it is not just for seniors, although they have priority; it is open to the entire community and all age groups. The 2004 expansion design was intended to serve the growth of a wide range of activities and to provide a design for the park and better integrate the facility building with the park. In addition, the Dial-A-Bus and Meals on Wheels programs operating at the park at the time. The 2004 bond to fund the adopted plan failed and so the plan did not go forward.

In 2008, working with national consultant GreenPlay on the update of the Parks and Recreation Master Plan, there was another look at the center as well as an area termed the OSU Collaboration area. GreenPlay's recommendation was that the site had probably been outgrown, given parking and other challenges, and so re-locating the facility might be the best alternative. Options were considered for moving; however, finding a good site is challenging. The study found the majority of center users live in north Corvallis, the facility needs to be close to public transportation, and ample parking is needed. In the interim, the Chandler Trust bequeathed the senior center $750,000 if the building remained in its current location, stipulating that expansion groundbreaking must begin before November, 2018. Staff made an attempt to look at other locations, but the Council's Human Services Committee eventually recommended leaving it in its current location.

Given the need of ongoing programs, with people missing classes because they cannot find parking or do not have adequate transportation, staff have engaged in looking at an expansion for the building and park. Staff will hire PIVOT Architecture, which did 2004 update design, since they have a lot of baseline information.

In May of 2015, Senior Center staff conducted a survey to see what people wanted to see in the building. Staff also looked at other facilities to see what would be the best and what would simply be a step up. The survey found that elements popular with users included a dedicated fitness area; a demonstration kitchen (cooking classes are very popular); an area adequate for use by people with mobility devices; an area to congregate and visit; more classroom space; and a room of ample size with A/V equipment to support events.

Staff looked at the 2004 Master Plan Update, survey findings, and maintenance needs to look at how to improve Chintimini Park. The existing playground equipment is pretty good, though it needs some changes, but there is no access for people with mobility challenges. The restroom needs to be replaced. Overall, the facility building should be better integrated with the park, including indoor-outdoor space, a small community garden, a trail with fitness stations, pickleball courts, and possibly basketball. There is currently no ADA access within the park. She noted the design must balance competing challenges, acknowledging that while adding hardscape is not always desirable from an environmental perspective, we must design for people.

She said the major issue is that there is not adequate parking and more is needed. The softball field is not adequate for adult softball, which is not programmed there, and is a potentially logical choice for siting increased parking. Perhaps it could be demonstration for environmentally-friendly parking, or it could be marked to become a sports court in the evening.

In the early 1970's, a State Land and Water Conservation Fund grant (using federal funds) was used to install irrigation in the park; that funding encumbers the park for purposes of recreation only. Staff just applied for another Land and Water Conservation Fund grant for park improvements. The parking lot would be for both the senior/community center as well as the park, and potentially double as a sports facility. It may help for the building to have a second story, but it must be of a certain minimum square footage in order to pencil out the required elevator.

The building's design should accommodate what the public wants, and the park should support the changing demographics of the neighborhood, retain green space, and accommodate people of all abilities. The cost for the building was $6-8 million range in 2004, and $7-9 million currently for the same square footage. We could phase in development and do fundraising. A Council work session considering the issue will be held at 3:30 p.m. on April 5 in the Madison Avenue Conference Room; the board's comments will be included.

Tatiana Dierwechter said the Benton County Health Department has sometimes discussed having community gardens across the street in the park as part of its efforts to promote healthy eating and active living. There could possibly be long-term collaborative opportunities with the Parks Department. Rochefort agreed it appeared to be an ideal opportunity for a collaborative partnership.

Emery asked if the Benton County Health Department had discussed moving from the location; Dierwechter replied that there have been ongoing discussions that the site is inadequate for how the clinic and Health Department have grown on the site; however, finding a large enough

alternative site is very challenging. Rochefort said that a few years ago, the department talked of partnering a community center with the Health Department at the former CH2MHill building, but it didn't move forward. Dierwechter said the facility's land is so valuable now, it may have to be sold to help fund a new space; rehabbing the facility is not likely in the near term.

One member asked about the Samaritan site on 9th Street, since they're now moving to the former CH2MHill building; it was uncertain. Sumner asked if there was any conceptual design or footprint for the new facility; Rochefort replied that the current design only contained design features, without a footprint yet. Sumner said pervious parking could help minimize its impact. Rochefort stated that one possibility is demolishing a portion of what is there, if it might cost more to renovate than build new.

Emery said staff could bring the adopted design, in which parking has been delineated in order to see how much of the park a parking lot would take, and the board could look at it at its next meeting. At the Council work session, staff want to make sure Councilors understood the parking impacts and give them an opportunity them to weigh in again on remaining at Chintimini Park and not looking for other locations. Sumner agreed it is a congested area, and expanding the facility will only increase parking pressure. Hays said a multilevel parking structure was a possibility, with surface parking and building space above. Dierwechter suggested also providing input on transportation plans to encourage improved alternative ways of getting there.

Stumbo said we can't build too far out, since people will oppose impacting habitat, but people also oppose infill development, and that will have to be addressed. He said the existing facility is actually unsafe. We simply need more space- if you bring more people in, many won't use public transport. We may have to stop people from parking on designated portions of the street. The Master Plan states that we also have to consider changing demographics, and many older users won't wait for busses in the rain, and will demand a close-by parking space.

Dierwechter said this shows how we need to align our work with that of transportation and housing planning; the homeless oversight committee just completed a deep needs assessment that included all these issues. At a recent national smart growth conference, she was struck at having to better connect the dots with other sectors, better connecting parks with housing and transport- part of creating livable communities.

Sumner said we're talking about concentrating a lot of activity in one place, but one possibility may be that satellite locations may be needed in the future. He cited the discussion on Timberhill sports last month- there may be other providers of senior services. Rochefort said that even within the current system, the Osborn Aquatic Center provides a lot of opportunities for the entire community for swimming and water exercise, while the Majestic Theatre provides arts and theater. There are already satellites, but we still need more space.

Dierwechter encouraged attendance at the COG Senior and Disability Services' upcoming Livable Communities conference in a couple weeks, looking at various issues related to aging in place. Rochefort summarized that the staff report will go out tomorrow, but she encouraged board members to email her their written comments, and they'll be included in the report to the Council.

## VII. GOALS UPDATE & RECOMMENDATIONS.

Director Emery praised Richard Sumner's work in incorporating board comments in the draft Board Goals and potential Action Items. Sumner felt he'd captured members' general action

items. He said we may want to revisit the goals regularly, with board members championing them.

Dierwechter said that over the last several years, small teams have met outside regular meetings to work on planning to achieve various goals or add more detail. Emery said one team brainstormed alternative revenue for the department; Sumner agreed that was a distinct action item. Emery said the department is preparing its annual report to the Council; as part of that, at the April meeting the board may recommend its goals to the Council, so we're in alignment to include board goals as part of that report. Sumner advocated assigning board members' names to action items.

Hays noted that during the work of the Dog Committee, it was learned that committees may not include members that are not on the board. Emery explained that by charter, the Mayor appoints City board and commission members, and those members decide who will serve on subcommittees; however, people outside the board may *not* serve. Hays said we may want a way to draw on the voices of other people, even though they may not serve on a subcommittee. Emery said a subcommittee could invite a guest speaker, for example, but not for repeated visits. Hays said when you are generating a plan for a public park, such as Washington Park, it's critical to get neighborhood input, and a subcommittee's legwork on that could lighten staff's load.

Emery asked for any proposed changes or edits for board goals, noting that she'd edited the first item on a trails plan. Wolfenbarger signed up for Goal #3; Alpert signed up for the alternative revenue goal (he'll get background and look at what other departments have done). Sumner asked members to consider signing up for action items.

Stumbo highlighted the continuing issue that after dusk, Central Park no longer belongs to the public, but instead to groups of homeless people there. He said he walks home through the area in the dark. There appear to be groups of kids there during the day, but they now don't seem to be causing behavioral problems after dark. Supervisor Geist said there have been ongoing improvements to Central Park, but they won't address this issue. The department is working with the Corvallis Police, who are trying to assess illegal behaviors, and asking members of the public to report illegal activities there. Simply hanging out during open hours is not illegal; the parks are for everyone. Police are stretched very thin, and act only on a response basis. Parks staff are not in the park between 3:30 p.m. and park closure at 10 p.m.

Sumner said there is an action item on illegal camping and homeless; it could be edited to include illegal behaviors; Geist said we only want to focus on behavior, not one class of people. Emery suggested having a separate action item, such as "intimidating behaviors". Hays agreed that sometimes it is hard to draw a line; at times, users see a group of people and simply decide to walk somewhere else. Stumbo said groups can be very different in how they're scary.

Geist said a Leadership Corvallis subgroup selected Central Park as their project area, converting the old fountain into a raised planter, building a lattice screen to support a living screen for the nearby PortaPotty. They'll bring in Jackson Youth Center youth to participate, and get their buy-in. Some intimidating behavior isn't illegal, and you can address some of that by providing positive programs.

Alpert said a volunteer steward could get to know these groups; once they know that you know who they are, they may feel more responsible and less aggressive. Geist said police now do more

outreach, establish relationships, and get to know groups in parks. Sumner will wordsmith the new action item regarding "intimidating behaviors".

**VIII. BOARD MEMBER REPORTS.** None.

**IX. STAFF REPORTS.**

Geist highlighted the first outreach meeting for the Chip Ross Park restoration project, on March 30, at 6:30 p.m. at the Senior Center. Rochefort said the third workshop for the Corvallis 2040 Vision will be held this weekend, focusing on Environment, and Community Safety.

**X. CITY COUNCIL LIAISON REPORT.** None.

**XI. ADJOURNMENT:** The meeting was adjourned at 8:31 p.m.

Community Development
Planning Division
501 SW Madison Avenue
Corvallis, OR 97333

DRAFT

# CITY OF CORVALLIS
# PLANNING COMMISSION WORKSESSION MINUTES
## March 9, 2016

| **Present** | **Staff**: |
|---|---|
| Jasmin Woodside, Chair<br>Ronald Sessions, Vice Chair<br>Carl Price<br>Paul Woods<br>Tom Jensen<br>Susan Morré<br>Dan Brown<br>Penny York, Council Liaison<br><br>**Excused Absence**<br>Rob Welsh<br>Jim Ridlington<br><br>**Absent** | Kevin Young, Planning Manager<br>Sarah Johnson, Senior Planner<br>Kent Weiss, Interim CD Director<br>Claire Pate, Minutes Recorder<br><br>**Visitors:**<br>Jennifer Gervais, Task Force Chair<br>Dave Dodson, OSU |

Attachment to the March 9, 2016 minutes:

A. Document from Planning Commissioner Dan Brown, regarding Legislating to Improve the Comprehensive Plan.

## I. WORK SESSION FOR OSU-RELATED COMPREHENSIVE PLAN TEXT AMENDMENTS (CPA15-00001) - STAFF OVERVIEW AND PLANNING COMMISSION DISCUSSION

The Corvallis Planning Commission was called to order by Chair Jasmin Woodside at 7:00 p.m. in the Downtown Fire Station Meeting Room, 400 NW Harrison Boulevard. She explained that tonight's meeting was an opportunity to review the OSU-Related Comprehensive Plan Text Amendments and ask clarifying questions. The public hearing will be held at the next Planning Commission meeting on March 16, 2016.

Manager Young said that no decisions were to be made tonight, and the goal was simply to help commissioners understand what the proposals are and get prepared for the public hearing. He provided some background information on the effort which was carried out by the Comprehensive Plan Review Task Force (PRTF) appointed by the Mayor in 2014. Over the course of 2015, recommendations for revisions were finalized and sent to City Council who subsequently authorized initiation of this review. Specifically, the recommended

revisions are to Comprehensive Plan Findings and Policies related to OSU. They provide the background for the development of land use regulations but are not decision criteria themselves. Findings need to be based on facts and not opinions. Policies are built on the foundation of findings but will go beyond the facts to establish how the City should address an identified issue of interest. Some of the proposed policies are quite specific, but there is no hard and fast rule about the appropriate level of detail. However, they should not be read as regulations, with their purpose being to inform regulations. The intent is to lay the groundwork for guiding an update to the OSU District Plan and appropriate Land Development Code revisions. He noted that Jennifer Gervais, Chair of the PRTF, was in attendance to answer any questions. He further noted that Commissioners Woodside, Sessions and Woods had also served on the PRTF. Planner Johnson will lead the discussion based on the Staff Report and attachments.

Planner Johnson said they would move through the recommended revisions to Policies and Findings article by article, and commissioners were encouraged to ask questions as they progressed. Ms. Gervais would also offer clarifying thoughts and information.

Ms. Gervais gave additional context by explaining what the PRTF's task had been. They looked at all the Comprehensive Plan (CP) Policies and Findings that had anything to do with OSU. Member teams took chunks of the CP and identified those items that might relate to OSU and were worth looking at. They also took the Remaining Issues list from the PRTF and staff did an additional search for any item in the CP that had a reference to OSU. There were a couple of CP Articles that did not have anything to do with OSU and they were left untouched. In response to a question from Commissioner Morré, Ms. Gervais said they had not specifically included the Sustainability Action Plan as part of the documents they used in their review, though sustainability issues were certainly a part of the discussion.

The following captures commissioner questions and staff responses to specific findings and policies. Planner Johnson prefaced each Article with a discussion of staff's Findings of Facts as contained in the Staff Report.

<u>Article 3 – Land Use Guidelines</u>

Planner Johnson noted that formal findings would be forthcoming for *Finding 3.2.c* and Policy 3.29, prior to the public hearing.

**>Chapter 3.2 (General Land Use) - *Finding 3.2.c*:**
Commissioner Brown suggested that the word "issues" or "problems" should be substituted for the word "conflicts" since "conflicts" cannot really be shifted from one entity to another.

Commissioner Jensen suggested language more like "Entities need to be responsible for impacts they create."

Ms. Gervais said she was not wedded to any of the language, and wordsmithing would be welcomed. Manager Young encouraged the commissioners to make note of any such changes they would like to propose during the deliberative part of the public hearing.

***Finding 3.2.i:***
Commissioner Price suggested that *Findings 3.2.d and 3.2.i* might be redundant, and perhaps could be combined.

Manager Young said that having a land-grant university right in the middle of an urbanizing area is somewhat unique and is what has led to having a more specific finding relating specifically to the university, as opposed to the more general *Finding 3.2.d.*

**Policy 3.2.9:**
Commissioner Jensen observed that every car OSU draws to the community that does not park on campus might help OSU'S carbon smart program but is not necessarily a benefit to the rest of the community. Ms. Gervais said that the intent was to have broad language to allow Land Development Code language to be built on it. This is aspirational language.

Article 5 – Urban Amenities

**>Chapter 5.2 (Community Character) - *Findings 5.2.f and 5.2.g:***
Planner Johnson said that these were new fact-based findings. Ms. Gervais added as explanation that a finding is a factual statement upon which a policy can be based. There should not be a policy without a finding first. Therefore, when the Task Force was interested in creating a new policy they included findings that were the foundations for the new policy.

In response to comments from Chair Woodside, Ms. Gervais agreed that it is sometimes a balancing act when there are somewhat conflicting CP policies such as the desire for housing students and employees close to campus versus the desire to maintain neighborhood character. However, it is the Land Development Code that, in the end, is where the rubber meets the road. It can be a struggle, especially with the density issue.

Commissioner Price asked where the policies were that these findings led to. He did not see any policies in Chapter 5.2 that spoke to density. Manager Young said that there were new policies in Chapter 5.4 that related to density, specifically Policy 5.4.18. It was noted that this was in the Chapter relating to Historical and Cultural Resources, not Community Character.

Commissioner Jensen said that *Finding 5.2.g* states that students living close to campus reduces vehicle trips to campus, but how is it known that it doesn't encourage more vehicle trips around the community. Ms. Gervais said they did not have data on that, but if students can walk to campus they can certainly walk downtown. They might drive to get groceries but this would not approximate having to drive to campus once or twice a day. It is an assumption.

**>Chapter 5.4 (Historic and Cultural Resources) - *Finding 5.4.a***
Commissioner Brown said this finding has troubled him for a long time, in that it fails to recognize the existence of three National Historic Districts in Corvallis. If one were to add up all of the historic structures in those, they far exceed the numbers reported in this finding. Planner Johnson said that since this is a finding and not a policy, it is not taken

into account during an evaluation. Ms. Gervais said that the PRTF had asked for updated information, but did not follow through on this one. The focus of their concern had been for the area surrounding OSU that is not protected by a Historic District designation. This one did not directly relate to OSU, so PRTF was not as attentive to it.

Commissioner Morré referred to this finding, as well as *Findings 3.2.i, 5.2.f & 5.2.g.* In combination, these findings feel like they are pushing new housing into the neighborhoods around OSU and cautioning against using University lands for additional student housing. In the surrounding neighborhoods, it is not looking very "clear and objective," and not very protective of historic neighborhoods and houses. Ms. Gervais said that this is not Land Development Code text, and the Findings and Policies are just the foundation for it. That said, if the Planning Commission feels that some of the language needs to be changed it should make those proposals. Chair Woodside said that the intent was to paint the current picture, and the City might look at the findings and make revisions to the Land Development Code that allow for less density around OSU if that is desired.

**Policy 5.4.17**
Commissioner Price asked if the intent of this was to move the City into putting properties under historic restrictions without property owners agreeing to it. Manager Young said that was not the intent and a property owner has to opt into such a program. It contemplates potential historic preservation measures, as well as LDC measures that achieve the end of preserving desired neighborhood characteristics. The City does have the ability to rezone property as a broad brush, without the consent of all property owners but that would require of a full-blown public hearing process, with notice provided.

Ms. Gervais again reminded commissioners that if they see language that needs fixing, they should formulate new language to propose during the public hearing process.

**Chapter 5.6 (Parks and Recreation) - Policy 5.6.20**
Commissioner Price asked if the intent was to include all of the OSU properties or only those within the City. Ms. Gervais said the intent of the application was the campus core, not the Dairy Barns or other properties in the Urban Fringe area.

Article 7 – Environmental Quality

Planner Johnson said that there were additional Findings and Policies in other Articles, such as Articles 9 and 11, that also touch on the environment. There were no commissioner comments.

Article 8 - Economy

**>Chapter 8.2 (Employment and Economic Development) - *Finding 8.2.p***
Commissioner Jensen asked if there was information specific to taxpayers within the City of Corvallis as opposed to Benton County-wide. Manager Young said that it might have been difficult to get since taxation occurs at the county level.

**>Chapter 8.4 (Education) - *Finding 8.4.d***
Chair Woodside asked what the source was for the data included in this finding, and what "induced" jobs meant. She also asked if the 430 jobs created due to visitors attending OSU events were full-time or seasonal, or whether that was even a factor. Dave Dodson affirmed that the data had come from Steve Clark at OSU, and likely from the Oregon State Economist. He would get additional information and verification for the commissioners. Ms. Gervais said that "induced" jobs were those that ripple into the economy that were not directly related to OSU.

Commissioner Jensen asked if there could be definitions given for the terms "direct", "indirect", and "induced" jobs. Are these 40-hour/week jobs for a full year, or do they include part-time as well? Also, what is the percentage breakdown within the $908 million for each of those types of jobs.

Commissioner Price noted that in proposed new *Finding 9.4.p*, there is another reference to numbers of jobs in Corvallis per the 2014 ECONorthwest Corvallis Housing Survey. He asked if the numbers in both findings jibed.

Commissioner Woods opined that these are intended to show the positive impact of OSU on the City, and asked if there is a finding about the fact that OSU does not pay taxes yet impacts the infrastructure and services. Staff noted that proposed new *Finding 8.2.q* addressed this concern.

Commissioner Price asked if it was possible to get data on the amount of property taxes that do not get paid due to OSU's status as a non-profit organization. Manager Young said staff would look into whether that data was available.

**>Chapter 8.6 (Visitor and Conference Activities) - *Finding 8.6.a***
Commissioner Jensen asked how many "overnight" rooms there were in Corvallis so as to have a better understanding of occupancy rate of rooms. Planner Johnson said that might be available from the Visit Corvallis office.

Commissioner Price asked if these figures included "Airbnb"-type accommodations. Manager Young said that they likely did not, but he was not certain.

***Finding 8.6.j***
In response to a question from Commissioner Morré, Manager Young affirmed that the Hilton Garden Inn was leasing land from OSU for the hotel.

**>Chapter 8.9 (Industrial Land Development and Land Use) - *Finding 8.9u***
In response to a question from Chair Woodside, Manager Young opined that the decline in local manufacturing employment may be due to "off-shoring."

In response to a question from Commissioner Jensen, Manager Young said that if overall employment numbers were germane to the effort, as opposed to just the manufacturing or industrial-related jobs, staff could see if those numbers were available. Commissioner Jensen did not see that need.

***Finding 8.9k***
Commissioner Morré asked if Chapter 8.9 tied into other sections that talk about facilitation of locating light industry, such as those derived from OSU's programs, near campus. Ms. Gervais said that that might be more appropriate for the Land Development Code. The PRTF did not go into zoning matters, but certainly a policy could be added to that effect if desired.

There was a general discussion about the difficulty in following the various documents and knowing which one to refer to. The Staff Report gives the holistic view of all PRTF recommendations along with additional revisions recommended by staff in response to City Council input. For the purposes of making "Findings of Facts" and ensuring that revisions were consistent with applicable criteria, the revised Findings and Policies are not necessarily presented in sequential order in the Staff Report. Staff agreed that they would provide an additional document for the public hearing so that the revisions could be considered in sequence, chapter by chapter. In response to a request from Commissioner Price, Manager Young said it would be difficult to provide the entire Comprehensive Plan with redlines as it would be extremely time-consuming and could not be done before the public hearing.

<u>Article 9 – Housing</u>

**>Chapter 9.4 (Housing Need) - *Finding 9.4.p***
Commissioner Price asked if there was data on those who commute to Corvallis but would not choose to live here even if they could. Interim Director Weiss said that there is some survey data but it is not necessarily scientific data. However, some conclusions in the ECONorthwest survey were drawn relating to affordability of amenities and people's decisions to pay the same amount of money either to rent or own a home and live somewhere else where they could have a larger piece of property or a larger house. They cannot really be considered factual.

Commissioner Morré said that the Findings and Policies related to housing that are scattered through several portions of the Article made it hard to compare the numbers. She asked if there were data available from building permits that would indicate the number of housing types by number of bedrooms built over the past five years. Manager Young said that that analysis could be done but it would take looking at each building permit. Sometimes the County Assessor's data will reflect the number of bedrooms, but the accuracy is not always great. In looking at specific larger projects related to student housing, that data could be captured. Commissioner Morré said she would appreciate seeing whatever data staff could put together under a reasonable time commitment, relating to numbers of new units and the variety of housing stock being added to the community versus what is being taken away. The intent is to determine how this meets the needs of the projected demographics of the City, i.e. the need for affordable, appropriate housing for younger families and seniors – not just the student population. Planner Johnson referred to *Finding 9.7.l* that talks about demolition data between 2009 and 2015. Following that is *Finding 9.7.m* which makes a more general statement about the characteristics of more recently developed student housing.

**>Chapter 9.5 (Housing Affordability) - Finding *9.5.f***
Commissioner Price asked for further clarification about the differing average sizes for renter- vs owner-occupied houses, with renter-occupancy having a smaller average size. It seemed to be in conflict with what one would expect with the larger 5-bedroom student rentals. Planner Johnson said that the figures were representative of the entire community and all the older stock housing as well.

***Findings 9.5.c and 9.5.h***
Commissioner Sessions said he was trying to understand the two terms "median family income" and "median household income." Interim Director Weiss said that "median household income" refers to households with unrelated people.

Commissioner Jensen said that both findings mention affordability. In *9.5.c*, there is discussion about income at or below 80% of the area median. He asked what area median was relative to incomes in *9.5.h;* was this just in Corvallis or does this reflect the area median? Interim Director Weiss said the median was for all of Benton County as a Metropolitan Statistical Area. Corvallis is the center of that area.

Commissioner Jensen asked if he could then say in *9.5.c* that the income below 80% of the area median – based on *9.5.h – is $72,400.* Commissioner Price said that the median, in fact, could be found in *9.5.a.* Interim Director Weiss said that the data was mixed in that some was from the 2013 ACS data and others were from another more current source.

***Finding 9.5.i***
Commissioner Morré referred to the Corvallis median rent figure of $819 and said that it seemed very low in comparison to what she had experienced while looking for an apartment for her college-aged daughter. Interim Director Weiss said that this was taken from the ACS data based on the Corvallis place data for 2013. The $819 is what they reported, though it seems low to him as well.

There was general discussion about whether this statistic should be used if it seemed too low. Interim Director Weiss said that whether it was used or not, it still told the story about the issues with affordability and housing cost burden.

In response to a question from Commissioner Price, Interim Director Weiss said that the ACS data is done each year, but there is lag time.

Commissioner Brown said that this is an example of a lot of statistics being used with which the commissioners might not agree. He would prefer to use language that concludes "rent ain't cheap in Corvallis" rather than have the reader get bogged down in a lot of detailed data.

Ms. Gervais opined that facts were needed on which to base a policy, and this was the best available data.

In response to a question from Commissioner Price, Planner Johnson said that Policies 9.5.1, 9.5.10 and 9.5.14 all direct the City toward affordable housing options and provide some ways to get there.

***Finding 9.5.j***
Commissioner Morré asked how the tools listed lead to more affordable housing as opposed to more expensive housing. Interim Director Weiss said the ECONorthwest study listed a number of tools that have the potential to increase housing development. The thought is that increasing housing development increases supply which eventually meets the demand and lets the market economy work. These tools all reduce barriers to development and increase the level of development. Commissioner Morré expressed her concern that this might also have the effect of driving more high-end housing or conversions of single-family affordable housing to student housing projects.

Commissioner Jensen asked for clarification on why in some cases affordability data is based on a household of three persons, and in *Finding 9.5.a* the reference is to a four-person household Commissioner Brown shared his ongoing frustration with data that is not comparable, but understood that the City did not have the funds to undertake its own data collection. Interim Director Weiss said that the numbers differ for family households and households of unrelated persons.

**>Chapter 9.7 (OSU Housing) - Policy 9.7.6**
Commissioner Woods explained that this policy was based on interesting work done by Dave Bella, Charlie Vars and Court Smith, wherein they proposed setting up a “walkable community” zone in conjunction with OSU which could be used for teaching/demonstration purposes.

***Finding 9.7.m***
Commissioner Price asked if it might be possible to get figures for types of housing units built from 2009 to 2015, specifying numbers of bedrooms, bathrooms, etc. Manager Young said that the data was not readily available, and would be extremely time intensive to get as permits would have to be reviewed individually. Commissioner Price said he was concerned about using anecdotal information as factual. Commissioner Morré also expressed the same concern and desire for more data, especially for numbers of bedrooms which plays into density. Chair Woodside suggested that if data were not available perhaps they could delete the word “preponderance.” Commissioner Brown suggested that the commissioners were getting close to deliberating with doing any wordsmithing at this time, but thought that the issue could be dealt with during deliberations. Ms. Gervais added that the intent of the PRTF with this finding was to get at the fact that a lot of the housing being built cannot easily transition for other segments of the community. Given that that was the goal, and this was the best information we had available, maybe another way of getting at this is through statistics related to the number of 5-bedroom units built before the parking requirements were changed.

In response to a question from Commissioner Price, Interim Director Weiss said there was likely no data relating to whether a five-bedroom house with five bathrooms was or was not attractive to a family.

Council Liaison York said that the City has access to lots of data, but it is not appropriate for all of it to be put into the Comprehensive Plan. It is retrievable and can be viewed, and can be brought forward during testimony. It is reasonable to have an overriding concern about the size and length of the document.

Commissioner Jensen offered the following line of reasoning as to why the five-bedroom, five-bathroom units were not generally desirable for families. The average family size is less than five. With rent generally at $650/a room multiplied by five rooms, the cost would be in the $3,250/month range. Based on median income data, families do not make that kind of money.

Commissioner Morré said with regard to Councilor York's concerns, perhaps there would be a way to have some streamlined language that talks about the proportionality of housing types being reflective of the current and projected need of the demographics in the community, rather than to go into the specific numbers. Planner Johnson pointed out the Findings and Policies contained in Chapter 9.4 which speaks to housing needs, and said that Chapter 9.7 relates directly to university-related housing. Chapter 9.5 speaks to housing affordability.

Commissioner Woods said that if there is concern about the length of the document he would suggest that one outcome might be to remove *9.7.m* because in essence it is an opinion and it is hard to see what policies might be based on it. He agreed that Commissioner Jensen had a good point. Ms. Gervais said that the PRTF discussions around this one had been long and contentious, and if this needed to be fixed commissioners should do so.

Commissioner Morré asked if the Hilton Garden Inn land was leased by the University to the private entity, and whether room taxes were received by the City. Manager Young said that the City does collect the transient room taxes from the Hilton Garden Inn. The City also collects property taxes on improvements for the "for-profit" ventures that are on campus. In response to another question from Commissioner Morré, Manager Young said that if land were leased by OSU to a private entity to build student housing, those improvements would also be subject to property tax collections.

Article 11 – Transportation

**>Chapter 11.2 ((Transportation System Planning) - *Finding 11.2.i***
Chair Woodside noted that definitions for the terms "convenience and desirability" had been included for this finding. Since the terms are also used in *11.2.l,* she asked if there needed to be a reference to *11.2.i* for the definitions. Commissioners discussed whether a definition could be included within Article 50 (Definitions) or whether it was specific to Article 11 and could be included there. Manager Young stated that the definitions for those terms might change when applied to other areas of the Comprehensive Plan.

**General discussion**
Commissioner Morré asked if this would be the appropriate place for a policy that addresses how traffic impact studies should be performed, in that there are often concerns about the timing of those surveys. Manager Young and Ms. Gervais both affirmed that one of the new proposed policies addressed the need to use peak traffic times for the surveys.

**>Chapter 11.4 (Auto Parking) – *Finding 11.4.f***
Commissioner Price suggested that existing *Finding 11.4.f* has similar language as contained in proposed *11.4.l*, and thought that they might be consolidated in some way, perhaps as a revision to *ll.4.f*.

**General discussion**
Commissioner Price asked if any work had been done on using less invasive off-street parking options that might be new and innovative in the industry. Ms. Gervais said that because of the timing and necessity to get this done they had not done an exhaustive evaluation of off-street parking options.

Commissioner Morré asked if there was a reference to new construction on campus taking away parking lots, and coming up with strategies to ensure parking spaces were maintained or included with new construction. Ms. Gervais said that she could not clearly recall how this was addressed. Commissioner Woods said that there had been cross-purposes involved. According to the old Campus Master Plan, parking spaces needed to be added, but there is also a desire to reduce the dependence on autos. There was general language in Policy 11.4.3 that states that traffic generators have to provide adequate parking.

Commissioner Morré asked if there was data on how many parking spaces had been lost on campus, and how many had been provided with the new construction. Manager Young said data had been provided to the PRTF related to this. He referred to Policy 11.12.12 which speaks to future on-campus parking requirements; and Policy 11.12.2 that addresses parking impacts on existing residential areas and the timing of traffic and parking studies. He suggested that if commissioners wished to have more specificity related to the on-campus parking issue they should provide it for Council's consideration.

**>Chapter 11.6 (Pedestrian) – *Finding 11.6.d***
Commissioner Price asked how the survey was distributed. Mr. Dodson said the survey is done annually and goes out to all students and faculty on campus. He would verify what the response rate was and get that information to commissioners.

**>Chapter 11.7 (Transit) – Policy 11.7.8**
Commissioner Price asked if this was referring to a single study or to a study done periodically. There was general agreement that this should be clarified.

**General discussion**
Commissioner Morré asked if this Chapter just took in the Corvallis Transit system or also considered commuter rail service, etc. Planner Johnson said that Policy 11.7.2 speaks to a regional transportation system. There is additional discussion in Chapter 11.12 through some of the Findings and Policies.

**>Chapter 11.12 (OSU Transportation Issues) – Policy 11.12.2**
Commissioner Brown noted that this Policy addressed the concerns about traffic and parking studies being done at the same peak time each year, addressing one of the concerns expressed by Commissioner Morré.

**General discussion**
Commissioner Jensen asked if there was anything in the Chapter that addressed increasing on-campus parking resources. Planner Johnson said that there was no new policy that spoke directly to increasing resources.

Councilor York said that in the last round of revisions to Comprehensive Plan, Land Development Code and Campus Master Plan, they had tied parking requirements to parking utilization on campus. The problem turned out to be the externalization of parking – parking in the neighborhoods. She challenged the commissioners and/or staff to come up with a good way of tying the monitoring of negative parking impacts to the amount of parking required. As an example, OSU does and will use Transportation Demand Management (TDM) as a means to reduce car dependency, etc. We want them to also have that be tied to impacts off-campus. Monitoring should be required for the external impacts, and if that is improving they could then reduce the number of parking spaces on campus. If it is getting worse, they would need to increase the amount of parking on campus. This would incentivize them to continue to improve their TDM methods. This would tie together what Commissioner Woods had referred to as the "cross-purposes" of the task at hand. The City does not want to encourage single-car use by requiring greater amounts of parking on campus, but certainly wants to discourage parking in the neighborhoods with its negative impacts. Staff said that they could work on an approach for this.

Chair Woodside shared her concern for how some of these revisions might get accomplished during the deliberative phase of the process. Manager Young said that the Commission was being asked for its recommendation to City Council. How fully developed the language was would be up to the Commission. Also, since this is a legislative item, the 120-day rule does not apply and the Commission should not feel rushed into final language. Staff have thought it might take more than one more meeting to come to a recommendation, and there would then be time between those two meetings for staff to refine the revisions according to commissioner direction.

Article 13 – Special Areas of Concern

**>Chapter 13.2 (OSU) – *Finding 13.2.q***
Commissioner Woods said that an example of this was the Samaritan Health Sports Medicine facility. Parking requirements for this were not necessarily the same as they would have been in another location in the City, even though this facility is open to use by the public.

***Finding 13.2.r***
Commissioner Woods asked if the added language made it more of a policy than a finding. Ms. Gervais felt that it was worded as a finding. Manager Young said that the implementing policy was Policy 13.2.7.

**General discussion**
In response to an additional question from Commissioner Woods, Manager Young said that under the current rules the term "campus" referred to the area contained within the OSU Zone. Outside of that area, OSU-owned property is subject to the Land Development Code provisions that apply Citywide, such as with OSU's recent purchase of the Nypro building.

In response to a question from Chair Woodside, Manager Young said that when a privately owned business is sited on campus, staff has to determine who the facility would primarily be serving and staff asks those questions during project review.

Commissioner Woods brought up the use of “should” and “shall” throughout the Comprehensive Plan, and asked whether the document had been “scrubbed” for appropriate usage. Manager Young said that staff had tried not to tamper too much with what the PRTF had proposed; however, decision-makers should clearly understand that “shall” is mandatory and “should” is not. Though the Comprehensive Plan is not regulatory, the use of those terms should still be considered. Ms. Gervais said that the PRTF had been aware of usage of those terms during their work, and had had discussions with regard to how they should be used with specific policies. The Task Force had understood the implications.

**Policy 13.2.5**
Commissioner Jensen asked what the repercussions would be if the City makes changes to the Comprehensive Plan and/or Land Development Code that are not consistent with the 2004 OSU Campus Master Plan; would OSU be able overrule those updates? Planner Johnson said that that would be a distinction where the City would find a conflict between the OSU Master Plan – whichever one it is – and the OSU Zone.

**Policy 13.2.7**
Commissioner Brown asked for the rationale behind using the term “should” for this policy, instead of “shall.” Planner Johnson said that this policy had been based on City Council’s discussions and the remaining issues list. Staff felt that establishing this as a “shall” would direct the City’s policy makers to create the program, rather than asking that consideration be given to it. Commissioner Brown said he would bring this back up during deliberations.

Commissioner Woods referred to the monitoring discussion and asked how that would work logistically to get those sorts of activities actually on the work calendar of whichever body would be doing that review. Planner Johnson said that implementation would take more detailed work and it would likely be implemented through the Land Development Code or other regulatory ordinance.

***Finding 13.2.j***
Commissioner Woods referred to page 13 of Attachment A, and asked for some clarification of the staff discussion relating to a Councilor comment about how OSU operational decisions impacted consideration of the data on campus housing capacity. Planner Johnson said it was a bit tricky to explain. It referenced some previous Findings with respect to housing availability and OSU capacity for on-campus housing. Operational decisions can impact the total capacity that OSU has to house students on-campus. For example, if they decide that it is better to only have two beds per room that would impact capacity. If they were to double that number, that again would impact capacity. It does not impact the total availability of the housing resources on campus. It is recognition that there is a finite amount of real estate, or square footage, that is devoted to residential uses on campus. This relates back to *Finding 13.2.j,* which talks about the enrolment projections being exceeded. The second sentence in that finding talked about the number of beds on campus, and those numbers reflect operational decisions and not necessarily the total square footage of residential availability. The real information in the finding is the first sentence.

Ms. Gervais said that the PRTF's conversations around this issue related back to the fact that OSU had closed the cooperative housing because of seismic concerns, which did away with some of the affordable housing on campus. Those buildings still exist on campus, but an operational decision has taken them out of use for housing.

Commissioner Woods wondered if there ought to be some sort of a resultant policy related to this finding. Planner Johnson referred commissioners back to Chapter 9.7 relating to OSU Housing. Manager Young added that the Chapter 9.7 Policies addressed diversity in housing, and commissioners should review them and recommend revisions or additions if they believe there are gaps.

**>Chapter 13.4 (OSU Open Space and Resource Lands) – Policy 13.4.6**
Commissioner Morré asked how this requirement would be monitored. Ms. Gervais said that there was no discussion about how this would be done. It could be added to the Remaining Issues List.

Remaining Issues List

Commissioner Woods referred to "Attachment A," last paragraph on page 14, and suggested that they needed to look at the Remaining Issues List to see if there are any that remain. Commissioner Brown said that he had submitted a document dated March 1, 2016, based on that list, and it suggests ways of dealing with them. He was new to the Commission and was learning the role of the Planning Commission in serving as an intermediary between City Council and other groups. He needs to learn more about the process, but has concerns about ensuring it is not just a rubber-stamp process. He would prefer a value-added process provided by the Planning Commission to the City Council.

For this reason, he put his thoughts into the memo handed out during the meeting, dated March 9, 2016 (**Attachment A).** He briefly explained the topics covered by the memorandum, and suggested that consideration be given to using five different decision criteria in its review of the revisions, based on those contained as a list of ad hoc, common-sense criteria in Attachment B (*November 12, 2015, City Council Minutes*) of the Staff Report. These are important ways in which to evaluate the proposed changes. Those criteria, which come from City Council, include:

1) Is it necessary?
2) Is it relevant?
3) Is it concise?
4) Is it accurate information?
5) Is it balanced?
6) Is it open to a variety of policy and operational approaches?

He has also included a review tool that could be used for the deliberative process. Due to the lateness of the hour, he hoped there could be more discussion about his proposal at the next meeting.

Manager Young said that the next meeting would follow a legislative public hearing format. Commissioners are encouraged to review all of the information in the public record. Staff will come back with an organized list of all the changes, as well as with some additional analysis.

Commissioner Woodside reminded commissioners that the Oregon Government Ethics Committee financial disclosure paperwork would be due April 15, 2016. Commissioner Brown said he had not gotten any paperwork to date.

**II. ADJOURNMENT:** The meeting was adjourned at 10:30 p.m.

**To: Planning Commission** **March 9, 2016**
**From: Dan Brown, Commissioner**

## Subject: Legislating to Improve the *Comprehensive Plan*

### Purpose

Before starting, we ought to step back and address the following question: What is the purpose of our current assignment from the City Council? The specific impetus for OSU-Related *Comprehensive Plan* changes has been based in large part on community concerns regarding the rapid enrollment growth at the University and other impacts, including:

- housing concerns,
- parking concerns,
- transportation concerns, and
- livability concerns.

### Council Charge to Planning Commission

Last year, the Council commissioned an OSU-Related Plan Review Task Force to look into such issues, and the Task Force produced a list of proposed changes to *Comprehensive Plan* findings and policies. At the December 7, 2015 City Council meeting, the Council moved to forward proposed legislative changes to the Planning Commission for independent review:

> ***The Planning Commission would conduct a public hearing and consider accepting the changes as presented, or modifying them.***

Hopefully, our review will provide a value-added service.

### Municipal Code Charge to Planning Commission

Section 1.16.235.6 of the *Corvallis Municipal Code* elaborates on the role of the Planning Commission in legislative processes:

> ***The Planning Commission shall function primarily as a comprehensive planning body proposing policy and legislation to Council related to the coordination of the growth and development of the community. The functions of the Planning Commission shall include, but not be limited to, the following:***
>
> a) ***Review the Comprehensive Plan and make recommendations to Council concerning Plan amendments which it has determined are necessary based on further study or changed concepts, circumstances, or conditions.***

Two decision criteria are suggested by the underlined sections of this code: (1) purposeful and (2) necessity caused by change. This description of "*necessary*" seems generally consistent with Section 2.1.30.06.b of the *LDC* [cited on p.2 of the Staff Report.]

## Additional Criteria for Making Changes to Comprehensive Plan

Attachment B to the Staff Report: November 12, 2015, City Council Meeting Minutes (page 6 of 7) provides a list of *ad hoc*, common-sense criteria

***Concise** (keep the length of the whole document as short as practical)*

***Accurate** (and use latest data)*

***Relevant** (i.e. useful as a basis for understanding the category and land use implications)*

***Balanced** (i.e. neither skewed to the negative nor the positive, a good reflection of the conditions. No fluff; no digs.)*

*And, whenever possible, **open** to a variety of policy and operational approaches*

As a decision criterion, "relevant" relates to the purpose of proposing changes as in the first section of this document. "Concise" can be summarized as "When in doubt, leave it out." The existing *Comp. Plan* includes 240 pages. This length already interferes with the ability of readers to comprehend it, and unnecessary additions will exacerbate the communication problem. Today's discussion of proposed changes in the staff report is 130 pages long. Unless inclusion can be justified by demonstrated necessity, in an advantages vs. disadvantages analysis, proposed changes to findings or policies should be avoided.

## Review Tool

Today, the Planning Commission is confronted with a long list of proposed changes from the OSU-Related Plan Review Task Force. Further, some members of the public have added their suggestions to the list, and other citizens will likely provide more when we hold a hearing. Perhaps Commissioners will want to provide their own ideas. Unless we decide to approve all proposed changes wholesale, we need to screen findings and policies. This document lists clear decision criteria which can be used in completing that task. We have a lot of work ahead of us.

| | Finding #1 | ..... | Finding #n | Policy #1 | ..... | Policy #n |
|---|---|---|---|---|---|---|
| **Necessary** | | | | | | |
| **Purposeful/ Relevant** | | | | | | |
| **Concise** | | | | | | |
| **Accurate** | | | | | | |
| **Balanced** | | | | | | |
| **"Open"** | | | | | | |

Community Development
Planning Division
501 SW Madison Avenue
Corvallis, OR 97333

DRAFT

# CITY OF CORVALLIS
# PLANNING COMMISSION MINUTES
## March 16, 2016

**Present**
Jasmin Woodside, Chair
Ronald Sessions, Vice Chair
Carl Price
Paul Woods
Tom Jensen
Susan Morré
Dan Brown
Jim Ridlington
Penny York, Council Liaison

**Staff**
David Coulombe, Deputy City Attorney
Kent Weiss, Interim CD Director
Kevin Young, Planning Division Manager
Sarah Johnson, Senior Planner
Claire Pate, Recorder

**Excused Absence**
Rob Welsh

**Absent**

**SUMMARY OF DISCUSSION**

| | Agenda Item | Recommendations |
|---|---|---|
| I. | Visitor Propositions | |
| II. | Public Hearing<br>A. OSU-Related Comprehensive Plan Text Amendments (CPA15-00001) | Public Hearing Continued to April 6, 2016 |
| III. | Minutes Review :<br>A. February 17, 2016<br>B. March 2, 2016 | Both sets of minutes approved |
| IV. | Other Business/Info Sharing | |
| V. | Adjournment | Adjourned at 9:50pm |

Attachments to the March 16, 2016 minutes:

A. E-mail from Kevin Young dated March 15, 2016, responding to commissioner questions.
B. E-mailed testimony from Dave Dodson, OSU, dated March 15, 2016.
C. E-mailed testimony from Court Smith (OSU Policy Analysis Laboratory – Opportunities for Planning and Experiments in Transit Connectivity).
D. E-mail from Dan Brown, dated March 16, 2016.
E. Written testimony submitted by Laura Lahm Evenson, President of Corvallis League of Women Voters (LWV).
F. Written testimony submitted by Sherri Johnson.
G. Dave Bella handed out hard copies of and then presented a PowerPoint presentation relating to "The Alive Proposal – Toward a More Walkable and Less Car-Dependent Future."
H. Handout submitted by Court Smith regarding follow up discussion about incentives and the parking issue.
I. Written testimony, dated March 16, 2016, submitted on behalf of both the College Hill Neighborhood Association and the Central Park Neighborhood Association

## CONTENT OF DISCUSSION

The Corvallis Planning Commission was called to order by Chair Jasmin Woodside at 7:00 p.m. in the Downtown Fire Station Meeting Room, 400 NW Harrison Boulevard.

**I. COMMUNITY COMMENT: Jai Adams,** 339 NW 21st**,** said she has lived in the north College Hill neighborhood campus area since 1996. The character of her block has been predominantly single-family homes. In the last few years, two of those homes have been torn down and replaced with huge ten-bedroom duplex monstrosities. There are all kinds of problems that go with that such as parking concerns, the noise factor and lack of privacy since the residents can peer down into her backyard especially when they are up on the roof. There are at least five empty single-family homes now on her block that have been empty since fall. They seem to be overpriced, in that they seem to be waiting for five students to move in at $500-600/bedroom. With all the new student housing going up, this is just not working. She would hate to see more houses get torn down when there are existing houses that could be rented by faculty, staff, and single families. This influx of student living units is ruining Corvallis and its neighborhoods. This is reverberating throughout the City. She would like to see OSU and the City get together with some of these landlords and through networking try to get those houses rented at a reasonable price.

## II. PUBLIC HEARING – OSU-RELATED COMPREHENSIVE PLAN TEXT AMENDMENTS (CPA15-00001):

A. Opening and Procedures:

The Chair welcomed citizens and reviewed the public hearing procedures for a legislative hearing. Staff will present an overview followed by the applicant's presentation. There will be a staff report, public testimony, Planning Commission questions of staff, Planning Commission deliberations, and a final recommendation

decision. Any person interested in the agenda may offer relevant oral or written testimony. Please try not to repeat testimony offered by earlier speakers. It is sufficient to say you concur with earlier speakers without repeating their testimony. For those testifying this evening, please keep your comments brief and directed to the criteria upon which the decision is based, but there will not be a time limit.

Land use decisions are evaluated against applicable criteria from the Land Development Code and Comprehensive Plan.

Persons testifying either orally or in writing may request a continuance to address additional documents or evidence submitted in favor of the application. If this request is made, please identify the new document or evidence during your testimony. Persons testifying may also request that the record remain open seven additional days to submit additional written evidence. Requests for allowing the record to remain open should be included within a person's testimony.

The Chair opened the public hearing.

B. Declarations by the Commission: Conflicts of Interest, Ex Parte Contacts, Site visits, or Objections on Jurisdictional Grounds

1. Conflicts of Interest – Commissioners Woodside, Woods and Sessions served on the Plan Review Task Force which worked on the Findings and Policies under review.
2. Ex Parte Contacts - none
3. Objections on Jurisdictional Grounds - none

C. Legal Declaration:

None given.

D. Staff Report:

Planner Johnson described the documents the Commissioners received either as an e-mailed attachment earlier in the week or handed out tonight. Those documents included:

- Addendum 1 (Memo from Staff dated March 11, 2016): an ordered listing of all the proposed Comprehensive Plan Findings and Policies, Article by Article.
- Addendum 2 (Memo from Staff dated March 11, 2016): Staff-identified corrections and responses to commissioner concerns and questions
- E-mail from Kevin Young dated March 15, 2016, responding to commissioner questions. **(Attachment A)**
- E-mailed testimony from Dave Dodson, OSU, dated March 15, 2016 **(Attachment B)**
- E-mailed testimony from Court Smith (OSU Policy Analysis Laboratory – Opportunities for Planning and Experiments in Transit Connectivity) **(Attachment C)**
- E-mail from Dan Brown, dated March 16, 2016. **(Attachment D).**

Copies were made available to the audience.

She said the application is for review of the OSU-Related Comprehensive Plan Text Amendments as presented in detail in the staff report. The effort was initiated by the City Council in 2015. They appointed a Plan Review Task Force to review existing Comprehensive Plan policies relative to OSU and surrounding neighborhood impacts, and make a recommendation to City Council. City Council reviewed that recommendation and directed staff to initiate the Comprehensive Plan Text Amendment process. Staff have reviewed City Council's direction and discussion from its November 12, 2015, meeting, and the issues on the Remaining Issues List. Planning Commission's directive today is to consider the recommended changes in the Staff Report, and in Addenda 1 and 2, and make a recommendation to City Council on whether to adopt the changes. The City Council will then conduct their own public process and make a decision on whether to adopt the changes.

The Staff Report contains analyses and recommended Findings of Fact. They are based on the criteria in the Land Development Code for Comprehensive Plan Text Amendments. They include criteria for: 1) Consistency with Statewide Planning Goals; 2) Consistency with applicable Comprehensive Plan Policies; and 3) Demonstrated Need for the change, with advantages outweighing disadvantages and the change being a desirable means of meeting that need.

She described the staff presentation format, which would first review the proposed Findings and Policies, Article by Article, based on general themes, and giving Staff's conclusion for those Findings and Policies in each Article *(Refer to Addendum 1 for this portion of the presentation.)*

In summary, staff find that the proposed Findings and Policies are consistent with applicable Statewide Planning Goals, Comprehensive Plan Policies, and LDC review criteria. The Planning Commission should also consider Addendum 2 presented by staff for consideration of other identified issues from the March 9th work session. Those items presented in Addendum 2 include Findings of Fact for *Findings 3.2.c and 3.2.i* and Policies 3.2.9 and 9.4.11; and a new draft Policy 11.12.13 relating to Transportation Demand Management (TDM) and provision of parking on campus. Staff recommend the Planning Commission make a recommendation to the City Council to adopt or revise some or all of the recommended changes. Planning Commission should make findings of fact regarding Commission-recommended changes. A motion is presented for consideration on page 57 of the Staff Report.

<u>Preliminary questions of staff</u>:

Chair Woodside asked if there were any preliminary questions of staff before public testimony.

Commissioner Morré asked if staff had been able to find better statistics for the average rent in Corvallis, since $819 did not seem realistic. Interim Director Weiss said that there is not a single source of local data that provides a better rent reference. They did find that the American Communities Survey (ACS) data for 2014 showed a negligible increase to $852.

Commissioner Woods referred to the list of unresolved Remaining Issues from PRTF, and asked if there had been any changes to that list. Planner Johnson said that the information included in the Staff Report and the Addendum was based on staff's

evaluation of the list of Remaining Issues as well as additional Councilor comments. Ultimately, staff provided new proposed Findings or Policies where those remaining issues could be appropriately addressed by Comprehensive Plan Findings and Policies. There were other issues on the list that seemed more appropriately considered either with a future Land Development Code Update or through another ordinance or regulatory measure.

Commissioner Brown asked where Transportation Demand Management (TDM) was dealt with in the proposals, along with the Campus Master Plan and issues of livability. Planner Johnson said that there are proposed new Findings and Policies related to TDM strategies that were proposed by staff in response to Councilor requests to have them referenced. In general, they are in Chapter 11.12. The newly proposed Policy 11.12.13 is noted in Addendum 2 of the Staff Report. Livability, in general, is dealt with through the Findings and Policies related to neighborhood-oriented development and impacts, as well as transportation issues and housing needs. The Campus Master Plan is referenced in Article 13.

In response to questions from Commissioner Jensen regarding the documents, Planner Johnson explained that Attachment C which had been used during the Planning Commission work session contained only the recommendation from the PRTF. In between that recommendation and the Staff Report, there were some recommended additions to Findings that were based on either the Remaining Issues list or on Councilor comments during their initial review of the PRTF recommendation. Therefore, Addendum 1 includes all of the proposed Findings and Policies, with the additions. Chair Woodside said that her intention was to use Addendum 1 during Commission deliberations.

Commissioner Price noted that on page 14 of Addendum 1, *Finding 11.4.0* should be changed to *11.4.o.*

E. Public Testimony

Chair Woodside explained that since the topic in question was a legislative decision, all testimony – pro, con, and neutral - would be heard together and there would not be opportunities for rebuttal or sur-rebuttal.

**Laura Lahm Evenson**, President of Corvallis League of Women Voters (LWV), submitted written testimony (**Attachment E)** and read it into the record. She thanked all of those who had worked on the proposed amendments, and the testimony indicated support for many specific Findings and Policies, as well as overall support for adoption by City Council. Their hope is that changes to the Land Development Code will follow in a timely manner.

**Sherri Johnson**, 33rd & Taylor, lives within the Harding Neighborhood Association area but is representing herself. She submitted written testimony (**Attachment F).** She seconded the LWV's expression of thanks for all the work that has been done to date, and shared that she had been frustrated at the beginning of the process in meetings held at the Senior Center relating to the OSU Master Plan update. She then said that

the planning process for housing could be greatly improved by a couple of simple analyses of existing data that exists in the tax records. She then went on to read most of the testimony contained in her written statement. Housing is so relevant to OSU's Master Plan, because growth of the university is going to be dictated by availability of housing for its faculty, staff and students. Finally, she said that in terms of traffic the prior report presented by OSU was poorly designed in that there were not many points being monitored. There need to be some standards set for the monitoring.

In response to a question from Commissioner Brown, Ms. Johnson said her testimony cited *Findings 9.4.i, 9.4.j, 9.4.h and 9.5.f,* along with Policies 9.7.8, 9.7.9 and 13.2.6.

In response to a question from Commissioner Woods, Ms. Johnson said that her frustration earlier on in the process was related to how poor the data and level of reporting was, and the fact that there were no thresholds in the previous plan.

**Dave Bella** handed out hard copies of and then presented a PowerPoint presentation relating to "The Alive Proposal – Toward a More Walkable and Less Car-Dependent Future." (**Attachment G).** He characterized it as a twelve-step approach to open up our collective imagination, and stated that it was the work of Court Smith, Charles Vars and himself – all emeritus professors at OSU. It takes starting with imagination and being able to imagine an alternative future or else all we will be doing is moving little boxes around. He emphasized the importance of starting out with something easy, and then learning from the successes and failures of that effort. The intent is to grow towards a less car-dependent future. He then reviewed the steps as outlined in **Attachment G,** a highlight of which is development of a dedicated network of bike-tramways connecting OSU with the downtown. This would provide a means of transportation that would expand an area that would be less car-dependent with a wide range of services that could then be accessed without a car. There are more and more people that would like the option of car-free living. Once the foundation is laid down for infrastructure where a car is not needed, development will start to shift towards it. The long-range vision is for a clustered car-free community surrounded with open space. He showed pictures of two walkable areas that already exist in Corvallis: the Riverfront and OSU campus. The idea is to expand and build upon what we have.

Commissioner Morré said she was reminded of a presentation at the Sustainability Coalition Town Hall on two communities in Germany, one being Freiburg. Mr. Bella said that in Freiburg they took advantage of what was locally there and then built upon it. It had been a former military base and the streets were not designed for lots of traffic, so they made it into a car free community. Similarly, we need to look at the unique experiences and opportunities in Corvallis with the proximity of OSU and the downtown and work toward a vision of what it could become.

Commissioner Brown said that it was an interesting proposal but a fact about Corvallis is that 60% of the people who work here live outside the community. He asked how that could be addressed. Mr. Bella referred to this as the “last mile” problem. One need would be for “Park and ride” areas to be provided.

Commissioner Sessions opined that though 1st Street and the Riverfront are bike friendly, the other roadways in the downtown area are not. Mr. Bella said that this is why bike-tram pathways are a needed component.

**Court Smith,** OSU Emeritus Professor, said he was representing his students, and submitted written testimony (**Attachment C).** He had some graduate students last year who analyzed the data in an OSU survey of faculty, employees and students. It was a very detailed survey that got into how people came to campus within fifteen-minute intervals, including all the buildings they had gone to and what mode of transportation had been used and why. The students then had to write up briefs about what they had learned, four of which have been provided to the commissioners.

It seems that the process being used in the update to the Comprehensive Plan is very much tied to details, and is not looking at the broader picture. The students took the surveys, analyzed the data, wrote up the briefs and were required to go to different organizations and explain their work. They made a presentation to the PRTF, and the Task Force adopted many of their proposed findings. The students wanted to find out why people chose the mode of transportation that they did. Students choose a mode because it was convenient, time-efficient, and cheap. Employees choose a mode because it was convenient, time-efficient, and they do not believe there are other alternatives. Part of the larger problem is getting to Corvallis, in that there are not very good transit connections with other parts of the valley. There is a need to look more broadly at this issue.

He also wanted to follow up on a discussion about incentives and the parking issue. This relates to a handout he distributed to them this evening (**Attachment H).** There was a recent parking study done by Kittelson & Associates in which they counted all of the parking places in the areas northwest and east of OSU. There are about the same number of parking places in that region as there are on the OSU campus. The parking off campus is used for a very different purpose. The study found that at 2-4am, there were about 4,000 cars parked in the 6,700 spots. Most of the parking problem turns out to be with people who want to park close to where they live. He would estimate that two-thirds of all the cars parked in those areas belong to residents. So, this leaves about 2,000 empty spaces that weren’t being used, and about 1,000 additional cars likely driven by students coming in during the day. They parked here because of convenience and it costs nothing. Why would any rational student spend money to park at Reser’s Stadium which is not as convenient or time efficient? The parking issue is tied to bigger issues like incentives and the lack of transit from other areas to Corvallis. This updating process is fine, but it seems like most of the time is taken up talking about very small details when there is a really big problem that needs to be dealt with.

Commissioner Sessions said that with a campus the size of OSU, it is almost advantageous for a student to ride a bike. The problem he sees is that it is students that come from off campus who want their cars close by. Many students come from out of town and they need a place to park; but parking at Reser Stadium costs money. Corvallis seems to have a major problem with car storage.

Commissioner Brown asked if he had seen any proposed findings or policies contained in the Staff Report or Addenda that proposed solutions to the car storage problem. Mr. Smith said that the comments about a better transit system addressed some of the issue.

Commissioner Morré asked if his students had done any price comparisons to analyze whether there was affordable housing close in by campus. Mr. Smith said that there was nothing on this in the data. Students are looking for affordable housing, which is one of the reasons why they live elsewhere and drive to campus. Some do take the Loop bus, and bring their bikes, but more resources are needed to make it effective transit for more students. Transit inside the City is fareless but it is totally inadequate to meet the needs of students.

**Dave Dodson**, OSU Campus Planning Manager, shared his appreciation for all those who testified tonight as well as for the work the commissioners have undertaken. OSU has worked with the PRTF throughout the process and he is here tonight just to make a few suggested edits, in line with testimony they submitted dated March 15, 2016. That written testimony was a part of the packet handed out tonight (**Attachment B).** The text of the edits are detailed in the written testimony, and Mr. Dodson offered the following as explanation for the requested changes:

*Finding 9.7.d*
Corvallis is a data-driven community; granted one cannot always estimate what will be happening in the future but we look at the past and apply what we do know. OSU has a group known as the OSU Enrollment Management office, and all they do is look at past trends and anticipate future trends. In recent years, they have been fairly accurate with those projections. The challenge is ensuring accuracy with the ten-year projections in the Campus Master Plan. It is harder with projections that far out, so it needs to be looked at on a more frequent basis. For this reason they are suggesting the following language for this finding: "*9.7.d Student enrollment forecasts can be a reliable means of predicting impacts to the community, particularly if the forecasts are reviewed for accuracy in five-year intervals."* He added that the five-year interval could be even made more frequent, since they collect data annually.

*Finding 9.7.h*
An edit is suggested that they believe does not change the intent of the language, but makes it a more streamlined statement.

Policy 9.7.2
Though the ideal would be for all students to live on campus, the reality is that not all will. For this reason, they are suggesting adding the words *"or near."*

*Finding 11.12.c*
The suggested edits are for clarification only, and add the word "*studying"* to accompany the word "developing."

Policy 11.12.2
This - along with some other findings or policies - speaks to having something occur on an annual basis. Though this might be a good idea, we do not necessarily know that at this time. As an example, this last Fall OSU and the City did a joint effort on a Neighborhood Parking Utilization study in an area that was part of the Collaboration zone. The cost of that study was $150,000. There will be some good information that comes out of it, but the question of frequency for doing the study really should be dealt with in the Land Development Code. This would be the more appropriate place to deal with the details of what needs to be done, how it will be done, who will do it, and how frequently it is needed to be done. Some evaluations will need to be done annually, but others might be on a less frequent basis.

Policy 11.12.7 and Policy 11.12.8
These minor edits are for clarification purposes.

Policy 11.12.9
They feel that this was not specific enough in that the intent was directed at people traveling to campus and looking for parking. For this reason, they suggest adding the words "*parking near*."

*Findings 13.2.b and 13.12.l*
They suggest using the word *"significant"* in the place of "major."

Policies 13.2.6 and 13.2.7
Referring back to the discussion for Policy 11.12.2, the suggested edits would strike the words *"on an annual basis."*

Policy 13.2.8
They suggest it would be more appropriate to state that a public hearing review process should be "*considered"*, but the details of the obligation should be figured out at the Land Development Code level.

Commissioner Jensen said that Ohio State requires sophomores to live on campus, and asked how that might be done at OSU. Mr. Dodson said that through the Collaboration effort, President Ray decided that full-term freshmen would live on campus with an exception for those students who live with their parents within three miles of campus. Consideration could be given to a similar requirement for sophomores; however, there are some legislative changes relating to students having their fifth year of high school funded at a community college and there might be some implications for OSU. Consideration also has to be given to the fact that it is an extra cost for families to require that students live on campus.

Commissioner Woods referred to *Finding 9.7.d* relating to making accurate predictions. He said that the intent is to make a plan that has a ten-year life, but the change that OSU is suggesting for this finding does not help to maintain this goal. It would seem necessary in order to plan to be able to at least make a worst-case prediction. Mr.

Dodson said that depending on how it all gets codified and fleshed out with the ultimate OSU District Plan, one of the things that could be considered would be monitoring of the enrollment projections. One of those requirements could be that every two years the enrollment projections are verified in terms of accuracy. If they were to deviate by a certain degree, then perhaps OSU would have to revisit aspects of the District Plan. This is just one idea of a trigger that could be put in place. OSU was not alone in missing projection targets for the past ten years; many other schools did, as well, due to the recession and its impact on enrollments.

Commissioner Morré referred to OSU's suggested revision to Policy 9.7.2, and said that adding the words *"or near"* campus seemed to be taking a step backwards if the intent is to encourage housing more students on campus. Mr. Dodson said that from a planner's perspective both on campus and near campus are ideal, but it is up to the Commission to make that determination.

In response to additional questions from Commissioner Morré, Mr. Dodson said that Policy 11.12.9 is referring to parking on campus, near the campus core. As for Policy 13.2.8, he agreed that substituting the word *"considered"* gives it less teeth.

Commissioner Morré asked if he had a comparison of the costs for a student living at the Retreat as opposed to living on campus. Mr. Dodson said that the Retreat was not cheap and was likely above average in cost for off-campus student housing. The majority of on-campus housing includes a meal plan, which would need to be considered into any comparison. Commissioner Morré opined that she did not see how having high-end housing near campus addressed the issue of affordable housing. Mr. Dodson said that the recommendations they are making do not necessarily discriminate between high-end and low-end housing; it really just speaks to housing in general. They are looking at opportunities to provide some additional on-campus housing for upper-class and graduate students, as well. This is a need that is unmet on campus.

Commissioner Morré asked if OSU had brought anything forward from information gained when the draft Master Plan open house was held at LaSells-Stewart and the Senior Center. Mr. Dodson said that parking and housing are both issues that are being addressed through these Comprehensive Plan revisions, but the community comments that were offered at the open houses would be more appropriately addressed through the Land Development Code and District Plan updates.

Commissioner Brown commented that the written testimony submitted had revisions that were in red. This made it difficult to track when the copies are printed out in black and white. Secondly, he asked if the campus shuttle took in the new Retreat complex. Mr. Dodson said it did not. To provide that service would have impacted the "headway" for the OSU shuttle system. "Headway" is the time between buses arriving at a stop.

Commissioner Sessions said that in the course of planning new activities on campus, the OSU parking studies come into scrutiny. Parking is always an issue with any new development. In light of Mr. Bella's proposals, he asked how could such improvements be funded, and where does the University stand on "in lieu of" propositions. An example of this would be in lieu of providing parking spaces, campus could fund some additional transit or alternative transportation modes. Mr. Dodson said that some of the

policies under consideration do speak to that, through discussion of Transportation Demand Management (TDM) measures. Unfortunately, the world of TDM is not all that clear, and one really has to develop a plan that has some specific performance measures and monitoring in order to address the issue. OSU does hope to give this consideration with future projects. The existing Campus Master Plan (CMP) does have a TDM section, and in the annual CMP monitoring report provided to the City each year, the TDM measures being taken by OSU are discussed.

Commissioner Brown said he appreciated the quote from him that the world of TDM was not so clear, and that he would likely use it in the future. With regard to TDM, he asked if on-campus housing could be considered a TDM measure. Mr. Dodson answered affirmatively and said that the number of parking permits purchased by students living on campus bears this out. Of the approximate 5,000 students living on campus, an approximate 1,000 parking permits have been issued. Likely, there are others who choose to park in the adjacent neighborhoods, but that is likely only some of the students that live on the far east end of campus in the McNary complex. Those who have a vehicle will likely use it, but those who do not are more likely to use the alternative means, or TDM measures to get around. One of the best things OSU can do to address transportation and parking impacts is to provide housing on campus.

Councilor York asked to follow up on Commissioner Morré's comment relating to Policy 13.2.8. In an earlier version of the PRTF's recommendations, he had proposed the same revision but it was not adopted by the PRTF. She asked if this was any different than what had been proposed before. Mr. Dodson said that some of the revisions being requested were different, and some are not. For Policy 13.2.8, the intent is not necessarily to eliminate a requirement that there be a public hearing for all new development proposals, but to flesh this out at the Land Development Code level and not at this level. Some uses might be allowed outright, while some uses are considered conditional development subject to a higher level of scrutiny.

Commissioner Morré referred to current Policy 9.7.5 which speaks to cooperative houses on campus. She asked how many cooperative housing units were still available on campus and how many had been closed down thereby diminishing the availability of diversity of housing on campus. Mr. Dodson said that they had lost approximately 200 beds with closures of the units, though some have been repurposed for use by visiting faculty or research people. These may resurface in the future.

Commissioner Morré asked if there were any suggested changes in the Comprehensive Plan that address providing more diverse affordable housing on campus using a public-private partnership, similar to the Hilton Garden Inn arrangement. The intent would be to have a cap on the cost of the housing in exchange for the arrangement to lease the land to a private entity. Mr. Dodson said that they were working through the concepts of pursuing a public-private partnership (P3) to do additional housing on campus, but he does not have any specifics on it right now.

Commissioner Brown asked how he, as a citizen, could keep track of P3 progress. Mr. Dodson said that he had just left a meeting in which Patrick Hughes, OSU, was going to explain more about it. They apparently have pre-qualified several development groups that do this sort of thing, and a Request for Proposals will likely be sent out soon.

Commissioner Jensen referred to *Finding 8.4.d* and asked if he could give a breakdown of the percentage of the $908 million in economic impact going to each of the three types of jobs: direct, indirect, and induced. Additionally, he asked if there was a breakdown of the numbers of jobs per each category. Mr. Dodson said he would try to track it down, and that the information likely came from OSU. He said it would be unlikely that he could respond in writing, but would cover it in oral testimony if the hearing is continued.

Commissioner Price said he would especially like to see the job breakdown on this since in another area there is data indicating a total of 29,000 jobs in Corvallis. Chair Woodside said she would also like a definition for “induced” jobs.

**Gary Angelo,** College Hill Neighborhood Association President, offered comments with regard to Mr. Dodson’s testimony and Policy 13.2.8. He would not support OSU’s suggested revision because public-private partnerships that might occur on campus could have a direct impact of competing with similar type of activities within the community. There definitely should be a required public hearing. Secondly, he agrees in general with striking out the term “on an annual basis” for some of the metrics, but it should be replaced with language such as “at a frequency that is appropriate to what is being measured and would enable timely adjustments to the existing plans.”

The comments he had intended to make follow the written testimony contained in a memo dated March 16, 2016, on behalf of both the College Hill Neighborhood Association and the Central Park Neighborhood Association **(Attachment I).** He read his testimony which addressed two elements: the desire to have residential parking district fees excluded from the same consideration as citywide parking fees (*Finding 11.4.n and* Policy 11.4.10); and to revise *Finding 9.7.k* to include the statement that privately-owned housing on campus <u>does</u> generate property tax revenue and reduces overall traffic impacts in the City.

Commissioner Morré referenced his statement that UC Davis and Portland State have public-private partnerships for on-campus housing. She asked what additional information he might have obtained about the diversity of housing types, etc. in his contacts with the two schools. Mr. Angelo said that he did not go into that much detail, but in looking on line it appeared that the Portland State facilities were more student oriented, with UC Davis possibly accommodating both students and faculty.

**Councilor Bull** said that with regard to findings related to housing, she believes most all relate back to OSU, whether it is taken up in this effort or in later updates. She then addressed proposed Policy 9.4.11, related to increasing residential densities, and staff’s comments on page 4 of Addendum 2 suggesting that it is redundant in that Policy 10.2.5 says the same thing. She does not think they say the same thing. In

previous discussions, she cited from her own memory a very detailed analysis of "Level of Service (LOS)" that is included in the recently adopted Parks and Recreation Master Plan. It contained many ways of measuring LOS, and it was her understanding that those areas around the University have particularly lower levels of service with regard to parks and open space. Densities were increased so that students and other people could live closer to campus, which is a good strategy for some things.

However, the City could have been more strategic about it. This policy was in place when this happened, but she believes there still has been a decline in level of service for parks and open space. It is not a simple issue, in that there are mixed feelings about density; an important issue is how we manage the growth that densification brings. This is why she had suggested this policy since she does not believe that Policy 10.2.5 covers it in the particular detail and care that she is interested in seeing.

In response to a question from Chair Woodside, Councilor Bull said that at the time that decisions were made about zoning that allowed for higher residential densities,, there was not adequate consideration of the impacts on parks and open space and other amenities in those areas. During the discussions at the PRTF, this seemed to be a good place for this policy, since the discussion was about residential densities.

Commissioner Price asked for more clarification. He understands that her stance is that Policy 10.2.5 expresses a consideration of what the City can provide when planning what type of land uses go into green field situations where densities are being planned for urban areas. Policy 9.4.11 relates more to when existing densities are changing, what are the impact on what we already have, not necessarily what we are planning to put in. Councilor Bull added that the capacities of other infrastructure are typically looked at, such as capacity of roads and wastewater systems; similarly, the capacity of parks and open space need to be considered. With the new Parks and Recreation Master Plan, there is now a basis for measuring LOS. She agreed that Policy 10.2.5 could be amended to include the sentiment of Policy 9.4.11 if that seemed more appropriate.

Commissioner Brown said that this was an issue for which he had concern. Around campus the neighborhoods were created in the '10s and '20s – 100 years ago – and it was low density housing. Now that the population in those areas has doubled, tripled, or quadrupled, the original development no longer matches the changes that have been made. Councilor Bull said this was true around campus and wherever there was infill around the City.

F. <u>Request for a continuance/Hold the record open</u>

Commissioner Price suggested that they continue the public hearing so that there would be more opportunity for the public to testify, due to the short nature of the notice given to public. Manager Young commented that the public hearing had been first advertised 19 days earlier, and Chair Woodside added that the Task Force meetings had been open to public testimony. Commissioner Brown said that he agreed with Commissioner Price in that it had been a scramble to digest all of the testimony and information provided in the last week. Members of the public likely had the same problem.

**MOTION:**
Commissioner Price moved to continue the public hearing to the next meeting. Commissioner Brown seconded the motion.

Commissioner Sessions suggested that it might be better to close the public hearing but hold the record open for seven days for additional written testimony. He felt that they had gone over and above what was necessary to get the public involved in the process. Manager Young noted that the Planning Commission will be making a recommendation to City Council who will again be holding another public hearing process. Commissioner Brown said he found Commissioner Sessions' comments and suggestions compelling.

Commissioner Price said that since this was a completely new process and it was a legislative hearing not hampered by the 120 day rule, he favored allowing more time for the public to speak, in accordance with the principles described in Article 2 of the Comprehensive Plan. Commissioner Ridlington said he agreed with Commissioner Price.

The motion **passed,** with Commissioner Sessions voting no. The public hearing will be continued to April 6, 2016, at 7pm.

Additional questions of staff:

Chair Woodside asked if commissioners had any additional requests for information from staff.

Commissioner Morré thanked staff for scrambling over the past week to provide answers to questions posed at the last meeting. She referred to the e-mail dated March 15 sent by Planning Manager Young and asked for more clarification about the Hilton Garden property tax assessment numbers. Interim CD Director Interim Director Weiss said that the assessed value for the Hilton Garden Inn does not distinguish between the land and improvement values; it is a single value at $6.925 million. The Real Market Values (RMV) do distinguish between the land ($2.7 million) and structure ($13 million).

Councilor York asked that a copy of a graphic from the City Council's November 12, 2015, work session be distributed to the commissioners as part of the next packet. It is a diagram that shows the full review process and sequence for amending the Comprehensive Plan, Land Development Code and finally the OSU District Plan. There are no time constraints that she is aware of to get this work done.

## III. PLANNING COMMISSION MINUTES:

A. February 17, 2016:

**MOTION:** Commissioner Brown moved to approve the minutes as drafted. Commissioner Sessions seconded the motion and it **passed** unanimously.

B. March 2, 2016:

**MOTION:** Commissioner Price moved to approve the minutes as drafted. Commissioner Morré seconded the motion and it **passed** unanimously.

Commissioner Woods referred to the top of page 7 and the question he had asked of Ms. Higgins, Boys and Girls Club Executive Director, about the impact of an increase in the minimum wage. Since it was not germane to consideration of the application he asked if it should be stricken. Chair Woodside said that since it was part of the discussion it should remain in, though he could amend it if he wished.

**IV. OLD BUSINESS: None**

**V. NEW BUSINESS:**

A. Planning Division Update:
Manager Young said that recruitment was underway for Planning Commissioners and Historic Resources Commissioners. Terms for Commissioners Jensen, Brown and Morré are ending, and the hope is that they will reapply. Applications have been distributed to them. There is a current opening on the HRC, with two other terms expiring.

B. Commissioner Price gave a brief report on the actions of the HCDAB at its last meeting.

C. Commissioner Brown and Planner Johnson reminded commissioners that the third Imagine Corvallis 2040 Community-wide Workshop would be held on Saturday, with focus areas being about how we Plan & Change and Steward & Sustain. This would be germane to the commissioners' work and focus and would be an opportunity to provide input for the Vision Plan.

D. Commissioner Woods asked when it might be appropriate to discuss the question he had raised relating to the Willamette Business Park application. Deputy City Attorney Coulombe said that his recommendation was to raise those questions during the public hearing which was continued to April 20, 2016.

E. Councilor York offered her thanks to City staff, but especially to Planner Johnson, for all of the work being done on Imagine Corvallis 2040. She noted Johnson's ability and nimbleness to answer high-level questions posed to her.

**VI. ADJOURNMENT:** The meeting was adjourned at 9:50 p.m.

## Young, Kevin

**From:** Young, Kevin
**Sent:** Tuesday, March 15, 2016 10:34 AM
**To:** 'Carl Price'; 'Dan Brown'; 'Jasmin Woodside'; 'Jim Ridlington'; 'Paul Woods (paul_woods@ieee.org)'; 'Penny York'; Ward 1; 'Rob Welsh (welshr09@gmail.com)'; 'Ronald Sessions'; Susan Morre'; 'Tom Jensen'
**Cc:** Johnson, Sarah; Crowell, Sharon; Weiss, Kent
**Subject:** Tomorrow's Meeting

Hello Planning Commissioners,

You probably noticed that the packet materials for tomorrow's meeting were sent electronically to you yesterday. We apologize for the delay in getting this out to you, but with one week between the work session and the hearing, it's been a scramble! Rather than put your printed copies of the packet materials in the mail today and hope that you get them in time for the meeting tomorrow, we are thinking that we will either make them available to you for pick up today (at our office, at 501 SW Madison Avenue, up the front stairs and to the left), or we will bring them to you for the hearing tomorrow night. The packets are ready for you now. If neither of those options work for you, please contact me at (541) 766-6572, or via email, and I'll make other arrangements.

Sarah will also be sending you electronically some additional testimony we've received, which we'll print out and bring for you at the hearing tomorrow.

Following are responses to your questions related to the OSU-Related Comprehensive Plan Amendments last week. We will bring a printed copy of this email to you at the hearing this Wednesday, but wanted to give you a chance to review these answers before the meeting.

**What tax would OSU pay if it were not tax-exempt?**

We do not have current values on OSU and therefore can't calculate what their likely property tax would be. The County Tax Assessors do not currently track values on non-taxable property. They are trying to get to better values for tax exempt, but are not there yet. There is a property tax paid for the Hilton Garden Inn, located on OSU property. They paid $123,600 in the current tax year on about $7 million in land and improvement assessed value (RMV is $15.6 Million).

**How many hotel rooms are there in Corvallis?**

(Waiting to hear from Visit Corvallis)

**How many residential demolition permits have been issued in recent years?**

Within the past three years, 83 demolition permits have been issued for single-family and duplex development. This does not include multi-family demolition permits, for which it is more difficult to assemble the data. Some of the 83 permits issued were for accessory structures, such as sheds and detached garages, and not for the residences themselves.

**How many 5-bedroom new dwelling unit permits have been issued in recent years?**

76 permits have been issued for 5-bedroom one and two-dwelling residential construction within the past five years. (we do not track data on the number of bathrooms, so cannot provide the number of 5 bedroom, 5 bath units) This includes some attached townhomes, where units are constructed with firewall separation as individual units, but does not include multi-family developments.

It is believed that the recent increase in on-site parking requirements for multi-family development have discouraged the construction of multi-family developments with five bedrooms. However, the LDC requires two on-site parking spaces for single family detached structures with up to five bedrooms, which may explain the number of demolition permits issued for detached single family structures, where small single family structures are replaced with larger single family homes. Recently adopted maximum allowed FAR provisions within the University Neighborhoods Overlay (UNO) area should help to reduce the scale of these redeveloped homes.

**What is the average number of bedrooms for large, student-oriented residential developments?**

| Project Name | Location | Average bedrooms/unit |
|---|---|---|
| The Union | Harrison Blvd., east of Arnold Way | 3.2 |
| The Retreat | NW Corner, 35th and Western Blvd. | 3.05 |
| 7th Street Station | 7th Street, south of Western Blvd. | 3.7 |
| Campus Crest (approved, but not constructed) | Harrison Blvd., west of 36th Street | 3.04 |

I hope this information is helpful to you.

Kevin Young
Planning Division Manager
City of Corvallis
(541) 766-6572
kevin.young@corvallisoregon.gov

# MEMO

**TO:** **Planning Commission**

**FROM:** **Sarah Johnson, Senior Planner, Planning Division**

**DATE:** **March 15, 2016**

**SUBJECT:** **Testimony Received by March 15, 2016 for CPA15-00001**

Planning Commissioners:

This memo contains written testimony received by the Planning Division between March 10, 2016, and March 15, 2016, regarding the proposed OSU-related Comprehensive Plan Text Amendments under consideration in case CPA15-00001. Any written testimony received after the posting of this memo and prior to 3:00 pm on March 16, 2016, will be provided in written form to the Planning Commission at your seats, prior to the March 16th public hearing.

**Capital Planning and Development**
100 Oak Creek Building
3015 SW Western Blvd., Corvallis, Oregon 97333
**Main Line:** 541-737-5412 | **Fax**: 541-737-4810

March 15, 2016

Corvallis Planning Commission
c/o City of Corvallis Planning Division
501 SW Madison Avenue
Corvallis, OR 97333

Dear Planning Commission Members:

OSU appreciates all the work the OSU-Related Plan Review Task Force did to update the OSU Articles within the City's Comprehensive Plan. We respectfully request that you consider the 13 refinements below. We will be providing our rationale for these changes during the upcoming hearing on March 16th.

*9.7.d Student enrollment forecasts can be a reliable means of predicting impacts to the community, particularly if the forecasts are reviewed for accuracy in five-year intervals. ~~Long range forecasts of student enrollment growth have not always proven to be accurate; therefore, these forecasts are not a reliable means of predicting impacts to the community.~~*

*9.7.h ~~Negative impacts resulting from r~~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.*

9.7.2 The City shall encourage OSU to establish policies and procedures to encourage resident students to live on or near campus.

*11.12.c OSU and the city are cooperatively studying the use of off campus on-street parking ~~of~~ by university-related vehicles to determine the level of impact ~~has a significant impact~~ on the availability of on-street parking near campus. The University and the City are working together by maintaining the free transit system ~~encouraging increased use of the free transit pass program~~, encouraging ~~increased~~ bicycle and pedestrian travel, and by studying and developing ~~and implementing~~ a ~~parking~~ plan.*

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. Prior to implementation, the City shall review and approve any such plan. Any required traffic and parking studies to evaluate the efficacy of the plan shall be performed at the same peak time ~~each year~~ to ensure the most accurate comparison.

11.12.7 OSU shall work with the City and other community partners to explore the viability of remote parking options.

11.12.8 The practice of limiting vehicle circulation through campus has had an effect on surrounding traffic patterns. When OSU decides to limit or cut off vehicular access to campus, a plan shall be developed to assess the existing traffic patterns and how they will be affected by the change. A transportation ~~mitigation~~ plan shall be developed and approved by the City to mitigate negative impacts to the surrounding neighborhoods and to the City's transportation system.

11.12.9 OSU and the City shall work together to accommodate short-term visitor~~s~~ parking near ~~to~~ the campus core.

*13.2.b The location and function of University land uses have a significant ~~major~~ impact on the community.*

*13.2.l The large contribution made by OSU to the community's resident and employee composition results in a significant ~~major~~ impact by land-use decisions made by OSU, relative to any other entity.*

13.2.6 The city and OSU shall closely coordinate land-use actions that have the potential to impact either the University or the surrounding community. Monitoring programs shall be established to determine whether conditions and assumptions underlying the OSU ~~Plan~~ development are valid ~~on an annual basis~~. These monitoring programs can occur anywhere in the community. If conditions exceed pre-determined thresholds or evidence suggests that metrics are not tracking conditions of interest, a review of the OSU Plan shall be implemented even if the planning period has not expired. If necessary, adjustments shall be implemented. The mechanism shall be binding on both OSU and the City through LDC language or some other means.

13.2.7 The City and OSU should establish a process by which the Planning Commission and/or the City Council review OSU's monitoring data ~~on an annual basis~~. Monitoring data should include metrics that evaluate the following: parking, traffic, transportation demand management, off-campus impacts of new OSU development, enrollment data for on-campus and off-campus/e-campus student populations, and other relevant information.

13.2.~~7~~8 Permitted uses on the OSU Campus shall be primarily University-related. Where public-private partnerships are intended to serve the larger community, a public hearing review process by the City shall be considered. ~~required for development proposals.~~

We appreciate your thoughtful consideration and look forward to discussing these refinements in more detail during Wednesday's hearing.

Sincerely,

David Dodson

David j. Dodson, AICP
Campus Planning Manager

# Oregon State University Policy Analysis Laboratory

## Opportunities for Planning and Experiments in Transit Connectivity

Court Smith

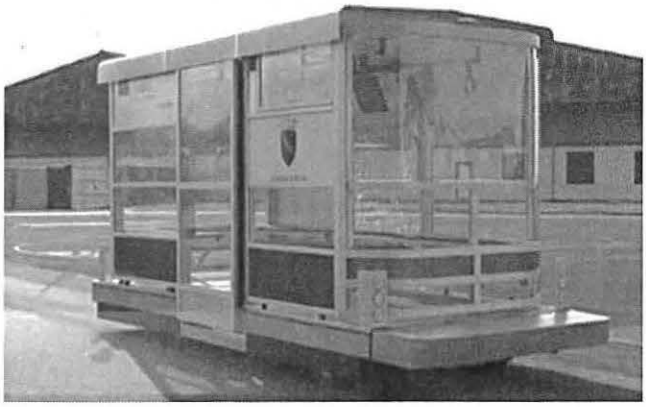
### Problem

Since it is not always easy to get to Corvallis other than by car, a comprehensive transportation plan needs to link Corvallis residences with neighboring towns, airports, rail service, plus venues at OSU, in our downtown, and to outdoor activities. The goal is to design transportation connectivity that out-competes the car by being safer, faster, more efficient, and enjoyable. Better connectivity would help address problems such as congestion, wasteful use of resources, air and water pollution, climate change, and provide new community development opportunities for the future. One promising area is with autonomous vehicles (AVs): Corvallis and OSU could collaborate on experiments with one of the many companies designing AV systems.

### Experiments

The OSU campus or downtown Corvallis could provide places to experiment with personal rapid transit. PRTs run on fixed routes and deliver passengers to specific stops. PRT systems might fit an experimental shuttle-type route that moves people to and from car-free or car-congested areas in downtown or at OSU (see https://www.youtube.com/watch?v=7UMvj2ZYnU8).

The OSU campus provides a unique opportunity to experiment with autonomous vehicle programming in an environment that includes pedestrians and cyclists, while also moving people from parking centers to campus locations. For a start, a robotic bus, like the Robosoft, could run a fixed route from 35th and Western, to 26th and Western, to 26th, and then to Monroe and back. Another option could be a route from the Corvallis Transit Center to Jefferson, then west on Jefferson to the 35th Street and return. A downtown Corvallis route might be south on 2nd Street starting at 2nd and Tyler, going west on Washington to 5th Street, and then north back to Tyler. These routes could serve during periods when there are maximum concentrations of people wanting access to these areas.



**Equipment:** The French company Robosoft has a "cybernetic transport system." The robuRIDE carries 30 passengers and reaches 24 kilometers per hour, driving autonomously using differential GPS and onboard sensors. In automatic mode, it can follow a pre-recorded path. To drive it manually, you use a joystick. A safety system relies on a laser scanner to avoid collisions. If a person or object is in the line of the vehicle, it detects the object and decelerates, stopping well away from the object. Even if this system fails, a soft foam bumper stops the vehicle if it hits something or someone.

Parry People Movers would also fit our needs. The PPM80 holds 41 passengers. PPM vehicles use flywheel energy storage giving regenerative braking and high-energy efficiency. Options available include variable passenger capacity, passenger access height, track gauge, external appearance, and power source. For examples and

producers, see http://www.advancedtransit.org/advanced-transit/systems/.

**Autonomous Carbus System:** Looking further into the future, a system of autonomous carbus that provide safe, frequent, local, rider-directed travel could ease local traffic problems. Carbus seats 4-6 passengers, picks up riders, and takes them to their desired destination anytime day or night. Carbus are autonomous vehicles that run on city streets with traffic. Carbus are called by a potential rider or riders. Riders are picked up at their start location—a home, doctor's office, theater, restaurant, school, or any addressable location. If other riders call for or from the same location and time, the Carbus picks up everyone. Carbus have no regular routes. Their movements are directed by rider needs and programmed for maximum rider satisfaction and energy efficiency using computer algorithms.

Urban Light Transport is a revolutionary driverless taxicab.

The Carbus system would be designed to move between larger people movers like PRTs, busses, and trains, connecting them to local neighborhoods. The objective is to create a competitive transportation system that would reduce the need for local car travel. Car travel is still allowed, but the Carbus system would be designed to be user friendly, safe, efficient, responsive, and fun to use. The system would always allow for human contact to meet Carbus rider needs.

## Recommendations

A first step is to develop an overall system plan, starting small and envisioning what the future system might look like. Second is a PRT experiment. Next allow autonomous vehicles that meet safety requirements of lower accident rates than those of vehicles with drivers. A robotic system is programmed to meet rider needs as autonomous vehicle operation is developed. OSU, Corvallis, and the Mid-Valley have an opportunity to address some of our emerging car-gridlock and parking problems by thinking ahead and experimenting with new technologies.

## Further Reading

Ideas that others are considering include: (The Economist, Technology Quarterly, "Smartphones on wheels," 9 September 2014:16-18). Carlos Ghosn, Renault, Nissan, CEO predicts, "I think you're going to have a lot of autonomous cars by the year 2020" (Bloomberg Business November 26, 2014), Uber's boss says, "'When there's no other dude in the car' the cost of using Uber becomes so cheap that there is no need to own a vehicle" (The Economist 7 February 2015:8). Cisco plans to build an Internet for "... smarter cars and roads equipped with sensors ... to keep traffic moving. It's a greener, safer, easier future" (The Economist, February 14, 2014:57). Learn more about the Ultra Personal Rapid Transit (PRT) on-demand system urban environments at http://www.ultraglobalprt.com/ultra-global-taiwanese-partners-carry-landmark-study-personal-rapid-transit-prt/.

Oregon State University Policy Analysis Laboratory

# Regional governance of transportation issues

Nathan Davis and Stephen Naimoli

## Problem Statement

The City of Corvallis is experiencing transportation issues as a result of a higher volume of traffic traveling into and out of the city. While Oregon State University enrollment has peaked, the transportation problems facing the City of Corvallis continue. The problems in Corvallis have regional origins and implications, and a regional solution will be required to address them. Transportation policy-making organizations up and down the valley will need to collaborate in order to create a regional transportation policy that produces optimal results. This policy brief defines the transportation region, list transportation policy actors, and discusses possibilities for collaboration.

## Background

Corvallis' central location in the Willamette Valley enables individuals to commute by public transport from as far east as Sweet Home and as far west as Newport. However, for the purposes of discussing a governable Greater Corvallis Transportation Shed in this brief, this region will be condensed to include communities that are in close geographic proximity to Corvallis, have high levels of economic interconnectivity with Corvallis, and contain high concentrations of regional transit users. This region would ideally include the cities of Corvallis, Albany, Lebanon, Philomath, and Adair Village, with connections to North Albany and South Corvallis. Certain communities may be able provide more resources to assist with transit systems, so collaboration patterns will need to consider funding patterns.

The federal government makes funding decisions that affect transportation policy at every level. The U.S. Department of Transportation's decisions affect state and local policy. The federal government also allocates funding to Amtrak to provide rail service. At the state level, the Oregon state legislature makes funding decisions that affect policy at the state and local levels. State agencies make statewide transportation, land use, and greenhouse gas policy. Transportation regulations, statewide planning, and funding for transit affect Amtrak, counties, and communities. County and community laws and policies provide context for Metropolitan Planning Organizations (MPOs). In our case, the Corvallis Area

Metropolitan Planning Organization (CAMPO), Albany Area Metropolitan Planning Organization (AAMPO), and advisory boards influence policy at the local level. Private enterprise also influences policy and planning decisions from the statewide level down to the local level.

## Analysis

The current transportation system has noticeable gaps in connectivity and convenience. For example, Google Maps predicts a drive from Philomath to Adair Village will take 23 minutes. Without a car, however, one is restricted by time and availability of different transportation modes. It is possible to take the Philomath Connection or the Coast to Valley Express into Corvallis and take the 99 Express up to Adair Village. However, the Philomath Connection only runs six times a day and the Coast-to-Valley Express only runs twice a day. This trip can take anywhere from 1 hour, 51 minutes to 2 hours, 30 minutes. While some collaboration does exist here, as Benton County runs the Coast to Valley Express and the 99 Express while the City of Corvallis maintains the transit hub in Corvallis, increased collaboration could potentially reduce commuting time. The development of a regional transportation body that oversees collaboration between regional transportation actors would expedite collaboration and deliver optimal results.

## Policy Recommendations

1) Develop Regional Transportation Committee to provide a venue for collaboration.

2) Develop Regional Transportation Plan to integrate existing and developing plans.

3) Increase regional transportation information through survey research, data collection, and joint analysis of current policies on transportation connectivity.

4) Develop potential partnerships/increase communication between MPOs, counties, communities, and employment hubs.

Oregon State University Policy Analysis Laboratory

# Preliminary findings: Single occupancy vehicles and parking permits

Trang Tran

## Problem Statement

In Fall 2014, OSU implemented a new on-campus zonal parking permit system. The new generally more expensive system definitely changed parking habits, with implications for neighborhoods around campus, and for some travel choices by students and faculty. During winter term, the OSU Capital Planning and Development Transportation survey investigated OSU employee and student transportation choices. This study reports the impacts of work/study status, gender, living distance and age on the decision of OSU employees and students in purchasing a parking permit. Findings and recommendations are included at the end of the report.

## Background

In October 2014, OSU implemented a new zonal parking system to address such parking issues as parking space, parking time, vehicle congestion in the campus core and campus-related parking impacts in the surrounding neighborhoods. The OSU Parking Utilization Study 2014-2015 has revealed some positive effects of the new parking permit system: the new permit system appears to have achieved its prime goal of moving parking from the north to south side of campus. Nonetheless, community relations problems still persist around overflow parking in nearby neighborhoods.

Many studies have evaluated the relationship between a commuter's different demographic attributes with parking choice and transportation mode choice. Some found the positive interactions between parking supply and transportation mode, others that parking prices and walking distance are elastic with parking choice. A study in Portugal examined the role of travelling characteristics of University of Coimbra campus commuters in their level of willingness to pay for a reserved parking on campus. The study found that individuals who are female, individuals who live more than 6 km (3.7 miles) from the campus and individuals who have higher income are more willing to pay higher (more than one pound per day) for a parking permit.

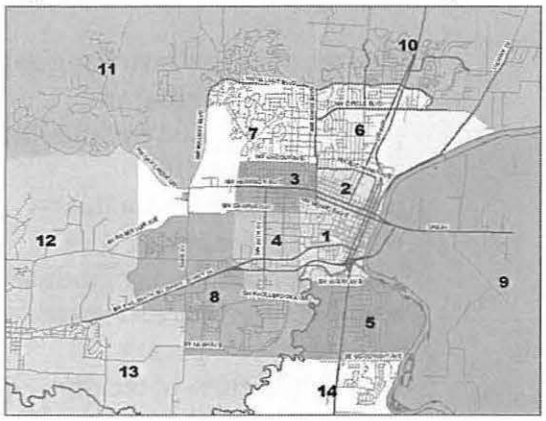
For this brief, we examined the effects of demographic attributes on single-occupancy vehicle (SOV) and parking choices. We also investigated parking choices of OSU employees vs. students in different age ranges. Survey respondents consist of approximately 36.7% of all OSU employees and 12.42% of all students. Despite the relatively low response rates, many common themes emerged.

## Analysis

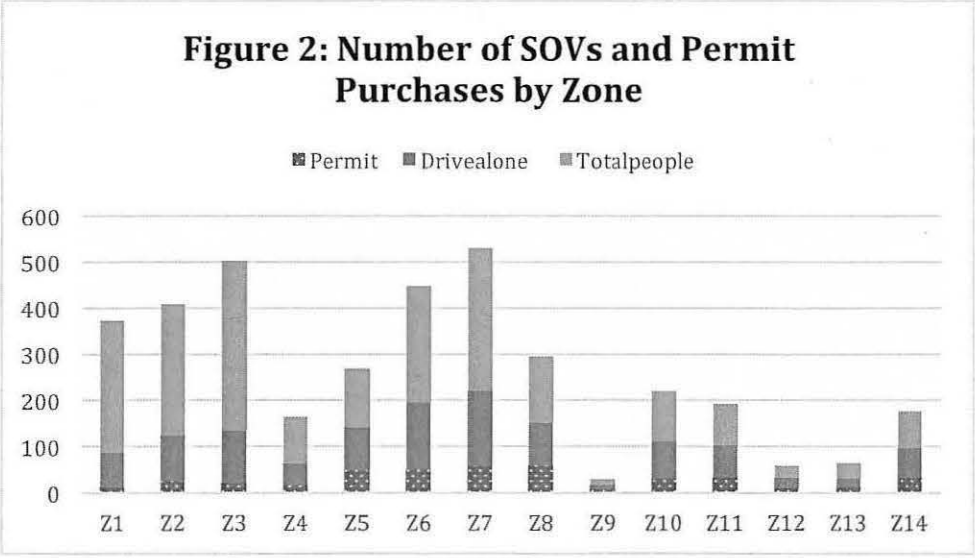
*Living location*

The survey divided Corvallis into 14 geographic zones, shown in Figure 1. In this study, we analyzed the differences among zones in the number of people who choose to primarily drive alone to campus and people who purchased a parking permit. Figure 2 represents the number of SOV and permit purchases by zone. The most notable finding is that regardless of living distance, the percentage of SOV drivers who do not own a parking permit is substantial.

**Figure 1: Corvallis Zone Map**

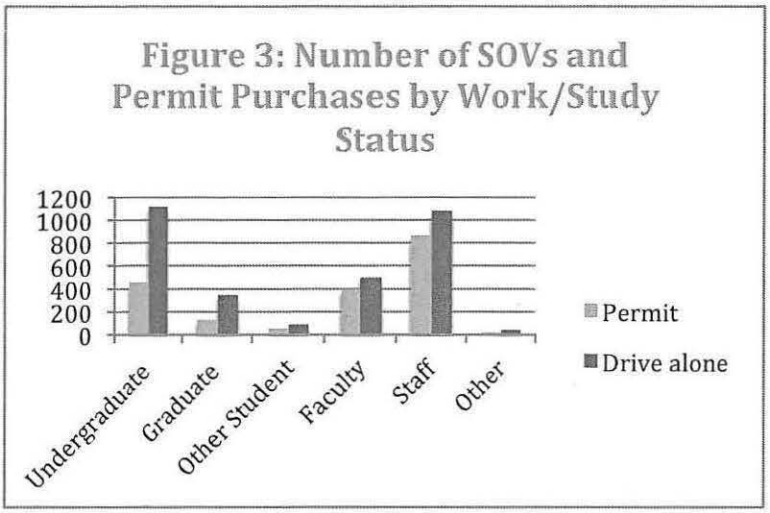



For the purpose of data analysis, we divided 14 geographical zones into 3 circular regions. We labeled zone 1-4 as "minzone", zone 5-8 as "medzone" and 9-14 as "maxzone", representing the gradual increase in their distance from the OSU Corvallis campus.



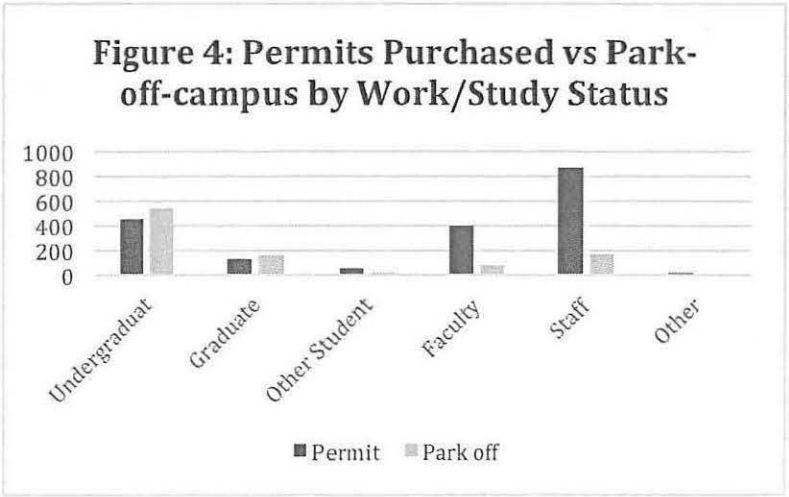
*Work-study Status*

In the original data, there are more categories in terms of one's work/study status. Employees are identified as faculty (unclassified), staff (classified), temporary, student worker/assistant, and affiliated employee. Students are grouped into freshman, sophomore, junior, senior, masters, professional degree student, PhD student, non-degree seeking student. Again, we minimize the number of categories by considering only three groups of employees: staff, faculty and others (employees who are not staff and/or faculty; and three groups of students: undergraduate, graduate and others (students who are not undergraduate and/or graduate).




The results show a striking gap between the number of permits purchased by students and employees. Of undergraduate respondents who drive to campus, 41% have a permit; among graduate respondents 37% driving to campus have a permit. Meanwhile, 80% of faculty respondents and 80% of staff respondents who drive to campus have a parking permit. Figure 3 shows the percentage of permit purchased by different types of students and employees who primarily choose to drive alone to campus.

Additionally, the number of undergraduate and/or graduate student who park off campus slightly outweighs those who purchase permits. By contrast, the number of faculty and staff who buy parking permits significantly surpasses those who park off campus. Figure 4 reveals specific information about the gap between the number of permits purchased and the choice to park off-campus by work/study status.




With undergraduate students as the reference group, and after adjusting for other variables like living distance, gender and age, a significant association is observed between work/study status and the likelihood of purchasing a

parking permit. This relationship is significant across various categories of work/permit status, except for the "other employee" category.

Thus, compared to undergraduate students:

↓ Being a graduate student *decreases* the probability of purchasing a parking permit.
↑ Being a professional degree student or a non-degree seeking student *increases* the probability of purchasing a parking permit.
↑ Being a faculty member *increases* the probability of purchasing a parking permit.
↑ Being a staff member *increases* the probability of purchasing a parking permit.

Other factors *increasing* the likelihood of purchasing a parking permit:

↑ *Living in medzone* (zone 5,6,7,8) *or maxzone* (zone 10,11,12,13,14) compared to living in minzone (zone 1,2,3,4) *increases* the probability of purchasing a parking permit.
↑ *Being a female* increases the probability of purchasing a parking permit.
↑ *Being older than 23 years* compared to 16-23 years old increases the probability of purchasing a parking permit.

## Policy Recommendations

1. Continue to encourage alternatives to SOVs: provide improved bicycle access, safe pedestrian facilities and shuttle bus service and carpooling.

2. Coordinate activities of the OSU Planning Department, Student Experience and Activity Center and other student initiatives to explicitly direct transportation behaviors by: campaigns, education program, pilot programs and other experimentation, apps, etc. Particularly, focus on *promoting non-SOV transportation to OSU employees* since this group has a higher probability of choosing SOV.

3. Provide opportunities for neighborhood home owners to *purchase* full-time parking permits in their residential areas while also providing a number of commuter permits (with higher fee) that allow general public, employees and students to park in the neighborhood for a limited time.

## Further Reading

1. Barata, E., Cruz, L., & Ferreira, J. P. (2011). Parking at the UC campus: Problems and solutions. *Cities*, *28*(5), 406-413.
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3. Harmatuck, D. J. 2007. "Revealed Parking Choices and the Value of Time." Transportation Research Record 2010 (1): 26–34. doi:10.3141/2010-04.
4. Toor, W., & Havlick, S. (2004). Transportation and sustainable campus communities: Issues, examples, solutions. Island Press.

Oregon State University Policy Analysis Laboratory

# OSU Transportation Choices: What Drives Us?

Mai Nguyen, Iana Shevtsova, and Court Smith

## Problem Statement

This report is based on the 2014 transportation choices survey data by OSU's Capital Planning and Development group to explore current trends in transportation choices among university employees and students. The survey revealed that for both groups, *convenience, saving time, and cost* – in that order – are the top incentives in choosing different modes of transportation. The report examines choices among employees, choices among students, and analyzes how the major modes of travel compare in terms of convenience, saving time, and cost.

## I. Employee Transportation Choices

## Background

The most common primary travel modes to OSU campus are driving alone (single occupant vehicle – SOV), biking, walking, car/van pooling, and public transit systems. This study seeks to understand the motivations of travel mode choice including but not limited to geographic areas/distance, ranked preferences, availability of modes, age groups, etc. Data visualization and exploratory results are provided to reveal general patterns. Policy recommendations are provided based on those results.

## Findings

The percentage of different travel mode uses among respondents sampled in each zone area is shown in Figure 1. While this visualization does not reveal the true population density in each zone, the rate of SOV use generally increases along with car/vanpooling as distance from campus increases, while the rates of biking/walking generally decrease as distance from campus increases. Public transportation use depends on the specific zone and can be analyzed using GIS based on actual availability of bus stops in the areas.

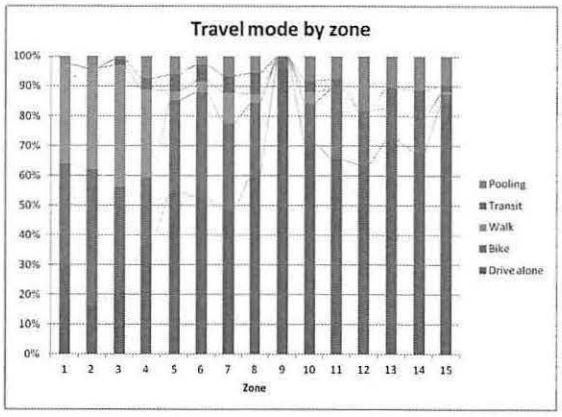


*Figure 1: Travel mode by zone in percentage of users*

Figure 2 preserves the actual numbers of participants in each zone. Employees from zone 15 are the largest group; they live outside of Corvallis and hence are long distance commuters, which results in high rates of SOV use. Of female employees traveling to campus, 67% drive alone to work, for males this percentage is 53%. Across all age groups, over half of employees drive alone, with the highest SOV percentages being in the age ranges 46-55 (64%), and 56-65 (68%). The ratios of single drivers in classified and unclassified employee groups are 66% and 61%, respectively.

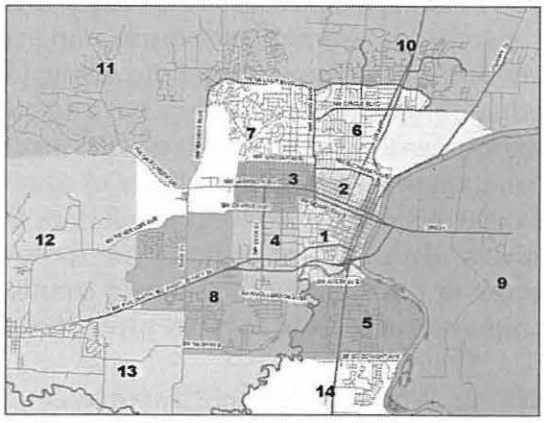


*Figure 2: Corvallis zone map*

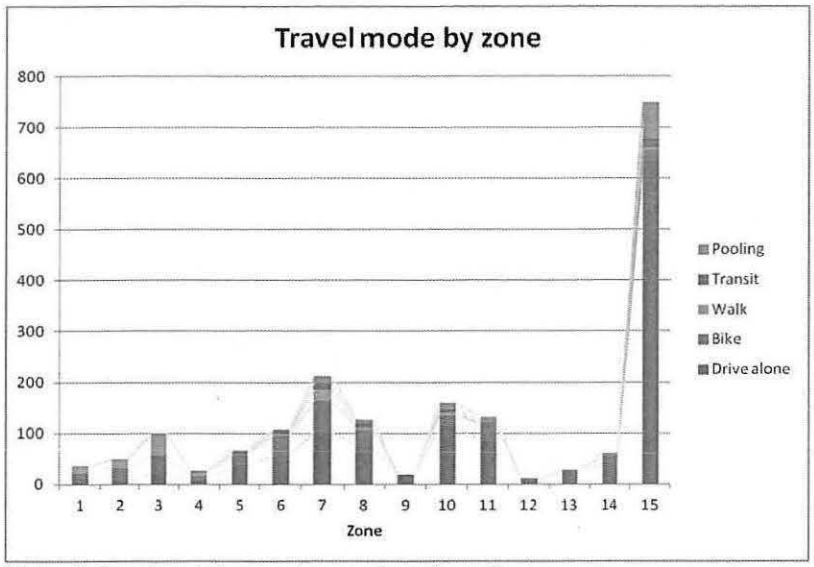


*Figure 3: Travel mode by zone in actual numbers of users*

**SOV**: The top listed reasons for using this mode of transportation include: flexibility/ convenience, especially for those who need to run errands, change job locations, or work late (53% of drivers total); time saving (50%); scheduling convenience (43%); family and other obligations (41%); they have no other choice (21%); and affordability (13%). It is worth mentioning that most drivers also provide in the "Others" optional response some common reasons for their choice of commuting mode, such as safety (for example, biking is dangerous during bad weather, at dark hours, or on highways without ample bike lanes such as Hwy 20), and distance (for those who live far away in areas without nearby bus stops, or the Corvallis - Philomath connect buses are not scheduled after 5:00 pm). Many employees also need to dress professionally and biking is not supportive of this attire.

**Biking**: Within reasonable distance, employees favor this mode due to its health benefits (88%), pro-environmental awareness (80%), convenience (64%), time efficiency (51%), affordability (50%), and the perception that it is the most relaxing travel mode (27%). With the flexibility of biking, users of this mode avoid driving mostly because parking on campus is expensive and inconvenient. They also avoid taking the bus due to inconvenience and longer travel times.

**Walking**: This group ranks the health benefits of walking as the top reason for choosing this mode (80%), followed by pro-environmental awareness (65%), convenience (54%), affordability (43%), time efficiency (28%), and scheduling (10%). Preference for walking over biking is explained by the concern over or past experience with bike theft.

**Car/van-pooling**: Among car/vanpoolers, convenience (47% of car/vanpoolers), short arrival time (37%), family obligations (37%), being the drivers themselves (23%), affordability (28%), and scheduling (26%) are the priorities,

**Public transportation**: Users of public transit system value affordability (68% of public transit system users), environmental friendliness (56%), convenience (40%), and relaxation (35%) of this mode.

## Policy Recommendations

In order to encourage alternative transportation choices to single occupant vehicles, several policy recommendations are drawn based on the survey results. Those improvements combined can also facilitate multi-mode traveling (e.g. bike – bus – bike, walk – bus, etc.).

1) Biking: accessible, secured, sheltered bike storage to prevent theft; more bike racks on buses and on campus

2) Walking: safe alternative routes for walking/biking through construction zones.

3) Public transit: more frequent shuttle/bus (details provided in further analysis); more Beaver shuttles at rush hours; more bus stops in parking lots; bus runs after 5 p.m.

# II. Student Transportation Choices

## Background

This section examines five categories of transportation: biking, walking, driving, transit, and carpooling/vanpooling. The transit category refers to riding the Corvallis Transit System. The driving category refers to driving alone (single occupancy vehicle, SOV). This section analyses OSU students who live in Corvallis, but not on campus. Data on choice of transportation mode was not available for students who live on campus.

## Findings

The survey shows that driving alone is the most frequently selected mode of transportation among OSU students. The results (Table 1) show that a zone of leaving is the main factor that influences transportation choice. We use three zones to delineate gradually increasing distance from campus: "minzone", "medzone" and "maxzone." The findings offer illuminating comparisons using multiple competing factors in students' lives.

Living in min zone compared to max zone decreases the probability of choosing transit, carpool or driving while it increases the probability of choosing walking and biking. Living in med zone also decreases the probability of driving while it increases the probability of choosing other modes of transportation.

↑ Being an undergraduate student, female, and living in min and med zones compared to being a graduate student, male, and living in max zone *increases* the probability of choosing **Walking** as a primary mode of transportation.

↓ Being at age 29-35 compared to being at age 16-23 *decreases* the probability of choosing **Walking** as a primary mode of transportation.

↑ Being at age 23-35, having an internship/a job on campus, living in min and med zones compared to being at age 16-25, not having an internship/a job on campus, living in max zone *increases* the probability of choosing **Biking** as a primary mode of transportation.

↓ Being an undergraduate student and female compared to being a graduate student and male *decreases* the probability of choosing **Biking** as a primary mode of transportation.

↑ Being an undergraduate, other type of student, full-time student, female, at age 23-45, working 5 days and less, being on campus less and more than 5 days compared to being a graduate student, part-time student, male, at age 16-23, working more

than 5 days, and being on campus 5 days *increases* the probability of choosing **Driving** as a primary mode of transportation.

Table 1. Impact of students' demographics on transportation choice

| Variable | Walking | Biking | Driving | Transit | Carpool |
|---|---|---|---|---|---|
| Undergraduate | ↑ | ↓ | ↑ | 0 | 0 |
| Other | 0 | 0 | ↑ | ↓ | 0 |
| Full-time | 0 | 0 | ↑ | 0 | 0 |
| Have internship/job | 0 | 0 | ↓ | 0 | 0 |
| Internship/job on campus | 0 | ↑ | ↓ | ↑ | 0 |
| Female | ↑ | ↓ | ↑ | 0 | 0 |
| Other gender/prefer not to say | 0 | 0 | 0 | 0 | 0 |
| Age 23-28 | 0 | ↑ | ↑ | 0 | 0 |
| Age 29-35 | ↓ | ↑ | ↑ | 0 | 0 |
| Age 36- 45 | 0 | 0 | ↑ | 0 | 0 |
| Age 46plus | 0 | 0 | 0 | 0 | 0 |
| Age prefer not say | 0 | 0 | ↑ | 0 | 0 |
| Minzone (1-4) | ↑ | ↑ | ↓ | ↓ | ↓ |
| Medzone (5-8) | ↑ | ↑ | ↓ | ↑ | 0 |
| Work less than 5 days | 0 | 0 | ↑ | 0 | 0 |
| Work five days | 0 | 0 | ↑ | 0 | 0 |
| Come to campus less than 5 days | 0 | 0 | ↑ | 0 | 0 |
| Come to campus more than 5 days | 0 | 0 | ↑ | 0 | 0 |

Legend:
↑ - increases the probability of choosing the transportation mode compared to reference category (see details on reference categories below)
↓- decreases the probability of choosing the transportation mode compared to reference category (see details on reference categories below)
**0** – has no impact on the probability of choosing the transportation mode compared to reference category (see details on reference categories below)

↓ Having an internship/a job, having an internship/a job on campus, living in min and med zones compared to not having an internship/a job, having an internship/a job off campus, living in max zone *decreases* the probability of choosing **Driving** as a primary mode of transportation.

↑ Having an internship/a job on campus, living in med zone compared not having an internship/a job, living in max zone *increases* the probability of choosing **Transit** as a primary mode of transportation.

↓ Being other type of student, living in min zone compared to being a graduate student and living in max zone *decreases* the probability of choosing **Transit** as a primary mode of transportation.

↓ Living in min zone compared to living at max zone *decreases* the probability of choosing **Carpool** as a primary mode of transportation.

## Policy Recommendations

1) Develop new elements within the Corvallis Transit System to cover all zones of living with bus routes, so residents of outer areas of Corvallis can get to campus at regular intervals without using private transport.

2) Encourage biking among undergraduate students by organizing educational seminars on environmental benefits of biking, providing more parking spots and shelters for bicycles, making campus roads safer for bicycles users.

3) Plan focus groups to investigate why women prefer not to bike.

4) Promote carpools and vanpools through educational programs; organize regular carpools with a schedule and defined stops; create an online application to ease finding a carpool among OSU students.

5) Organize a "Civil War" competition between ride-sharers at OSU vs University of Oregon

6) Provide car stickers for carpooling cars to champion carpoolers to the general public; create multiple attractive parking spots reserved only for carpooling cars.

# III. Major modes of travel: Overall choices and incentives

## Background

With convenience, time-savings, and cost as the three chief motivators in transportation choice, this section examines how major modes of transportation rank with respect to these motivators.

## Findings

Transportation choices are strongly related to distance. Using the transportation choices in Google Maps, bike and car are the most convenient options and quickest depending on distance. Time of day affects the time of travel when getting Google results.

| Destination (from Student Experience Center) | Distance (in miles) | Time (in minutes) | | | |
|---|---|---|---|---|---|
| | | Bike | Bus | Walk | Car |
| Franklin Park | 0.8 | 5 | N/A | 15 | 4 |
| Chintimini Park | 0.8 | 5 | N/A | 15 | 5 |
| Majestic Theater | 0.9 | 4 | 13 | 19 | 4 |
| New Retreat | 1.3 | 6 | 19 | 24 | 4 |
| Timberhill Apartments | 2.4 | 12 | 23 | 46 | 9 |
| Hemlock | 2.8 | 16 | 32 | 56 | 9 |
| Grand Oaks | 3.1 | 14 | 15 | 54 | 8 |
| Philomath Museum | 5.8 | 31 | 24 | 103 | 14 |
| Adair Vilage | 8.7 | 44 | 46 | 170 | 16 |
| Albany | 11.7 | 61 | 84 | 231 | 19 |

*Table 2: Sample trip distances and times*

Within 3 miles of the OSU campus, a bike is the fastest, if the time to walk from parking is included. Biking is also the cheapest and most convenient. Bike parking is free, and one can bike right to a destination. Biking, however, is not pleasant in rainy, cold weather and during the winter months when travel is often in the dark. Bike use drops substantially during late fall and winter.

While the car is as convenient as a bike and travels faster, all car trips require at least some walk from parking to the final destination. Those who purchase the most expensive parking permits can reduce the length of this walk.

As Table 2 shows, bus travel is slower than the other modes except for walking. Bus travel requires walking on both ends of the trip, which adds to the time and affects convenience. Walk time is included in bus travel calculations.

Walking is healthy, affordable, and good for the environment. A mile, however, is about the limit for students who make this choice, as shown in Table 3, which shows the percentage of students who choose a particular mode of transportation in relation to trip distance.

| Distance (in miles) | Mode choices (by %) | | | |
|---|---|---|---|---|
| | Walk | Bike | Bus | Drive |
| <1.5 | 83 | 52 | 9 | 8 |
| 1.5-3.8 | 11 | 38 | 56 | 31 |
| >3.9 | 6 | 10 | 35 | 62 |
| Total | 100 | 100 | 100 | 100 |

*Table 3: Percentage of students choosing a particular mode of transportation in relation to trip distance*

Other factors in selecting the mode of travel are the travel plan for the day, which might include attending a meeting or event. It might involve picking up children, groceries, or supplies. Thus, other obligations often make car trips most preferable. Convenience of bus routes and bus schedule are important and strongly affect this choice.

Taking a car to gain convenience has substantial costs. Parking closest to one's office costs S495 or $330 per year. For people making a short trip to campus, $1 and $2 per hour parking is available. Cars also require substantial capital, maintenance, and operational costs. Thus, while most convenient, cars also cost the most. Further, cars have the highest environmental costs in land for roads and parking. They cause polluting emissions, congestion, and neighborhood clutter. When one has a car and has purchased a parking permit, however, there is little financial incentive to stop driving except for congested driving or parking inconvenience. Further, under current conditions the availability of free on-street parking within the campus boundaries and off campus within convenient walking distance offers convenience and cost that out-compete on-campus parking alternatives for many.

A bus can work as a substitute for a car. CTS buses are free. However, most CTS bus routes do not extend beyond much of the walkable and certainly bikeable area. The Loop Bus is a valuable source for travel from Albany, the 99 Express from Adair Village, and the Philomath Connection from the west. The problem with buses is that their schedules and routes are not always convenient or time efficient.

## Policy Recommendations

1) The convenience and quickness of a car have to be beaten by other modes of travel. Survey data show that current transit alternatives make this hard to do. However, parking increasingly makes car travel more costly and congestion makes trips time consuming.

2) Parking planning has to take into account episodic events as well as daily and seasonal travel patterns. Parking demand on any given day can be affected by weather, an athletic event on a class day, a conference scheduled in University facilities on a class day, a special speaker coming to Gill Coliseum or LaSells Stewart Center.

3) Regular experiments are likely to be better for determining how to serve parking demand. A potential goal would be to increase the availability of parking spaces for fixed-term purchase as opposed to annual permits. This brings a cost calculation into each daily parking choice.

4) The survey and fall 2014 behavior show that pricing has a significant effect on parking demand. Actual experience showed that pricing was a more significant factor than the survey would predict. A system of dynamic pricing, where parking prices fluctuated with demand, could be an effective way of allocating parking.

5) Opportunities will continue for experimenting and modifying transit and parking programs. New residence developments like The Retreat, Witham Oaks, South Corvallis Golf Course, and other large concentrations of students a mile or more from campus are highly likely to add bike, bus, and car traffic that will stress existing parking infrastructure and transit services.

**To: Corvallis Planning Commission** **March 16, 2016**
**From: Dan Brown, Commissioner**

# Subject: OSU-Related Legislative Changes to the Comprehensive Plan

Soon we will start deliberations on the long list of proposals from the OSU Related Plan Task Force. Overall, individual changes to the *Comprehensive Plan* totals about 140, and fills about 20 pages. As the Chair of the Task Force said about the group's document at last week's work session:

> ***I encourage you to edit it. We didn't have time to go back and fine-tune it or wordsmith it. This is a great time for someone with fresh eyes to take a look at this.***

I will provide a number of suggestions for changes to the Task Force document as interpreted through the March 2, Staff Report. These are based on the list of decision criteria, for inclusion and deletion, which I introduced at the end of the Planning Commission work session last week.

> **Concise - keep the whole list of changes as short as possible (When in doubt . . . );**
> **Necessary - OSU impacts off campus on housing, parking, transportation, livability;**
> **Relevant - useful as a basis for understanding the category and land use implications;**
> **Accurate - careful statement of information;**
> **Balanced - neither skewed to the negative nor the positive.**

OSU related problems were recognized by Corvallis residents over the last decade when OSU student enrollment took a growth spurt, flooding Corvallis' existing infrastructure. The 2015-16 City Council decided to initiate processes to provide solutions. Right now we are in the middle of considering changes to the *Comprehensive Plan*. However, real solutions to OSU-Related housing, parking, transportation, and livability problems will require changes to the *Land Development Code*, Chapter 3.36, and making these changes will be the next step in the City's process.

| | | | | |
|---|---|---|---|---|
| Comp Plan Amendment | ➔ | Revision of LDC 3.36 | ➔ | OSU Campus Master Plan |

The Task Force attempted to capture the OSU-related problems in written findings and to identify policies that could provide relief. The next pages summarize possible modifications to the Task Force's list of proposals. Many are simply word smithing, but others are more significant. Justification for a number of possible deletions is given; for example, there is a large bundle of general housing items that are not directly related to OSU but are very complicated. These general housing items will take a long time for the Planning Commission to work through and should be deferred until the next *Comprehensive Plan* amendment process. At the end of the document, there is a list of additions and definitions to support the new policies.

**p. 2 Proposed legislative changes to the *Comprehensive Plan*;**

**p. 24 Additional Policies Needed;**

**p. 25 Needed Comprehensive Plan Definitions.**

## PROPOSED LEGISLATIVE CHANGES TO THE COMPREHENSIVE PLAN

**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. *In particular, cooperation is necessary to prevent simply shifting land-use* **problems** *from on entity to another.*

> **Accurate? "Conflicts" is not the right word.**

**3.2.i** **Although the Comprehensive Plan Map shows this is not true of the OSU Zone which lies within the City limits**, land within the Urban Fringe contains large contiguous Oregon State University agricultural and forestry land areas. *Changes in the use of these lands may impact the mission of the University and should be considered with caution.*

> **Relevant? The OSU Zone which encompasses the campus, the *Campus Master Plan*, and *LDC* Chapter 3.36 does not contain large areas of forestry and agricultural lands. No forestry lands at all and only a small portion of OSU's agricultural land**

**5.2.f** *In an attempt to keep University students close to campus, the surrounding neighborhoods have been zoned for higher density. With increased enrollment at the University, the surrounding neighborhoods have redeveloped at higher densities.*

> **Accurate? Change from passive to active voice - who did this zoning? Suggested language: In an attempt to keep University students close to campus, the City zoned the surrounding neighborhoods for higher density. With increased enrollment at the University, the surrounding neighborhoods have redeveloped at higher densities.**

**5.2.g** *City zoning allows for the redevelopment of single-family homes in the neighborhoods surrounding OSU and, accordingly, the growth of student oriented complexes. While these student-oriented complexes* **can** *help reduce vehicle trips to campus, they can also alter the character of the older single-family neighborhoods.*

> **Accurate? hypothetical impact only. No actual data?**

**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.*

**Accurate? OSU National Historic District left out of Staff report. This designation greatly affects land use.**

**Accurate? This finding is out of date. There are now 3 National Historic Districts in Corvallis. Most important to the OSU update project, one of them is the OSU National Historic District which was created in 2008. 83 historic resources are protected. The two other national historic districts, Avery-Helm and College Hill West, are also on the National Register of Historic Places. These historic districts include 638 historic structures and dwarf the numbers in 5.4 a. All are subject to the protection of Chapter 2.9 of the Land Development Code and review by the Historic Resources Commission. Even new construction in national historic districts is regulated by Historic Preservation Provisions.**

**5.4.l** *Downtown* **residential** *neighborhoods have characteristics that include large street trees, wide planting strips,* **parking limited to just one side of the street, small garages**, *and a large proportion of buildings dating from the 1940s and earlier.*

**Relevant? The problem is lack of parking, not age and street trees.**
**Accurate? Residential neighborhoods, parking limitations, garages left out**

**5.4.m** *The lack of progress on historic inventory and preservation work, has failed to protect the historic characteristics of older neighborhoods in the vicinity of Oregon State University and downtown.*

**Accurate? In Corvallis, historic protection started in 1971. Between 2000 and 2008, 638 moreresources and many acres were granted historic protection by the City. The OSU campus itself contains a huge national historic district. Two national historic districts are located in the vicinity of OSU, the College Hill West national historic district borders the campus on the west and Avery-Helm national historic district borders on the east and includes part of the downtown area. Additional historic protection is included in the regulations for the downtown district.**

**That "Lack of progress" is a problem is an opinion and not a fact. The bottom line -- Does City Council want to pay for further historic inventory work and related protective land use policies?**

**5.4.n** *OSU maintains an inventory of historic resources on campus for the review and use of the City of Corvallis and the locally designated landmarks commission, currently the Historic Resources Commission, as of August, 2015.*

**Accurate? This statement is out of date. In 2008 the OSU National Historic District was created. There are 83 historic structures in the district. All are subject to review under chapter 2.9 of he LDC by the HRC. For the most part this action replaces the old inventory.**
**Relevant? There is no significance to 2015. HRC was commissioned in 2006.**
**Relevant? "locally designated landmarks commission" is confusing for uninitiated readers**

**5.4.17** *Specific codes may be adopted and applied to discrete areas of the city in order to preserve desired historic neighborhood characteristics. This may require rezoning or identification of historic resources not yet formally identified as Historic Structures.*

**Concise? Necessary? This possibility may be true under current law, but why call it out?**
**Accurate? In Corvallis, historic protection is accomplished through *LDC* Chapter 2.9, not through zoning.**
**Accurate? Change from passive to active voice - will the City do the adopting?**

**5.4.18** *Density goals as defined by the* **Comprehensive Plan** *and preservation of neighborhood character shall be considered and balanced when zoning patterns are considered by the City.*

**Accurate? What density goals? Where can the public read them?**
**Accurate? What is CP policy on "preservation of neighborhood character"?**
**Necessary? Justify "shall" instead of "may"**

**5.6.w** *The University offers many recreational opportunities.*

**Concise? Necessary? Relevant? Why include this finding?**
**Accurate? Recreation where and for whom?**

**5.6.20** *The City will work closely with OSU to develop the potential for recreational opportunities on campus that serve the larger community.*

**Concise? Necessary? Relevant? Is this *LDC* land use?**

**7.2.i** *Car dependence increases pollution, reduces air and water quality, causes public health problems, raises safety issues, and adds to global climate change.*

**Accurate? "Car dependence" is jargon. How will this look in 25 years?**

**7.2.j** *The State of Oregon has a greenhouse gas goal of a 75% reduction from 1990 levels by 2050.*

**Concise? Is this necessary in OSU related changes?**

**7.2.k** *Car dependence requires land for infrastructure. On average, 20% of the land in cities is devoted to streets, not including land in parking lots, driveways, and garages.*

**Accurate? What is the source of this statistic?**
**Accurate? Car dependence is jargon.**

**7.2.7** *OSU and the City shall explore options for reducing carbon emissions.*

**7.2.8** *To reduce greenhouse gas emissions, improve livability, and improve environmental quality, OSU and the City shall work together to reduce car dependence,* **consumption of fossil fuel, and vehicle miles traveled.**

**Accurate? Incomplete list of desired reductions.**
**Accurate? "Car dependence" is jargon.**

**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* **(the largest),** *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.*

**Accurate? Draws conclusion about significance of OSU.**

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

**Concise? Relevant to OSU?**

**8.2.q** *In 2016, two of the top three employers in the City (OSU and Samaritan Health Services) are non-profit organizations, which do not pay property taxes. While these organizations provide important services to the residents of the region, state, and nation, they also create a significant demand for City Services.*

**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.*

**Balanced? OSU is one of thousands of colleges and universities in the US which have education programs and one of the top 100 research universities. As a %, how much contribution to the nation's research is "significant"?**

**8.4.d** *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.*

**Accurate? What is the source of this information?**
**Accurate? What is an "induced" job and how is it different from an "indirect" job?**
**Accurate? 19.4k is an amazingly large number in relation to 29k jobs total in Corvallis (see 9.4.p]**

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

**Accurate? need specification of OSU programs**
**Accurate? when is "recent" in a document with a life of 20 years?**

**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.*

**Accurate? define "local" -- does this mean Corvallis -- or a larger area?**

**8.4.g** *The Regional Accelerator Innovation Network (RAIN),* **located in Eugene,** *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.*

**Accurate? Where is RAIN located?**

**8.6.*a*** *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 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.*

**Concise? Is all this verbiage necessary or relevant to OSU or the current Planning Commission assignment?**
**Accurate? What is the source of this information?**
**Accurate? What kind of taxes (property taxes or room taxes)? What City services do those taxes support?**

**8.6.d** *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 of the demand for conference space in Corvallis.*

**Concise? Is this relevant to the concerns (i.e. housing, parking, transportation, and livability) which motivated the current project? Accurate? What is the source of the claim in the first sentence?**

**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.

**Concise? Is this relevant to the concerns (i.e. housing, parking, transportation, and livability) which motivated the current project?**

**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.*

**Concise? Is this relevant to the concerns (i.e. housing, parking, transportation, and livability) which motivated the current project?**

**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.*

**Concise? Is this relevant to the concerns (i.e. housing, parking, transportation, and livability) which motivated the current project? Accurate? When was the agreement made? Changes to this *Comp. Plan* will last for 20 years.**

**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 in 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.)*

**Concise? Is this relevant to the concerns (i.e. housing, parking, transportation, and livability) which motivated the current project?**

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

**9.4.c** *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. 65 and over population between 2012 and 2040. As the numbers of older 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 65 and over 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 65 and over 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.*

**Concise? Must explain why this relevant to OSU or drop.**

**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, the housing requirements of special needs populations (the homeless, physically disabled, mentally disabled, veterans, etc.) are a concern for the community.*

**Concise? Must explain why this relevant to OSU or drop.**

**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.*

**Concise? Must explain why this relevant to OSU or drop.**

**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.*

**Concise? Must explain why this relevant to OSU or drop.**

**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%.*

**Concise? Must explain why this relevant to OSU or drop.**

**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.*

**Concise? Must explain why this relevant to OSU or drop.**
**Accurate? Need to draw a conclusion about policy implications.**

**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).*

**Concise? Must explain why this relevant to OSU or drop.**

**9.4.p** *Per the 2014 ECONorthwest Corvallis Housing Survey; "Nearly twice as many people commute to Corvallis to work (18,467) as live in Corvallis and work elsewhere (9,316). 'Executive Summary, pg. i' There are 29,003 jobs in Corvallis per the survey 'Exhibit 1, pg. 2, Exhibit 2, pg. 3'*

**9.4.11** *When increasing residential densities, consideration shall be given to impacts on desired or required levels of service, including parks, open space, and other infrastructure.*

**Relevant? Left out of staff report. Section 1.1.of the Comprehensive Plan provides goals for land use planning.**

***The following specific objectives, with minor modifications, have been in the Comprehensive Plan since 1980 . . . Provide for an orderly and timely arrangement and provision of public facilities and services to function as the framework for urban development.***

**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%.*

**Concise? Must explain why this relevant to OSU or drop.**

**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.)*

**Concise? Must explain why this relevant to OSU or drop.**

**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.*

**Concise? Must explain why this relevant to OSU or drop.**

**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.*

**Concise? Must explain why this relevant to OSU or drop.**

**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. 9.5.h 2013 American Community Survey data showed that the median home value in Corvallis was $262,300, the median family income was $72,428, and the median household income was $39,232. In order to make an affordable purchase (having housing costs of not more than 30% of income) a family would need to make at least 86% of the median family income to afford that home, and a household would need to make at least 158% of the median household income.*

**Concise? Must explain why this relevant to OSU or drop.**

***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. 9.5.i Using the median family and median household incomes in 9.5.h above and the 2013 American Community Survey's Corvallis median rent figure of $819, in order to rent a home affordably a family would need to make 45% of the median family income, and a household would need to make 84% of the median household income.*

**Concise? Must explain why this relevant to OSU or drop.**

**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: streamlined 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.*

**Concise? Must explain why this relevant to OSU or drop.**

**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.*

**Concise? Must explain why this relevant to OSU or drop.**

**9.5.o** *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: 2002-2003 2015-2016 % Change CDBG $675,000 $476,048 -29.5% HOME $556,000 $233,323 -58.0% Total $1,231,000 $709,371 -42.4%*

**Concise? Must explain why this relevant to OSU or drop.**

**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.*

**Concise? Must explain why this relevant to OSU or drop.**

**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.*

**Purpose? By eliminating the 1997 baseline data, meaningful information is lost. The math shows that between 1997 and 2014, OSU enrollment increased by 73%. That's a lot of change since the *Comp. Plan* was written. Also, an increase of 10,000 students is very significant in a town of only 55,000 residents.**

**24, 383 - 14,127 = 10,256 10,256 / 14,127 = 73%**

**Accurate? See 13.2.k**

**9.7.b** *According to information collected by OSU University Housing and Dining Services, during the 2004 Fall Term, housing capacity in residence halls, cooperative houses, and Orchard Court Family Housing totaled 3,528 (this did not include rooms within Cauthorn Hall, which was not used as a residence hall in the 2004-2005 academic year due to low enrollment demand). in Fall Term 2014, housing capacity was 4,846 in residence halls and Orchard Court Family Housing. 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.*

**Concise? Purpose? What is the conclusion?**

**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.*

**Accurate? What is the source of this opinion?**

**9.7.d Long range** *forecasts of* **OSU** *student enrollment growth have not always proven to be accurate,* **sometimes due to unexpected changes in University policies**; *therefore, these forecasts are not a reliable means of predicting impacts to the community.* **As a result, annual monitoring and reporting of changes in OSU enrollment is necessary to keep plans on track.**

**Relevant? What is the purpose of this finding?**
**Necessary? Is it really necessary?**
**Accurate? need specificity for college students**
**Accurate? Why were forecasts inaccurate? Due to unanticipated change in OSU policy?**
**Accurate? When has long range trend been inaccurate? What is "long term"?**

**9.7.e** *Development and redevelopment in higher density zones near the University has largely been designed to serve* **college** *students, rather than families and employees in the community, which has led to livability concerns in some neighborhoods.*

**Accurate? need specificity about what kind of students**

**9.7.f** *A1993 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. In a 2014 survey of OSU employees and students living off campus, 31% of students and 62% of employees commute in a single occupancy vehicle. In total, 39% of people commuting to OSU from off campus drive alone.*

**Accurate? What are the conclusions?**
**Accurate? Why include the 1993 statistics?**

**9.7.h** *Negative impacts resulting from rapid growth in the* **OSU** *student population between 2009 and 2015 were not adequately managed by Comprehensive Plan Policies and Land Development Code requirements in place at the time.*

**Accurate? need specificity about what student population**

**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.*

**Concise? Why is this rationalization necessary?**
**Balanced? "Seismic upgrades" is one of a longer list of reasons.**
**Accurate? The buildings are still being used. People work there.**

**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.*

**Accurate? Passive voice is weak. Who believes this?**

**9.7.k** *University-provided on-campus housing does not generate property tax revenue, while privately-owned housing* **on or off campus** *elsewhere in the community does generate property tax revenue.*

**Accurate? Drop "elsewhere. " Privately owned housing on campus also generates property tax revenue. Add "on or off campus."**

**9.7.l** *Between January 2009 and March 2015, the City's demolition permit data suggest that approximately 69 detached single family dwellings were demolished in Corvallis. Many of these units were replaced by* **college** *student-oriented housing.*

**Accurate? need specificity**

**9.7.m Between 200x and 201x** *characteristics of* **newly constructed college** *student-oriented housing have included a preponderance of five-bedroom units, with one bathroom per bedroom, and multiple floors within units.*

**Accurate? This is an unsupported opinion.**
**Accurate? need specificity about meaning of "preponderance"**

**9.7.n** *OSU's enrollment growth from 2004 to 2015 was not matched by construction of housing for students on campus. 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 freshmen 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 sophomore, junior, and senior class students.*

**Necessary? What is the point being made after the first sentence?**
**degree partnership program**
**Accurate? "dual enrollment program" is now "degree partnership program."**

**9.7.3** *The City and Oregon State University shall work toward the goal of housing faculty, staff, and students who work and attend regular classes on campus in dwelling units on or near campus.*

**Aspirational? How will this work for employees? Most OSU employees live outside the Corvallis City limits. President Ray does not live in the city.**
**There is not enough land "on or near campus" to house all employees.**
**Do faculty and staff want to live on or near campus?**
**Do faculty and staff want to live in "dwelling units" or "homes" like those being razed near campus?**

**9.7.6** *The City and OSU shall cooperate in exploring options for communities that are not dependent upon the automobile.*

**Accurate? Vague - - what are "communities that are not dependent on the automobile." What does that mean?**
**Accurate? Inconsistent with current *Comp. Plan* definition of "community." [p. 215]**

**9.7.9** *The City shall consider amendments to the Land Development Code to address the negative impacts resulting from the development of* **college** *student-oriented, off campus housing.*

**9.7.7** *The City shall encourage the University to utilize 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.* **This type of housing would contribute to local property taxes.**

**Concise? redundant use of "housing"**

**9.7.8 The City shall** *encourage housing types that can serve multiple segments of the population with minimal remodeling to reduce the need for future redevelopment as demographics shift.*

**Accurate? Passive voice. The City will encourage.**

**9.7.9** *The City shall consider amendments to the Land Development Code to address the negative impacts resulting from the development of* **college** *student-oriented, off campus housing.*

**Accurate? need specification of type of student**

**9.7.10** *The City shall encourage the University to make lower cost on-campus housing options available for* **OSU** *students.*

11.2.h **Commuter** *use of parking* **infrastructure, on campus and off campus** *depends on the success* ***of*** *transportation demand management tools, parking accessibility*, **number of available parking spaces**, *convenience to the final destination, and price, among other factors.*

**Accurate? "Parking" is a verb, not a noun. Need word infrastructure.**
**Accurate? Use of parking spaces depends on the supply of spaces.**
**Accurate? What is Transportation Demand Management?**
**Accurate? "tools" is better - "measures" implies measurement**

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

**Accurate? Use of transit also depends on fare price.**

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

**Accurate? Passive voice. Whose transportation and mode choice decisions?**

**11.2.k** *The proximity of University-related housing to OSU affects the number of* **commuting** *trips made on the system, which affects its performance.*

**Accurate? What kind of trips? Commuting?**
**Accurate? Is "the system" about a transportation system? What is that?**

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

**Accurate? Whose policies?**

**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.*

**Accurate? What is "the transportation system"? Undefined.**

**11.2.16 The City's transportation requirements for new** *development must be clear, measurable, and carefully monitored for effectiveness.*

**Accurate? Passive voice. Identify them as City requirements.**

**11.2.17** *The City shall consider allowing trade-offs in conjunction with* **college** *student housing developments that provide quantifiable Transportation Demand Management (TDM) outcomes that are enforceable and effective in lieu of traditional transportation system improvements.*

**Accurate? need specificity**
**Accurate? What does "Transportation Demand Management" mean to the City? Undefined.**

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

**Accurate? obfuscation -- parking demand grows; it does not fluxuate.**

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

**Relevant? Not a good idea for all parking lots, just temporary ones.**

**11.4.j** *The City Council's plan to expand residential parking districts, which was considered through the referendum process, was denied by voters in 2014.*

**11.4.k** *Most people would like to park on the street adjacent to their residence, if on-site parking is limited, not available,* **or too expensive**.

**Accurate? Some apartment residents park do not want to pay their landlords for on-site parking.**

**11.4.l** *Many residences lack adequate off-street parking, resulting in increased parking demand on adjacent streets. While many major traffic generators provide off - street parking, they also create on-street parking demand. The generators include OSU, LBCC, District 509J, City and County government, multi-household dwellings, businesses, offices, and churches.*

**11.4.m** *People have various needs for parking on* **City** *streets to reach a job, obtain services, purchase goods, visit or provide services to businesses and residences, get to places for recreation, and attend events. Thus, parking rules must accommodate a variety of needs of Corvallis residents, businesses, and visitors to the community.*

**11.4.n** Parking fees can benefit communities when used to develop transit and transportation options.

> **Accurate? This is an unsupported opinion.**
> **Relevant? Transit funding is not directly a land use issue or subject for the *Comp. Plan*.**
> **Necessary? The policy implications of this observation are controversial .**

**11.4.o** *Lack of desirable (convenient,* **accessible** *and affordable) on-campus parking may externalize University parking demands on residential neighborhoods surrounding campus.*

> **Accurate? Individuals must be in the group permitted to use the parking that exists. That is not always the case for students under current OSU regulations.**

**11.4.p** *The utilization rate of campus parking is dependent, in part, on University decisions concerning location, permit prices, use designation, allocation priorities, and shuttle service levels*. **Utilization of campus parking also depends on the relative price of convenient, off-campus parking, especially if it is free.**

**11.4.*8*** *Temporary parking lots, which are not improved to full City standards, and which 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 The City shall cooperatively explore** *park and ride lots and alternative transportation linkages with major employers if adequate on-site parking does not exist for employees, clients, or students.*

> **Accurate? Passive voice. Who will explore?**

**11.4.10** *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. Auto parking should be allocated using the following principles:*
*A. The streets of Corvallis belong to the community.*
*B. On-street parking is a public resource that should be managed for the public good.*
*C. The parking fee system should be self-supporting and can provide additional resources for* ***transit*** *and transportation* **infrastructure** *improvements.*
*D. Parking fees can be considered as an effective mechanism for allocating scarce parking resources and improving livability.*

> **Relevant? Transit funding is not directly a land use issue or subject for the *Comp. Plan*.**
> **Relevant? Infrastructure is a land-use issue**
> **Accurate? The last clause in "C" is controversial**

**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.*

**Concise? Redundant? The more recent 2014 study shows the same thing.**

*OSU's 2014 Campus-wide Parking Survey, which was distributed to 5,000 students and 4,241 faculty and staff members, found that 53% of respondents drive a personal vehicle to campus, 21% walk, 16% ride a bicycle, 5% ride the bus, 3% arrive by carpool, and 2% use other means to travel to campus. The 2013 American Community Survey (US Census) estimates that 56.7% of Corvallis residents commute to work in a single occupant vehicle, 7.8% carpool to work, 2.9% take public transportation, 12.2% walk (the highest rate in the nation), and 13.1% travel by other means (bicycle, etc.).*

**Accurate? What was the quality of the methodology used in this survey?**
**Accurate? How can the methodology and the results be checked?**

**11.6.14** *OSU shall coordinate with the City to provide safe and effective pedestrian routes to and through campus.*

**11.7.i** *In 2016, the Corvallis Transit System (CTS) charges no fares. The increase in use of the CTS by* **college** *students has affected certain CTS routes, contributing to overcrowding.*

**Relevant? 2016 has no meaning. Should say fareless transit started in 201x.**
**Accurate? specification of college students needed**

**11.7.j** Transit ridership is impacted by **number and location of routes**, frequency of service, and by the availability and convenience of transit connections.

**Accurate? Not all impacts are mentioned. See 11.7.8.**

**11.7.8** *A study of use of the CTS shall be performed to assess the need for additional routes to serve* **college** *students and residents. OSU shall partner with the City for this analysis.*

**Accurate? Add college.**
**Necessary? This will require City Council to make expenditures.**

**11.12.c** Off campus **on-street parking** by university-related vehicles has a significant impact on the availability of on-street parking **in neighborhoods and business districts** near campus. **In 2016, the University and the City are working together by maintaining the free transit system encouraging increased use of the free transit pass program, encouraging increased bicycle and pedestrian travel, and by developing and implementing a parking plan.**

**Relevant? How does second sentence relate to first sentence?**
**Concise? duplicated phrase can be eliminated. "free transit pass program"**
**Accurate? Explain what "parking plan" is involved.**
**Accurate? When? 2016?**

**11.12.d** *Concerns have been raised 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.*

**11.12.e** *Students prioritize cost over convenience in choosing transportation modes. Employees tend to prioritize convenience.*

**Accurate? This is a totally unsupported opinion.**

**11.12.f** *Commuters from surrounding communities outside Corvallis have few convenient transportation options other than the single occupant vehicle.*

**11.12.g** *Data show that* **college** *students are sensitive to parking pricing, which can alter student behavior.* **Free parking in neighborhoods surrounding campus is attractive to students and employees.**

**Accurate? What is the conclusion?**
**Accurate? What "data" would this be? Needs support.**

**11.12.h** **Elimination** *of parking in Sector C of the OSU Campus makes it more difficult for the public to access the core of campus for public events.*

**Accurate? Parking was not "lost", it was eliminated by OSU.**

**11.12.i** *The lack of regional transportation options* **restricts** *students'* **choices, necessitating** *decisions to bring cars to Corvallis.*

**Accurate? A lack of a potential solution is not a cause.**

**11.12.j** *Transportation Demand Management is generally defined as a set of strategies aimed at reducing the demand for roadway travel, particularly in single occupancy vehicles.*

**This definition belongs in Section 50 so it can be accessed easily in relation to all TDM sections.**

*The City encourages OSU to develop such strategies, and recognizes that in order for parking or transportation demand management strategies associated with new development on the OSU campus to be effective, the location of parking or transportation demand* **tools** in relation to new development should be carefully considered.

**Accurate? "tools" is better - "measures" implies measurement.**
**Accurate? This reads more like a policy than a finding.**

**11.12.k** *Policy and programming decisions regarding parking and transportation have a direct impact on Level of Service at intersections on and around* **the OSU** *campus.*

**Accuracy? Which campus? Samaritan, H-P, etc.?**

**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. Prior to implementation, the City shall review and approve any such plan. Any required traffic and parking* **monitoring** *studies to evaluate the efficacy of the plan shall be performed at the same peak time each year.*

**Accurate? When will this happen? How often will monitoring happen - annually?**

**11.12.6** *OSU-related development shall 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.*

**Accurate? What is a "transportation system"?**

**11.12.7** *OSU shall work with the City and other community partners to explore remote parking options.*

**11.12.8** *The practice of limiting vehicle circulation through campus has had an effect on traffic patterns. When OSU decides to limit or cut off vehicular access to campus, a plan shall be developed to assess the existing traffic patterns and how they will be affected by the change. A mitigation plan shall be developed and approved by the City to mitigate negative impacts to the surrounding neighborhoods and to the City's transportation system.*

**Accurate? Redundant -- Mitigation and mitigate**

**11.12.9** *OSU and the City shall work together to accommodate short-term visitors to the campus core.*

**Purpose? What can the City do about visitors to the campus core?**

**11.12.10** *The City and OSU should explore options for improving* **college** *students' /* **citizens'** *access to the regional transportation system.*

**Concise? Relevance? Is this a land use issue?**
**Accurate? need specificity about college students or citizens in general**
**Accurate? Is the problem "access "or simply lack of a good regional transportation alternatives?**

**11.12.11 The City should encourage** *transportation demand management as a means of reducing carbon emissions, vehicle miles traveled, and parking demand.*

**Accurate? Passive voice. Who will encourage? The City?**
**Accurate? Need a definition of Transportation Demand Management.**

**11.12.12** *In evaluating future on-campus parking requirements, decision-makers should ensure that parking management strategies place a priority on maximizing usage of on-campus parking resources* **instead of using on-street parking resources on City streets.**

**Purpose: Why is maximizing good?**

**13.2.i** *OSU Campus growth can lead to off-campus impacts, such as increased congestion at key intersections, lack of on-street parking in neighborhoods adjacent to the university, loss of single-family houses to redevelopment as* **college** *student-oriented housing, and concerns about declining neighborhood livability.*

**Accurate? "can" implies hypothetical - experience shows more than hypothetical**
**Accurate? need specificity for college students**

**13.2.j** *Enrollment projections under the 2005 Campus Master Plan were exceeded by 1,883 students, or 7.7% in 2014.*

**Accurate? the CMP projected 22,074 students for 2014 and enrollment was 28,886**

| 2014 *Actual* | 2014 *Projected* | *Change* | | |
|---|---|---|---|---|
| 28,886 | 22,074 | 6,812 | not | 1,883 |

(**See** http://oregonstate.edu/admin/aa/ir/enrollmentdemographic-reports)
Office of Institutional Research, "History of Student Enrollment,"
Enrollment Summary No. 26, Fall Term 2014, p.20.

**Accurate? 6812 / 22,074 = 31% not 7.7%**

**13.2.k** *Oregon State University added 5,316 students and 1,775 faculty and staff between 2003 (the year the Campus Master Plan went into effect) and 2014 – 2015.*

**Accurate? Data on the OSU website show different numbers.**

| 2014 | 2003 | Change | | |
|---|---|---|---|---|
| 28,886 | 18,979 | **9,907** | not | **5,316** |

(**See** http://oregonstate.edu/admin/aa/ir/enrollmentdemographic-reports)
Office of Institutional Research, "History of Student Enrollment,"
Enrollment Summary No. 26, Fall Term 2014, p.20.

**Accurate? Who chose 2003 as the base year? In the current *Comp Plan.* finding 9.7.a says that enrollment was 14,127 in the real base year, 1997**

| 2014 | 1997 | Change | | |
|---|---|---|---|---|
| 28,886 | 14,127 | **14,759** | not | **5,316** |

**Accurate? Why 2014 instead of 2015? OSU enrollment was 29,576 in 2015**

**13.2.l** *The large contribution made by OSU to the community's resident and employee composition results in a major impact by land-use decisions made by OSU, relative to any other entity.*

**Accurate? Awkward language.**

**13.2.m** *Because of its relative size and economic impact, land-use decisions made by the University require a great degree of ongoing communication, coordination, and monitoring by the City.*

**13.2.n** *According to 2013 American Community Survey (ACS) data, the population of residents within the City of Corvallis between the ages of 20 and 29 comprises 31.2% of the total population, while this group comprises only 13.4% of the total population in Oregon. ACS estimates 17,064 Corvallis residents in this age cohort, from an estimated 2013 population of 54,691.*

**Accurate? Draw a conclusion.**
**Concise? Similar to 9.7.j**

**13.2.o OSU** *decisions regarding enrollment and development on campus, particularly with respect to the degree to which* **the University** *provides housing and parking for employees and students, can greatly impact surrounding neighborhoods.*

**Accurate? Passive voice. Who makes the decisions?**

**13.2.p** *The 2004-2015 Campus Master Plan monitoring process was not clearly defined.*

**Accurate? What does this What parts of CMP were not "defined"?**

*A review of the monitoring submittals over the 2005-2014 time period indicates that there were periodic gaps primarily related to parking utilization counts in off-campus parking districts, transportation demand management reports, and Jackson* **Avenue** *traffic counts.*

**Accurate? Jackson is an Avenue, not a Street.**

**13.2.q The existence of** *private businesses that operate on the OSU campus in coordination with OSU, but serve the larger community, have led to concerns that City development requirements that* **should** *have been applied outside the OSU Zone were not met.*

**Accurate? would → should**

**13.2.r** *Some members of the public have expressed concern that there has been inadequate public review of development on campus. Review of permitted uses in the OSU* **Zone** *is warranted to identify uses that may require Conditional Development Permit review in order to respond to the potential for neighborhood livability impacts.*

**Accurate? Under current law, there is no such thing as the OSU "District."**

**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 plan document. Coordination shall continue between the City and Oregon State University on land use policies and decisions.*

**Accurate? Strike the last sentence. The City has sole authority on land use policies and decisions.**

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

**13.2.6** *The city and OSU shall closely coordinate land-use actions that have the potential to impact either the University or the surrounding community. Monitoring programs shall be established to determine whether conditions and assumptions underlying the OSU Plan are valid on an annual basis. These monitoring programs can occur anywhere in the community. If conditions exceed predetermined thresholds or evidence suggests that metrics are not tracking conditions of interest, a review of the OSU Plan shall be implemented even if the planning period has not expired. If necessary, adjustments shall be implemented. The mechanism shall be binding on both OSU and the City through LDC language or some other means.*

**Accurate? Who does the monitoring? Who pays for it?**
**Accurate? Who at the city is responsible for monitoring? CM or Director?**
**Concise? Redundant -- 2 x "implemented"**

**13.2.7** *The City and OSU* **shall** *establish a process by which the Planning Commission and/or the City Council review OSU's monitoring data on an annual basis. Monitoring data* **shall** *include metrics that evaluate the following: parking, traffic, transportation demand management* **effectiveness**, *off-campus impacts of new OSU development, enrollment data for on-campus and off-campus/e-campus student populations, and other relevant information.*

**Accurate? measure TDM outcomes not inputs**
**Accurate? "should" → "shall"**
**Accurate? The Planning Commission works for the Council not OSU**

**13.2.8** *Permitted uses on the OSU Campus shall be primarily University-related. Where public-private partnerships are intended to serve the larger community, a* **conventional** *public hearing review process by the City shall be required for development proposals.*

**13.2.9** *The City encourages OSU to develop a means of development decision-making that is more transparent to the general public.*

**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. (Existing Finding; add map for reference)*

**Purpose? These lands are not in Campus Master Plan.**

**13.4.g The OSU Campus Master Plan is limited to property that lies within the City limits.** *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.*

**Concise? Redundant with 3.2.i.**
**Relevant? Are there forest lands that are regulated by *LDC* 3.36 or the *OSU Campus Master Plan*?**

**13.4.h** *Oregon State University agricultural runoff and agricultural activities could degrade the water quality of Oak Creek and Dunawi 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.*

**Concise? Redundant with 3.2.i.**
**Relevant? There are no forest lands in LDC 3.36 or the Campus Master Plan?**
**Purpose? Where and when do citizens use these areas?**

**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.*

**Concise? Redundant with 3.2.i**
**Purpose? What is the point of this finding?**

**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 Dunawi Creek systems.*

# ADDITIONAL POLICIES NEEDED

**X.X.1 Campus Master Plan - (13.2.5, 13.2.k, 13.2.p, 13.2.5, 13.2.8)** Although there exist two Campus Master Plans in Corvallis, there is no enabling policy in the *Comprehensive Plan*. If the City intends to approve such documents, we should have a policy.

**X.X.2 Livability - (7.2.8, 9.7.3, 11.2.m, 11.4.10, 13.2.i, 13.2.r)** This term is used freely in the proposed changes. It seems that it refers to parking, traffic, loud parties, etc. This meaning may or may not be the same as "livability" in the *2020 Vision* statement. If the City uses "livability" in the *Comp. Plan*, it must be explained at the policy level.

**X.X.3 Transportation Demand Management - (11.2.j , 11.2.h 11.2.6, 11.12.11, 11.2.17, 13.2.p, 13.2.7)** This term means different things to different people, and it is bandied about frequently in the proposed changes. People in Corvallis need to know what it means in City regulations, and the *Comprehensive Plan* is a convenient place to install a policy. TDM is partly defined in proposed Finding **11.12.j**, but the definition is not referenced for the other sections:

> *Transportation Demand Management is generally defined as a set of strategies aimed at reducing the demand for roadway travel, particularly in single occupancy vehicles.*

This is not enough to inform readers who need to know. The entire set of possible strategies (tools) should be listed, e.g.:

transit;
bike racks;
etc.

Methods for monitoring / measuring effectiveness of TDM should be identified;

number of vehicle trips reduced;
etc.

**X.X.4 National Historic Districts - (5.4.a, 5.4.m, 5.4.n, 5.4.17)** In this case, the problem is that there are no mentions, let alone policies, about National Historic Districts in the *Comprehensive Plan*. The creation of the districts occurred from 2000 through 2008, which was after the writing of the present *Comprehensive Plan.*. These districts are a big deal because they provide historic protection for **638** structures, a significant proportion of all in the buildings in the City. Now is the time to deal with this issue because the OSU campus and the *Campus Master Plan* area include the OSU National Historic District which protects the significant buildings on campus from undesirable land use actions and even regulates new construction. The other national historic districts lie adjacent to the campus and are negatively impacted by campus overflow.

# NEEDED COMPREHENSIVE PLAN DEFINITIONS.

The proposed *Comprehensive Plan* changes in the previous document embody a number of terms which are not clearly defined in a way that is accessible to readers from diverse backgrounds. . In the following list, finding and policy numbers are included. New definitions should be placed in Section 50 of the *Comp. Plan.*

**Car Dependence - (7.2.i, 7.2.k, 7.2.8)**

**Community - (9.7.6)**
In the Comprehensive Plan, the following definition is given on p.215.

> *Used interchangeably to speak of the total Urban Growth Boundary (versus the City or the Urban Fringe) or an attitude such as "a sense of community."*

**Convenience - (11.2.i)** *Transit Convenience includes proximity to origin and destination, frequency, speed compared to other modes, and reliability.*

**Density goals - (5.4.18)** What are these goals?

**Transit Desirability - (11.2.i)** *Transit desirability is affected by comfort, appearance, and crowdedness.*

**District - (13.2.r)** The existing *Comprehensive Plan* uses the term "district" in a number of ways, none of which is consistent with the use in 13.2.r. If we want to use the term that way we must provide clarification

**Downtown - (5.4.1)**

**Neighborhood Character - (5.4.18)**

**Price - (11.2.j) cost and time**

**Transportation System - (11.2.k, 11.2.m, 11.2.6, 11.12.8, 11.2.17)** I don't know what this term means in planning circles. I expect it consists of a set of components and connections among them which are organized for some purpose

**To: Planning Commission** **March 9, 2016**
**From: Dan Brown, Commissioner**

## Subject: Legislating to Improve the *Comprehensive Plan*

### Purpose

Before starting, we ought to step back and address the following question: What is the purpose of our current assignment from the City Council? The specific impetus for OSU-Related *Comprehensive Plan* changes has been based in large part on community concerns regarding the rapid enrollment growth at the University and other impacts, including:

- housing concerns,
- parking concerns,
- transportation concerns, and
- livability concerns.

### Council Charge to Planning Commission

Last year, the Council commissioned an OSU-Related Plan Review Task Force to look into such issues, and the Task Force produced a list of proposed changes to *Comprehensive Plan* findings and policies. At the December 7, 2015 City Council meeting, the Council moved to forward proposed legislative changes to the Planning Commission for independent review:

> ***The Planning Commission would conduct a public hearing and consider accepting the changes as presented, or modifying them.***

Hopefully, our review will provide a value-added service.

### Municipal Code Charge to Planning Commission

Section 1.16.235.6 of the *Corvallis Municipal Code* elaborates on the role of the Planning Commission in legislative processes:

> ***The Planning Commission shall function primarily as a comprehensive planning body proposing policy and legislation to Council related to the coordination of the growth and development of the community. The functions of the Planning Commission shall include, but not be limited to, the following:***
>
> a) ***Review the Comprehensive Plan and make recommendations to Council concerning Plan amendments which it has determined are necessary based on further study or changed concepts, circumstances, or conditions.***

Two decision criteria are suggested by the underlined sections of this code: (1) purposeful and (2) necessity caused by change. This description of "*necessary*" seems generally consistent with Section 2.1.30.06.b of the *LDC* [cited on p.2 of the Staff Report.]

## Additional Criteria for Making Changes to Comprehensive Plan

Attachment B to the Staff Report: November 12, 2015, City Council Meeting Minutes (page 6 of 7) provides a list of *ad hoc*, common-sense criteria

***Concise** (keep the length of the whole document as short as practical)*

***Accurate** (and use latest data)*

***Relevant** (i.e. useful as a basis for understanding the category and land use implications)*

***Balanced** (i.e. neither skewed to the negative nor the positive, a good reflection of the conditions. No fluff; no digs.)*

*And, whenever possible, **open** to a variety of policy and operational approaches*

As a decision criterion, "relevant" relates to the purpose of proposing changes as in the first section of this document. "Concise" can be summarized as "When in doubt, leave it out." The existing *Comp. Plan* includes 240 pages. This length already interferes with the ability of readers to comprehend it, and unnecessary additions will exacerbate the communication problem. Today's discussion of proposed changes in the staff report is 130 pages long. Unless inclusion can be justified by demonstrated necessity, in an advantages vs. disadvantages analysis, proposed changes to findings or policies should be avoided.

## Review Tool

Today, the Planning Commission is confronted with a long list of proposed changes from the OSU-Related Plan Review Task Force. Further, some members of the public have added their suggestions to the list, and other citizens will likely provide more when we hold a hearing. Perhaps Commissioners will want to provide their own ideas. Unless we decide to approve all proposed changes wholesale, we need to screen findings and policies. This document lists clear decision criteria which can be used in completing that task. We have a lot of work ahead of us.

| | Finding #1 | ..... | Finding #n | Policy #1 | ..... | Policy #n |
|---|---|---|---|---|---|---|
| **Necessary** | | | | | | |
| **Purposeful/ Relevant** | | | | | | |
| **Concise** | | | | | | |
| **Accurate** | | | | | | |
| **Balanced** | | | | | | |
| **"Open"** | | | | | | |

Rec'd @ PC mtg
Date 3/16/16
City of Corvallis

**LWV Corvallis**
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March 16, 2016

To: Corvallis Planning Commission

From: Laura Lahm Evenson, President, Shelly Murphy, Community Planning Chair
League of Women Voters of Corvallis

Re: Proposed Amendments to OSU-Related Comprehensive Plan

The League of Women Voters appreciates the work of the OSU-Related Comprehensive Plan Review Task Force, the City Council and the Staff for the proposed amendments to the Comprehensive Plan that are before you for consideration. These amendments will help address the livability issues that have arisen with OSU growth and guide the development of the OSU District Plan. Just updating the findings alone was an enormous task, and we thank you.

Last July, League testified to the Task Force that we need new policies that address OSU parking and housing. We have a few comments on the same issues tonight.

A big part of the solution to auto parking is an increase in on-campus housing as proposed in Article 9 – Housing, section 9.7.3 – *The City and OSU shall work toward the goal of housing faculty, staff, and students who work and attend regular classes on campus in dwelling units on or near campus*. (Research shows that students living on campus are more successful academically and socially; and that they have higher graduation rates.) And, there needs to be a definition for "near." Also, we strongly support the other new policies in this Article – 9.7.6 thru 9.7.10.

Regarding parking, we support the proposed new policies: Auto Parking 11.4.8, 11.4.9, 11.4.10; and OSU Transportation Issues 11.12.6 thru 11.12.13. These policies provide direction for implementation of measures to reduce traffic, parking, and transportation impacts on and around campus. Also important is the accessibility of transit. We hope that Transit policy 11.7.8 will lead to inclusion of bus service between the LBCC Benton Center and the OSU campus to serve students with dual enrollment.

Not included in League's earlier testimony were policies regarding land use actions at OSU that have the potential to impact the community, and policies aimed at mitigating climate change. We are strongly in favor of the new policies in the OSU Article – 13.2.5 thru 13.2.9. These policies enable monitoring to make sure OSU's adopted plan is being followed, and provide the ability to make adjustments when conditions change. In addition, we highly endorse policy 13.2.9 – *The City encourages OSU to develop a means of development decision-making that is more transparent to the general public.*

We also support the new policies 7.2.7 and 7.2.8 in Article 7 – Environmental Quality that direct the City and OSU to work to reduce carbon emissions and car dependence.
The League is eager to see these OSU-related Comprehensive Plan amendments adopted and hopes that changes in the Land Development Code to implement them will follow in a timely manner.

We base our comments on the League's Community Planning Position that supports citizen-based land use planning, effectively implemented and urbanization policies which foster complete, healthy, and diverse communities where people can live, work, shop, and play.

Rec'd @ PC mtg
Date_____
City of Corvallis

**Comments to Corvallis Planning Commission – March 16, 2016**

**From Sherri Johnson**

**I think the planning process for housing in Corvallis could be greatly improved by a simple analysis of existing data that could be queried from the tax records.**

**The current Buildable Inventory and Need Analysis should include additional information on distribution (spatially explicit or by neighborhood) and size (how many bedrooms, bathrooms) of single family houses.**

**Justification** (including reference to the Chronological Listing of All Proposed Comprehensive Plan Findings and Policies for CPA15-00001):

**Vacancy rates are not calculated consistently and this informs the types of development that are seen as profitable**

9.4i – in 2013 American Community Survey- 9.6% of the total (occupied and unoccupied) Corvallis housing units were vacant in 2013

**The composition of the Corvallis housing supply for single families has been changing**.

9.4 h - 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) indicates that as of June 30, 2013, the Corvallis housing supply was composed of 55.5% single family and 44.5% multi-family, and 4% manufactured housing.

**There is a need for housing for small households**

9.4j - Average household size decreased from 3.3 persons per household (pph) in 1970 to 2.3 pph in 2013 1997. The 2013 American Community Survey found that the average number of persons per household was 2.4 for owner-occupied homes and 2.2 for renter-occupied homes in Corvallis.

9.5 f -According to the 2013 American Community Survey 1990 Census for Corvallis, the average size of an owner-occupiedant 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.

**But we don't have a clear picture of available housing – definition of single family includes studio apartments to the new 4-5 bedroom boarding houses/town houses.**

**The City has a current database that should be used to calculate 1) the current inventory of sizes of houses, 2) the number of bedrooms and bathrooms, and 3) which decade they were constructed. This data could then inform planners and developers of what types of housing are in short supply and in demand by homeowners and renters.**

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 The City shall consider amendments to the Land Development Code to address the negative impacts resulting from the development of student-oriented, off-campus housing.

**This analysis could be part of the monitoring program:**

13.2.6 The city and OSU shall closely coordinate land-use actions that have the potential to impact either the University or the surrounding community. Monitoring programs shall be established to determine whether conditions and assumptions underlying the OSU Plan are valid on an annual basis.

Rec'd @ PC mtg
Date 3/16/16
City of Corvallis

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# Background on **The Alive Proposal**

by

David A Bella, R Charles Vars, and Court Smith

We have been studying ways to address global climate change from a fresh perspective. Our approach draws upon opportunities found in local communities and the experiences of residents. It begins with small initiatives to address present needs and grows toward an a more walkable and less car dependent future.

As part of this process, we attended local meetings, spoke with interested parties, reviewed many reports, made a variety of presentations, developed a web site, and sent out materials. Here is what we found.

* The volume of written reports is vast, often boring, and rarely read.
* There is a widespread lack of understanding on matters of importance.
* The level of actions taken is small relative to the problem itself.
* Even as our community takes actions (e.g. more efficient buildings, cars, lights, etc.), we are expanding infrastructure that "locks in" future emissions.
* There is a pressing need to address big (strategic, holistic) issues rather than being diverted by a series of narrower (tactical) matters.
* There is too much linear thinking (targets, goals) rather than initiating an adaptive (learning) process that actually changes direction in meaningful ways.
* Most disturbing, is an inability to shift imagination so that discourse can be sustained on real alternatives.

The above led us to develop **The ALIVE Proposal**; a brief and colorful challenge to look at the Corvallis community in a way that opens up exciting possibilities for actions.

**The ALIVE Proposal** (attached) seeks to:

* provide a more walkable and less car dependent future,
* reduce greenhouse gas emissions,
* expand opportunities and choices for growing numbers of people seeking less car-dependent ways of living, and
* provide other benefits (protect open space, improve health, reduce long term maintenance costs, and more).

We appreciate your responses and suggestions.

Rec'd @ PC mtg
Date_____
City of Corvallis

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Rec'd @ PC mtg
Date 3/16/16
City of Corvallis

# The ALIVE Proposal

Rec'd @ PC mtg
Date 3/16/16
City of Corvallis

## Toward a More Walkable and Less Car-Dependent Future

### A Twelve Step Approach to Open Up Our Imagination

Prepared for
The Community of Corvallis, Oregon
and
Oregon State University
by

David A Bella, Engineer
Court Smith, Anthropologist
R Charles Vars, Economist and former Mayor of Corvallis
all emeritus professors at Oregon State University.

October 12, 2015

For information, comments & copies, go to
http://oregonstate.edu/instruct/anth481/CN.html

Action Learning Imagination Vision Environment

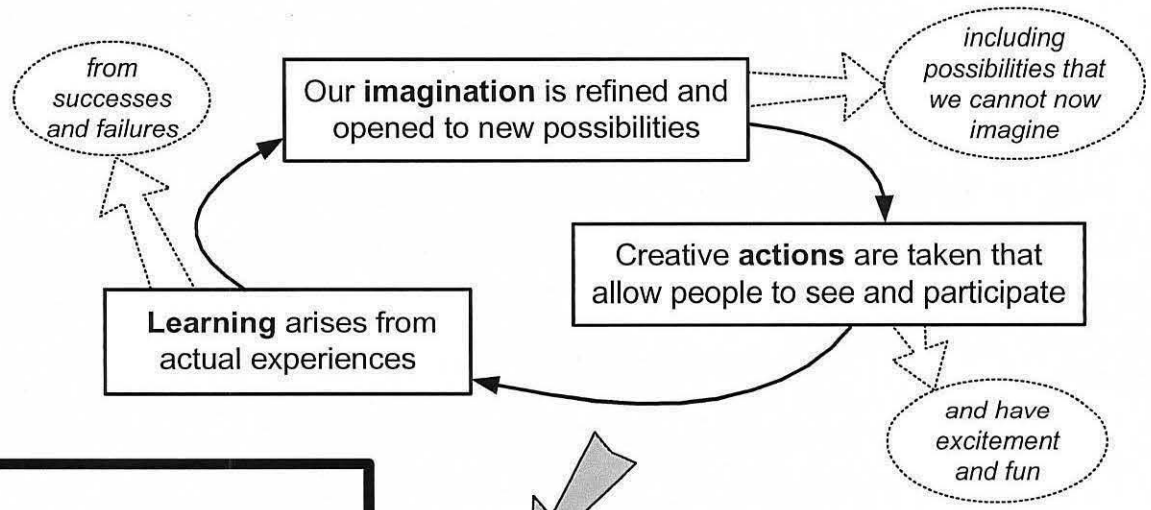
*Be Prepared*

1. for a more vibrant, healthy and livable Corvallis.

But, this requires us to shift our thinking to

2. **THE PROCESS** of Imagination, Action, and Learning.

Read along arrows forward (say "therefore) and backward (say "because").




3. In twelve steps, the ALIVE Proposal shows how **THE PROCESS** can lead

**Toward a More Walkable and Less Car-Dependent Future.**

4. ***Steps 1-3*** open up imagination to new, exiting, and playful possibilities.

***Step 4*** presents an action to begin **THE PROCESS** now.

***Step 5*** presents exciting outcomes from **THE PROCESS** initiated in **Step 4**.

***Step 6*** describes how **THE PROCESS** could expand options for car-free living.

***Steps 7-10*** describe future developments from **THE PROCESS** to clustered car-free communities.

***Steps 11-12*** draw upon experiences in Corvallis today.

STEP 1

## Car-Dependent Infrastructure Continues to Expand

**Driving becomes necessary because**
"It's too far and dangerous to walk or ride a bike".

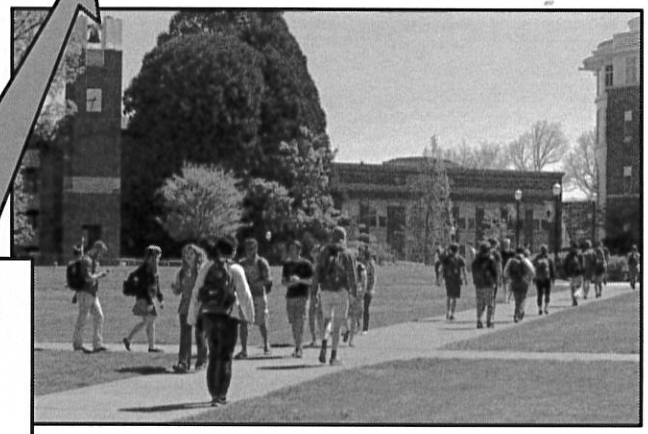
*Choose which arrow*

We should consider an alternative that would provide:

greater access to services without the uses of cars and

attractive options for living without the day-to-day use of cars.

**Then, we could walk or ride a bike to a range of services**

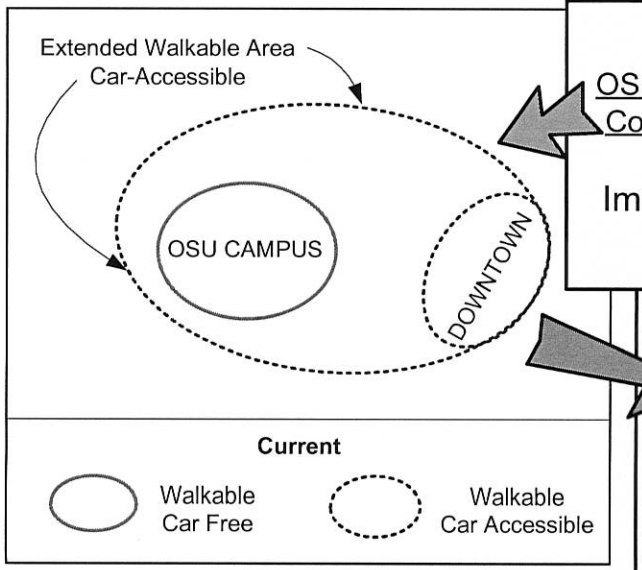


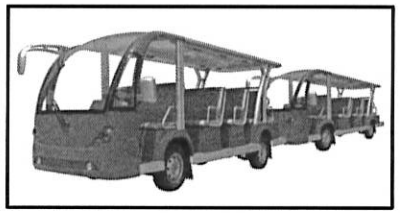
and provide accessibility for those who cannot drive, walk, or ride a bike.

**Imagine how this could be done.**

Consider two walkable areas:
OSU Campus (walkable and largely car-free) and
Corvallis Downtown (walkable and not car-free).

Imagine an Extended Walkable Area that includes Campus and Downtown



Now
**Imagine Something New**

STEP 2

# Bike-Tramways

Shift your Imagination Away From This.

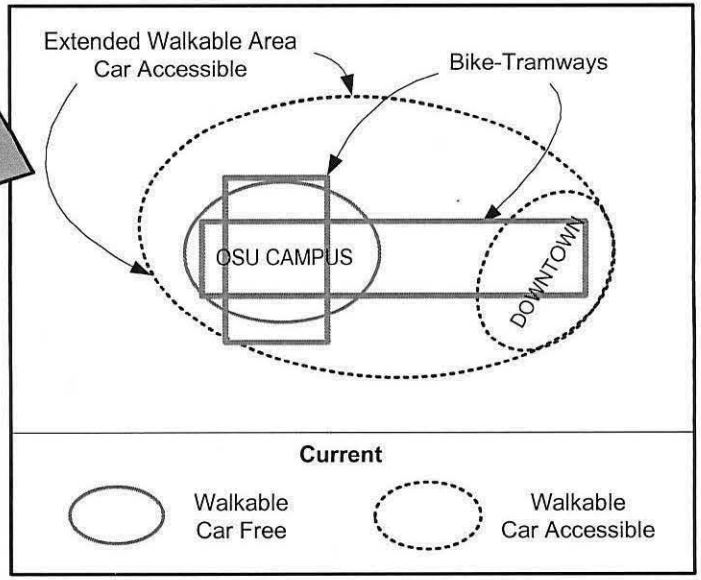
Imagine light **Trams** (public people movers)

and **Bikes**.

Now Imagine

## A Network of Bike-Tramways

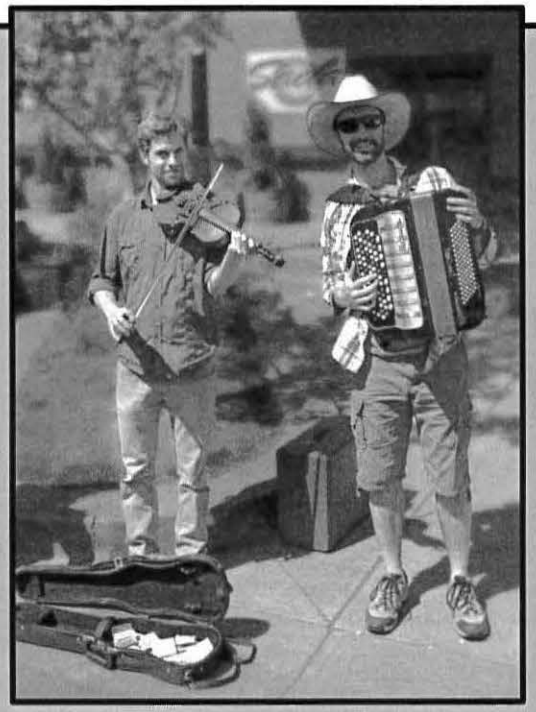
dedicated paved pathways open to bikes and public trams with maximum speeds of a comfortable bike ride, closed to normal traffic (cars, trucks and buses) and connecting OSU Campus and Downtown.




As our imagination opens up, possibilities (locations, routes, park and ride, etc.) expand.

Now Imagine
# Playful Opportunities

STEP 3



The routes of Bike-Tramways could be temporally shifted to

designated lanes (closed streets, parking lanes, etc.) to

expand car-free opportunities for

## Special Activities

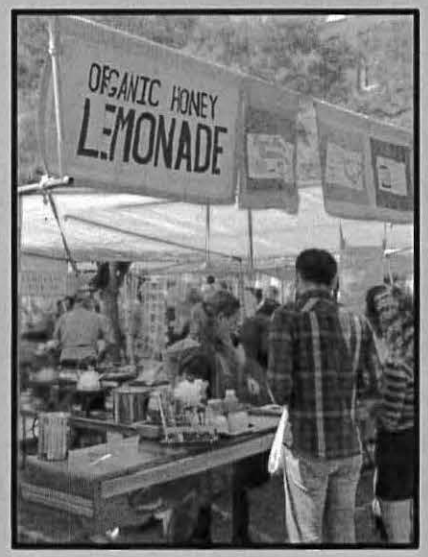
Farmers' Market,

OSU Campus Tours,

Festivals and Parades,

Theater, Concerts,

Athletic Events.




## Imagine New Events

Urban Nature Tours,

Whiteside Performances,

No-Car Dinner Tours,

Park and Ride Days to experiment with new routes (e.g. Campus Way to Fairgrounds), and more.

The "lessons learned" would help us to develop better Tramways.

Farmers' Market, Corvallis, 2015

*STEP 4*

Because Bike-Tramways are inexpensive, flexible, and can be demonstrated with existing facilities,

**we can**

# Start Now

with a "show me" approach that is engaging, adaptive, creative, and playful.

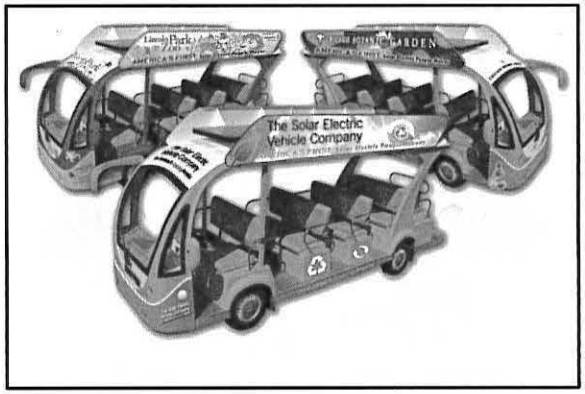
## OSU could:

obtain several different trams,

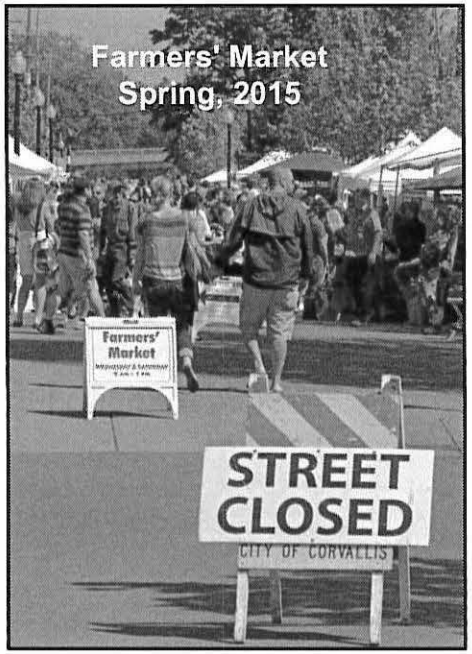
invite industry to submit their best trams for "try outs",

experiment with Bike-Tramways on low traffic campus streets and pathways, and

develop a regular Bike-Tramway connecting OSU Campus and "The Retreat".



**Then:**




Building upon this effort, The City of Corvallis, Benton County, and OSU could try out Bike-Tramway routes by

temporarily closing off traffic lanes

to demonstrate different Bike-Tramway possibilities

for increased accessibility without added cars

to public events such as farmers' market and fall festival.

Recall *STEP 3*.

**Then:**

**We (all of us) could see for ourselves**

an alternative to expanding car-dependency and

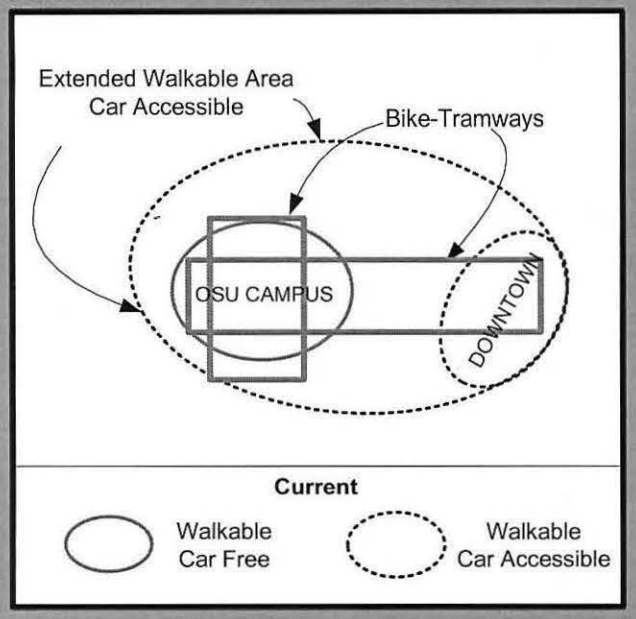
promising possibilities for expansion.

**Then:**

Based on our experience, we could develop a Bike-Tramway network.

STEP 5

Now Imagine
**An Extended Walkable Area**
served by a network of Bike-Tramways.



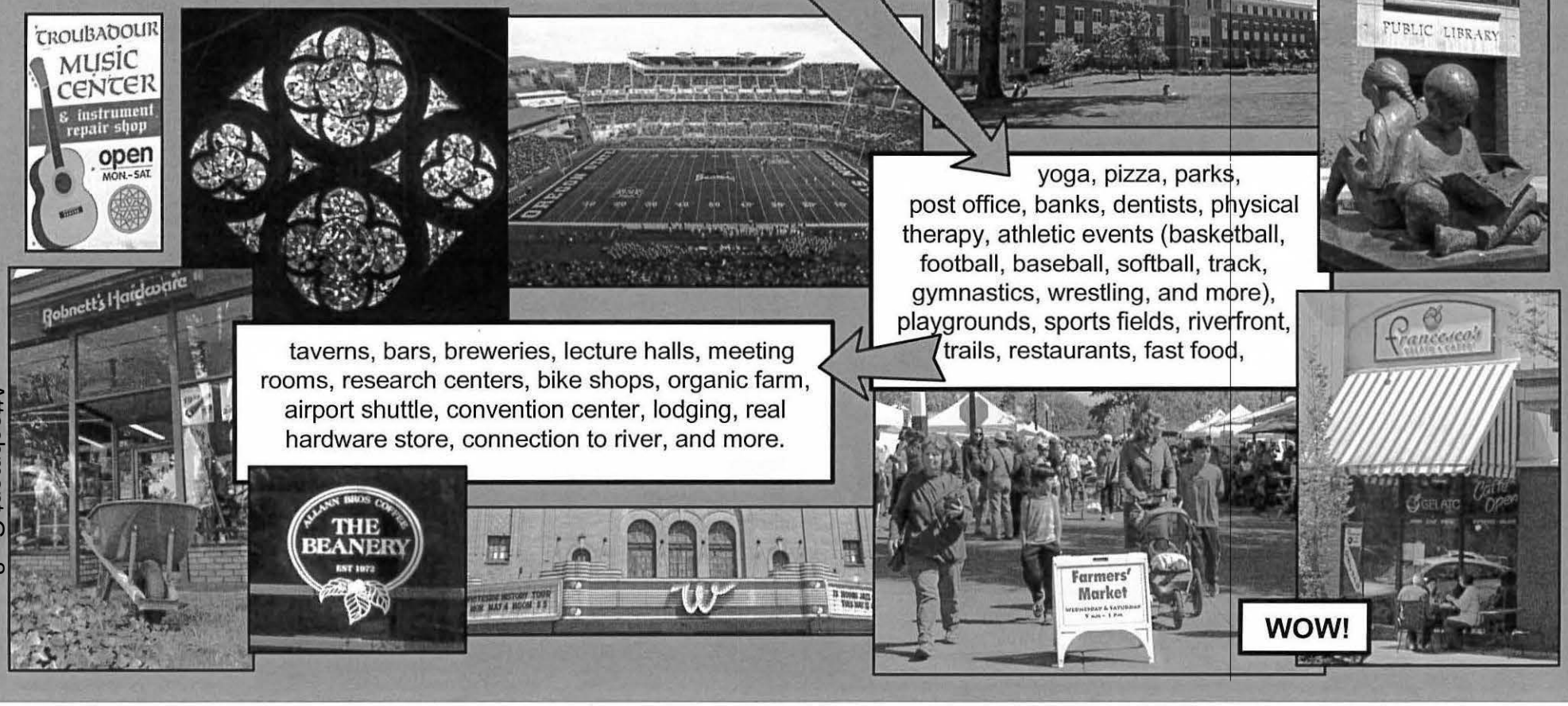

The walkable area would extend a short walk from the Bike-Tramway.

Imagine the
**services, activities, and opportunities** that would be conveniently available **without the use of cars**:

coffee shops, libraries, book stores, live theaters, concerts, plays, churches, movies, symphony orchestra, art galleries, festivals, outdoor concerts, farmers' market, grocery markets, bakeries, shoe stores, gelato, clothing stores, parades,

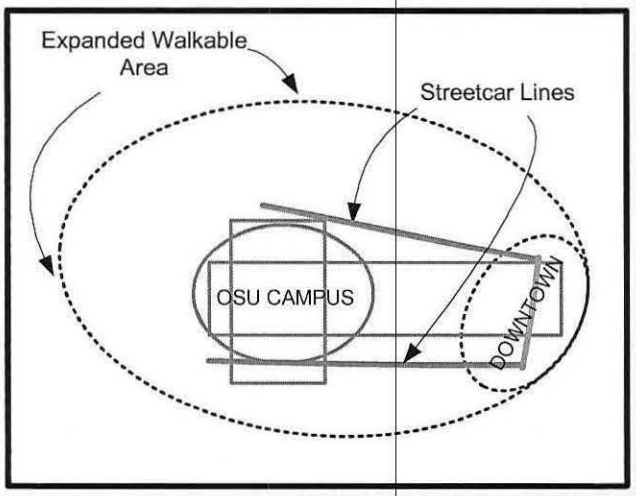
yoga, pizza, parks, post office, banks, dentists, physical therapy, athletic events (basketball, football, baseball, softball, track, gymnastics, wrestling, and more), playgrounds, sports fields, riverfront, trails, restaurants, fast food,

taverns, bars, breweries, lecture halls, meeting rooms, research centers, bike shops, organic farm, airport shuttle, convention center, lodging, real hardware store, connection to river, and more.

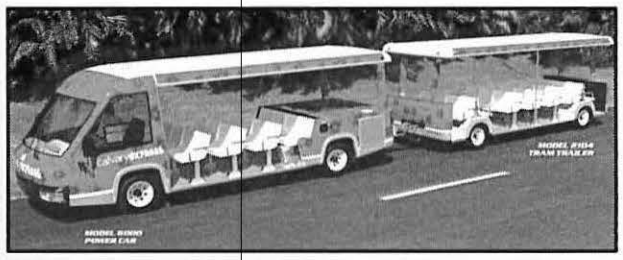


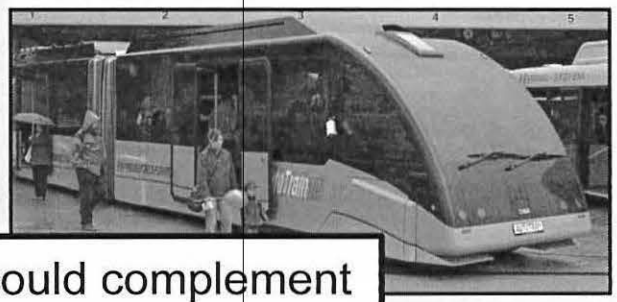
STEP 6

# Imagine a Real
# **Option for Car-Free Living**




As people experience day-to-day access to services without car use (*STEP 5*), steps can be taken to expand the walkable area and enable wider use of no-car options.





Technological advances are opening up exciting possibilities.

efficient flywheel hybrid without overhead wires,

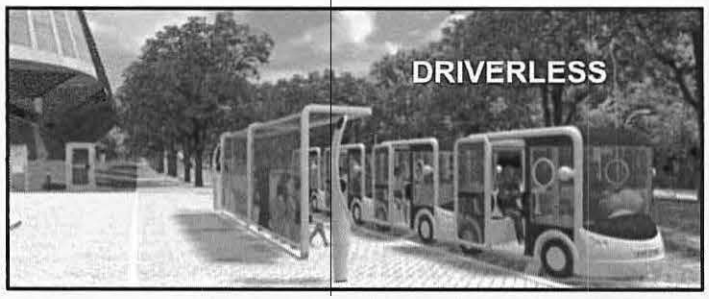
virtual tracks; on paved surfaces with the capacity to maneuver off track, and

driverless vehicles.

**<u>Streetcar Lines</u>** could complement Bike-Tramways.

They could operate on dedicated paved surfaces (including but not limited to streets) or tracks.

A wide range of streetcar types are becoming available.




The outcome would be an expanded walkable area that provides a

**<u>Viable Option for Car-Free Living</u>.**

STEP 7

# Future Development

Under current practices, future development will accommodate to and expand car-dependency.

**More and More of This!**

This trajectory is so common (widespread) that we have difficulty imagining a viable alternative.

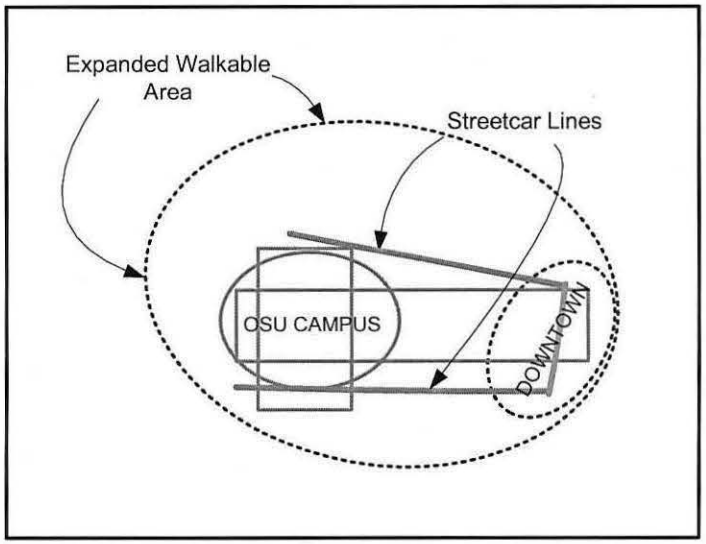
**BUT**

**BUT**

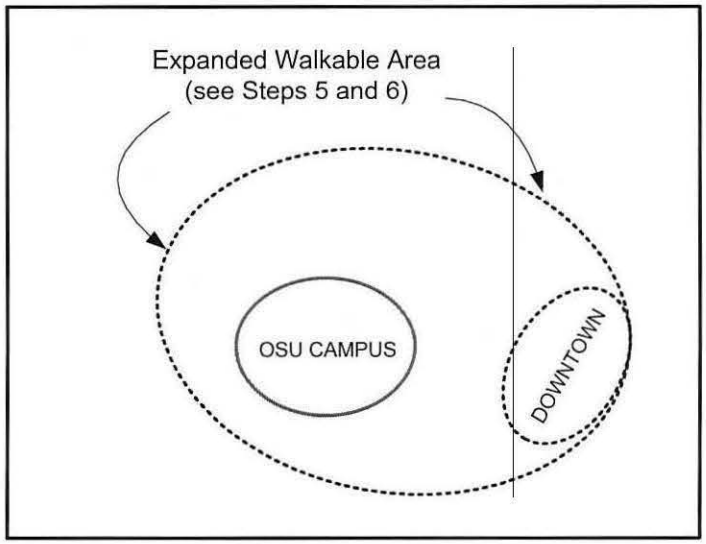
STEPS 1-6 do allow us to imagine a future very different from the car-dependent course we are on.

To explore this alternative, it will be helpful to simplify our sketch

**From This (STEP 6)**



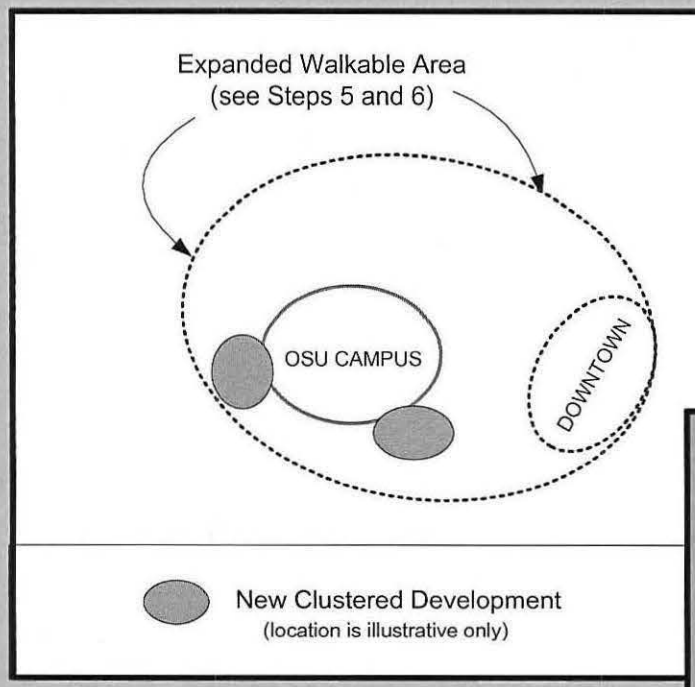

**To This (Steps 8, 9 & 10).**




Now, let us imagine an alternative to car-dependent sprawl!

STEP 8

# Car-Free Development
## within the walkable area




Within the expanded walkable area (Steps 5 and 6), clustered developments would serve a growing number of people seeking a viable alternative to car-dependent living.

The space normally given over to cars

would be used in more healthy ways.

**Clustered Developments Would Be:**

Walkable, car-free, human scale

Interesting, vibrant, exciting
(public plazas, coffee shops, dinning, etc.)

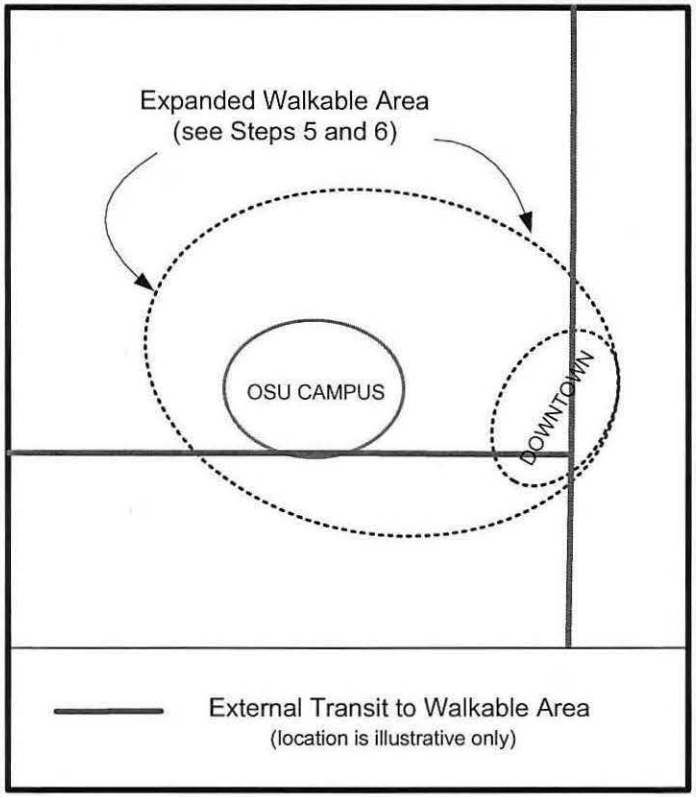
Viable (walkable access to daily services)

Easy access to a wide range of services
(see Steps 5 and 6)

Accessible to all, multigenerational

**Think of these as alternatives to:**
more car-dependent townhouses and apartments and strip development and box stores.

STEP 9




# Viable Transit
## to the walkable area

Future transit would be useful and attractive to riders because:

upon arrival, they would find easy access to a wide range of destinations without the need for a car and

when leaving they would find easy access, without a car, for their return trip.

This serves to solve a fundamental problem of transit!

## The Last Mile Problem:

*The last mile of a trip requires the use of a car; therefore, people drive rather than use transit.*

Other cities (e.g. Eugene) have not solved the last mile problem.

Therefore, transit has failed to provide significant and attractive alternatives to driving.

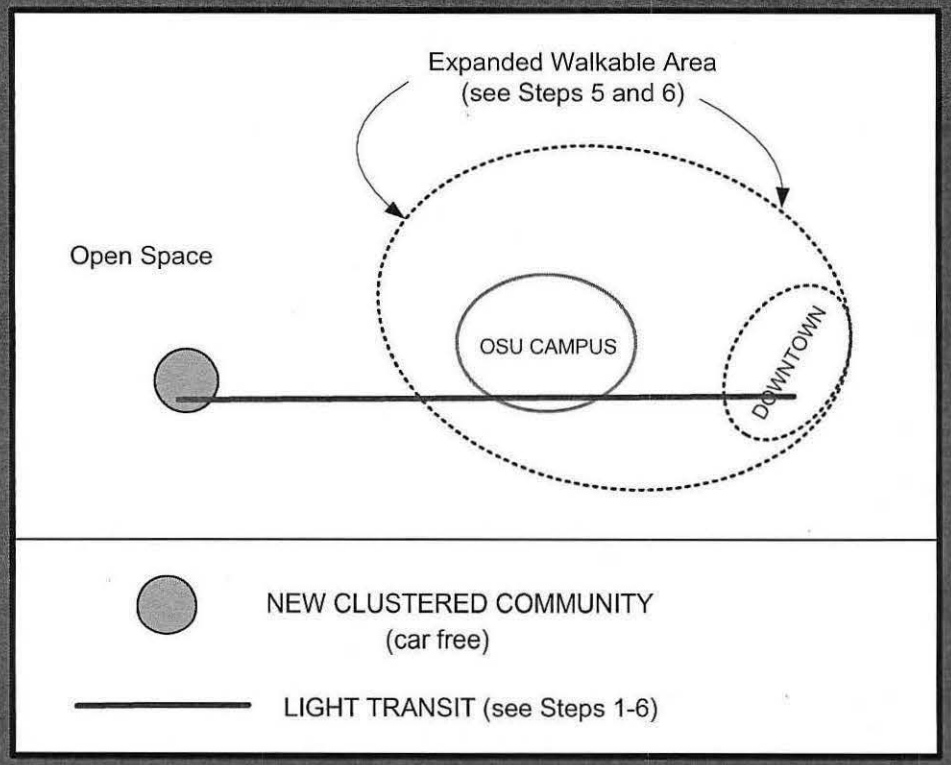
Consequently, more car-dependent infrastructure has been constructed to deal with the traffic (e.g. the "Beltline" in Eugene).

And, traffic problems and car-dependency continue!

**BUT**

The Expanded Walkable Area provides the Corvallis and OSU Communities with a real alternative.

STEP 10




# Clustered Car-Free Community with Open Space

## This Clustered Community Would Be:

Walkable, car-free, human scale

Surrounded by open space

Interesting, vibrant, exciting
(public plazas, coffee shops, dining, etc,)

Viable (walkable access to daily services)

Multigenerational

Easy access to a wide range of services
(see Steps 5 and 6)

An exciting alternative to car-dependent living

serving increasing demands from:

an aging population less able to drive and more interested in a walkable alternative,

younger generations with less interest in car-dependent living, and

people of all ages who want to live a lifestyle with a lower "carbon footprint".

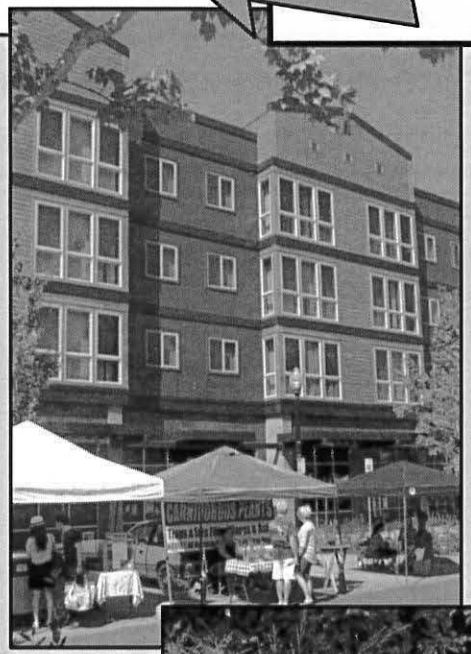
STEP 11

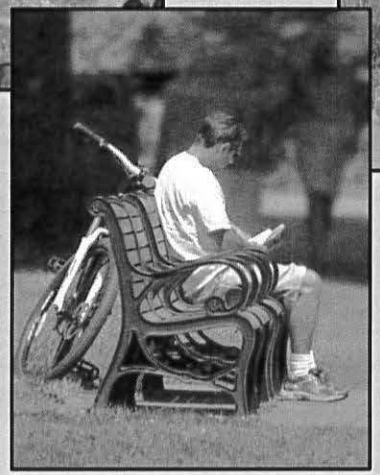
# Imagining Car-Free Communities

## Look at the Corvallis Waterfront

the small area that is now largely car free

### Resident Can Walk to Many Services





### Human Scale Activities Can Occur

"This place is **awesome**"

Pictures from Corvallis, 2015

## Now Imagine

**Building Upon these Examples**

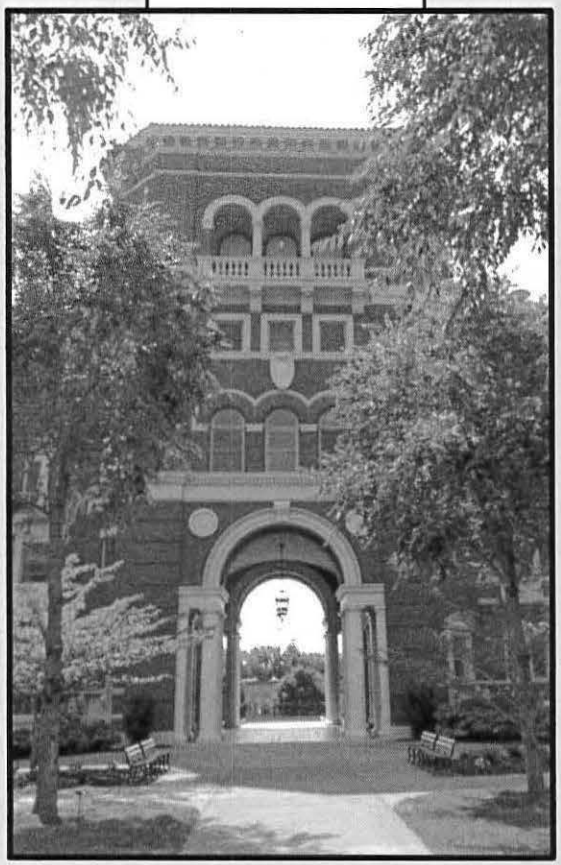
### Rather Than

STEP 12

# The OSU Campus
is Largely Car Free.

Imagine how we can draw upon the best examples to develop clustered, car-free communities.

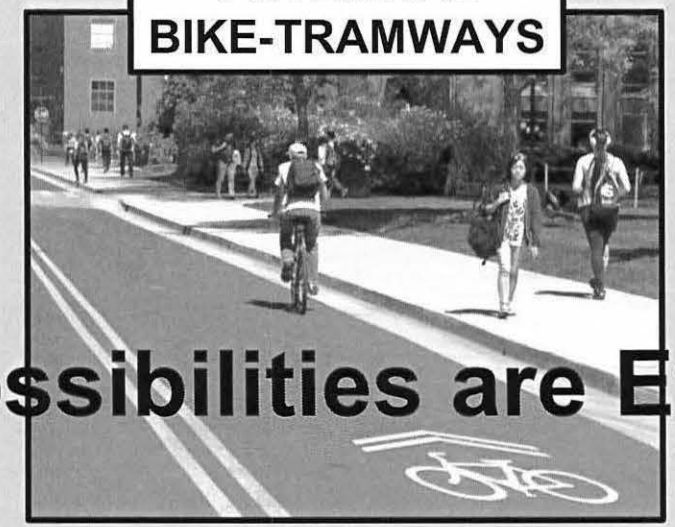
Architecture



Places to Meet

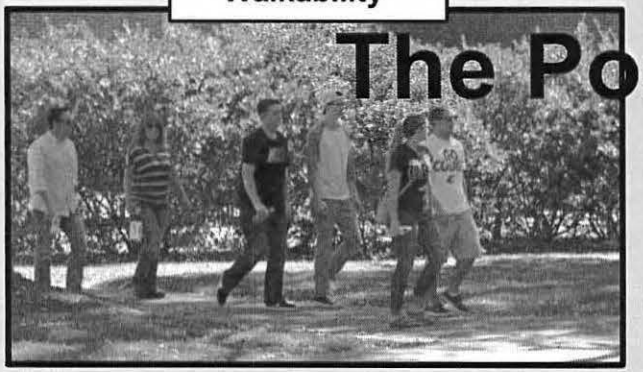
Public Places

POTENTIAL BIKE-TRAMWAYS



Interesting Coffee Shops

Walkability



## The Possibilities are Exciting !

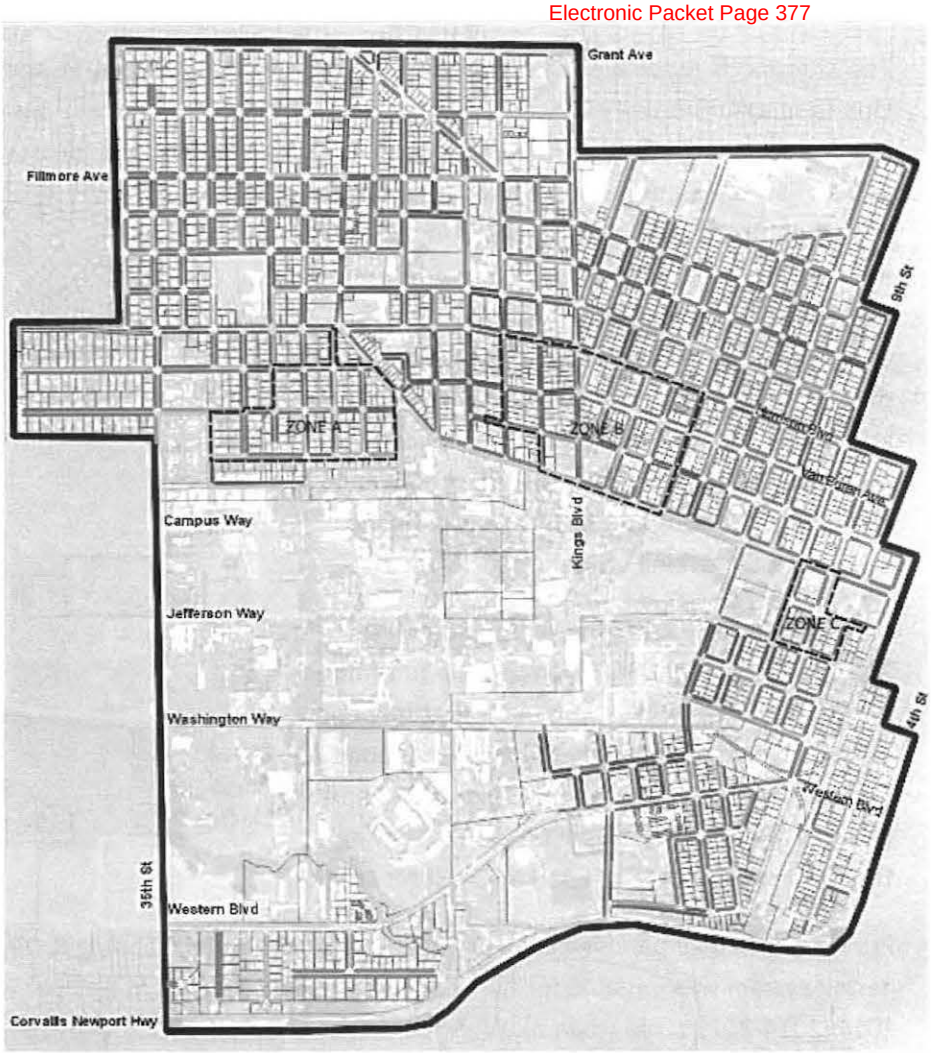
And More

With Initiative from OSU (recall ***STEP 4***),
**WE CAN BEGIN NOW**

## Free, Fee, Fair?

In the vicinity of The University, the City of Corvallis offers as many free parking spaces, while OSU has fee parking. OSU rates vary from a $1 per hour to $495 per year. If parking fees are to shape parking use, the City offers parking at too low a rate, while the University's rate is too high for efficient utilization of the available spaces. Rules and incentives to allocate parking have to consider convenience and cost. Further, parking in areas around The University is more about vehicle storage than visitor parking.

City streets that cut through or border University property—35th, 33rd, 30th, Orchard, 27th, Monroe, 11th, A, 16th, 17th, and Campus Way—provide over 430 free parking spaces next to University parking lots that charge $495 and $330 annually.

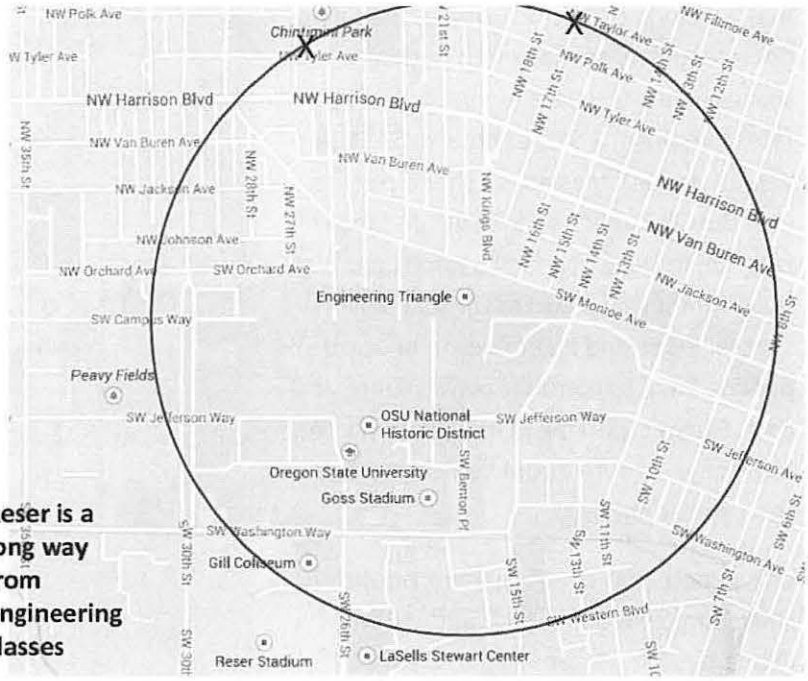



Check of 20, free, City-managed, campus parking spaces during a two-week period revealed that 50% had the same car in them for a 24-hour period during January 2016. Kittelson & Associates conducted a two-day, May 2015 parking study on City streets inside the dark line on the map. Where on campus, 84% of the parking is for campus visitors, off campus parking demand is much more from local residences. Kittelson & Associates acknowledge they do not know who is parking on City streets. They found, however, that during peak hours 4,246 vehicles parked off campus within the study area. Of these, they say that there were "1,028 more parked vehicles than measured during the lowest demand of 3,218 parked vehicles (between 2am and 4am). In other words 2,211 on-street stalls were vacant during the peak hour of parking demand in the study area." One could assume something on the order of 1,028 spaces were visitor parking demand.

| Parking Study | Spaces | Days observed | Percent Occupied | Percent Overnight |
|---|---|---|---|---|
| **OSU General Use (OSU CP&D, Oct 21 & 22, 2014)** | 5759 | 2 | 73 | na |
| **OSU General Use & Residence Hall (OSU CP&D, Oct 21 & 22, 2014)** | 6840 | 2 | 74 | 13 |
| **Free, City-managed parking on streets bordering OSU campus (Jan 2016)** | 433 | 3 | na | na |
| **Kittelson & Assoc (Apr 28 & 29, 2015, overnight 2-4 AM)** | 6457 | 2 | 75 | 50 |
| **Block face free city street parking w/in University boundary (Weekdays Jan 18-29, 2016)** | 20 | 10 | 100 | 50 |

Rec'd @ PC mtg
Date 3/16/16
City of Corvallis

The Kittelson & Associates parking study includes areas not used by visitors to the OSU campus—Corvallis High School, Linn-Benton Community College, downtown 5th, 6th, 7th, and 8th Street businesses, city and county visitors and employees, Benton County Health Department, Senior Center, and local churches. My study of parking utilization on 16th and 23rd Streets between Tyler and Taylor suggest that two thirds of the parking spaces in this area are taken by local residences. The comparison for this estimate is early Sunday morning parking versus weekday parking utilization. At peak parking utilization on the OSU campus, there are about 1,570 vacant, general parking spaces (27%). Moving neighborhood, visitor parking demand estimated at 1,000 vehicles on campus would bring campus parking utilization to 90%.




Moving vehicles parking within the bounds of 29th, Taylor, 11th, and Harrison back on to campus is certainly feasible. The problem is that free and more convenient parking in the neighborhoods is available. The map shows that Taylor & 27th and Taylor & 16th (X's) are closer to the Engineering Triangle than the C permit parking at Reser Stadium.

Pricing can change parking behavior as an OSU 2015 Capital Planning & Development study shows (Table 12b). A new permit system was initiated for fall 2014. In general, C Permits at $95 per year were the most filled Sectors in October 2014 (2014-2015 table column). While OSU does not report parking by permit type, Sector F is mostly "C Permit" parking that is south and west of Reser Stadium. Lowest parking utilization is found for lots on the main campus (Table 12b, Sector C) where most parking rates are $495 per year. The new fall 2014 system increased parking rates north, east, and west on main campus (Sectors B, C, and D) and offered lowest rates at Reser Stadium (Section F). This shifted campus parking utilization from north to south (Column 2013-2014 vs 2014-2015). For visitors, cheaper and more convenient parking can be found in neighborhoods west, north, and east of off campus.

***Table 12b: OSU Parking Utilization***

| Sector | 2013-2014 | | | 2014-2015 | | |
|---|---|---|---|---|---|---|
| | *Total Spaces* | *Occupied Spaces* | *Percent Utilization* | *Total Spaces* | *Occupied Spaces* | *Percent Utilization* |
| A | 216 | 115 | 53% | 209 | 142.5 | 68% |
| B | 800 | 700 | 88% | 668 | 524.5 | 79% |
| C | 1,655 | 1,488 | 90% | 1587 | 1008 | 64% |
| D | 1,005 | 902 | 90% | 896 | 598 | 67% |
| E | 169 | 142 | 84% | 163 | 135.5 | 83% |
| F | 1,342 | 482 | 36% | 1206 | 982 | 81% |
| G | 1,329 | 1,106 | 83% | 984 | 752 | 76% |
| H | 475 | 294 | 62% | 46 | 45 | 98% |
| Total OSU General Use | 6,991 | 5,226 | 75% | 5,759 | 4,188 | 73% |
| Residence Hall Spaces | | | | 1,081 | 867.5 | |
| Total OSU General Use and Residence Hall | | | | 6,840 | 5,055 | 74% |

As both Kittelson & Associates and my studies suggest, most off-campus parking demand is by residences and not visitors coming to campus. Most people in Corvallis feel that it is only fair that they be able to park in front of their own residence. To achieve parking efficiency free, fee, and fair need to be better balanced.

To: Planning Commission 3/16/2016
From: Court Smith, 471 NW Hemlock Ave

Rec'd @ PC mtg
Date 3/16/16
City of Corvallis

March 16, 2016

FROM: Corvallis Neighborhood Assn. Boards

TO: Corvallis Planning Commission

RE: 2016 Comprehensive Plan Proposed Revisions

Corvallis Planning Commissioners:

In reviewing the proposed revisions to the Comprehensive Plan, as neighborhood association representatives containing residential parking districts, we have the following responses and requested changes:

*11.4.n Parking fees can benefit communities when used to develop transit and transportation options.*

This point had been discussed previously at the Task Force review of revisions to the Comprehensive Plan, and we had requested that it ***specifically exclude residential parking district fees***. First, parking district fees are not properly included as a Comprehensive Plan concern. Second, the current City Council has determined that residential parking district fees should only be used for administering the program, as the districts are created only to help preserve the character of our inner residential historic neighborhoods. They are not perks or special privileges. However, if this section is to remain in the Comprehensive Plan, it should only note that citywide parking fees, such as parking meter receipts may be legitimate sources of revenue to develop improved transit options—but it should specifically exclude residential parking districts.

*11.4.10 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. Auto parking should be allocated using the following principles:*

C. *The parking fee system should be self-supporting and can provide additional resources for transit and transportation improvements.*

Again, this section is not appropriately included in the Comprehensive Plan. This had been discussed previously at the Task Force review of revisions to the Comprehensive Plan, and we had requested that this point, if it is to be included at all, should specifically ***exclude residential parking district fees.*** Any inclusion should focus on other citywide parking fees, such as parking meters, which are legitimate sources of revenue to develop improved transit options. Residents within the residential parking districts would welcome avoiding having to pay for parking permits, if they could have a

reasonable chance of finding on-street parking for their visitors, contractors, and themselves, if their older homes had sufficient off-street parking.

*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.*

This is section is incomplete in that it is missing a very important and desirable element: Privately-owned housing ***on campus*** does generate property tax revenue (Note section 8.6.j) and reduces overall traffic impacts in the City. Our close-in residential neighborhoods have experienced negative impacts over the past ten years due to the rapid growth of the University population, including loss of single-family homes due to either conversions to college student rentals or demolition and replacement with high-density, student-focused housing. Such density and conversions have increased traffic volumes, parking scarcity, and cut-through traffic in the neighborhoods closest to campus. This all could have been avoided with the early implementation of a program of public/private partnerships for on-campus housing, and future additional negative impacts could be reduced with thoughtful, intelligent planning for such on-campus housing. Excellent examples are already available to serve as models, in particular at UC Davis and Portland State.

Thank you for your consideration of these responses and changes.

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College Hill NA, President

Courtney Cloyd
Central Park NA, President

Mike Middleton
College Hill NA, Vice-President

Doug Eaton
Central Park NA, Vice-President

Mark Giordono
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College Hill NA, Secretary

# WATERSHED MANAGEMENT ADVISORY BOARD
## MINUTES
## March 23, 2016
# DRAFT

**Present**
Jessica McDonald, Chair
David Hibbs, Vice-Chair
Charlie Bruce
Sheryl Stuart
Jacque Schreck
Richard Heggen
Steve Rogers
Joel Hirsch, City Council Liaison

**Staff**
Tom Hubbard, Public Works
Mike Hinton, Public Works
Mark Miller, Trout Mountain Forestry

**Visitors**
Ken McCall
Jim Fairchild

**Absent**

**SUMMARY OF DISCUSSION**

| Agenda Item | | Information Only | Held for Further Review | Recommendations |
|---|---|---|---|---|
| I. | Call Meeting to Order/Introductions | X | | |
| II. | Review of Agenda | | | No changes |
| III. | Review of February 24, 2016 Minutes | | | Approved |
| IV. | Community Comments | X | | |
| V. | City Council Report | X | | |
| VI. | New Business | | | |
| • | City Water Infrastructure | X | | |
| • | Final 2015/16 Harvest Report | X | | |
| VII. | Old Business | NA | | |
| • | None | | | |
| VIII. | Staff Reports | X | | |
| IX. | Board Member Requests and Reports | X | | |
| X. | Adjourn | | | |

**CONTENT OF DISCUSSION**

**I. Call Meeting to Order/Introductions**
Chair McDonald called the meeting to order and those present introduced themselves.

**II. Review of Agenda**
No changes.

**III. Review of Minutes**
Board Member Stuart requested Board Member Heggen's response to Visitor Jim Fairchild's comments about fault lines be included in the February minutes. **Board Member Hibbs moved**

**to approve the February minutes as amended; Board Member Schreck seconded the motion and the minutes were approved unanimously.**

**IV. Community Comments**

Visitor Ken McCall commented that the Old Peak Meadow trip was good.

Visitor Jim Fairchild stated that he had a conversation with Matt Schultz about a section of road that is part of Benton County's Habitat Restoration Plan, specifically for Peacock Larkspur. He noted that there appears to be different strains of Peacock Larkspur around the watershed.

**V. City Council Report**

Councilor Hirsch reported that the Vision and Action Plan Committee's three weeks of visioning have occurred and there is now a survey on the City's website to gather information from the community. He noted that this process should be more comprehensive and a better predictor than the 2020 Vision Plan. He encouraged the Board Members to take the survey. Board Member Schreck also encouraged the others to take the survey and noted that it is easy to complete and that respondents can contribute to one or all of the six subject areas.

**VI. New Business**

City Water Infrastructure

Mr. Hubbard, as requested by the Board, conducted a presentation on the past, present, and future of the Rock Creek Water Treatment Plant. The past portion included the watershed's purpose, the creation of the City's 7.8 million gallons per day (MGD) water rights, and the construction of the treatment plant and reservoir. The present portion included the water treatment plant's rating of 5.0 MGD, that the plant supplies about 30% of water needs to community members, and the limitations of the plant's transmission main of 3.0 MGD. The future portion included filter and process upgrades, transmission main replacement, reservoir maintenance and structure improvements, and the Army Corps of Engineers study of the Willamette basin and dam reservoir. The presentation concluded with the Board discussing water rights, treatment plant expansion, and review of the current Corvallis Forest Stewardship Plan.

Final 2015/16 Harvest Report

Mr. Miller reported that the harvest was successful. The last piece of work that remains is road maintenance. There is a contractor ready to go as soon as the weather is drier. The timber volume came in a little below estimates, logging costs were higher than estimated, and log sales were higher than expected. After all costs, he's looking at $90-95 thousand in revenue.

Mr. Miller reported that, in addition to the annual tour, a request was received for a tour for the Benton County Small Woodland Owners Association, which will occur next month.

**VII. Old Business**

None.

**VIII. Staff Reports**

Mr. Hubbard reported that Jennifer Ward will be providing information at the April meeting about the annual tour. He also reported that he and Ms. Ward have met about the Corvallis-to-the-Sea trail, noting that one of the issues is the permit process.

Chair McDonald noted that Sheryl Stuart will not be seeking re-appointment after her term expires in June. The Chair also noted that she will seek reappointment, but not for a full term. Staff is revisiting the list from the last appointments to fill the vacancies. Board Member Schreck noted that she will reach her term limit in 2017.

**IX. Board Member Requests and Reports**

Finance and Habitat Subcommittee Reports

The Finance subcommittee had nothing to report.

Board Member Hibbs provided a booklet from Oregon Forest Resources Institute about managing forest habitat. He reported that the subcommittee has been working on the smaller issues around the forest and identified four different potential opportunities: grasslands, early successional habitat, older mixed conifer forest, and riparian areas. He provided some information on the grasslands in the watershed.

**X. Adjourn**

**The meeting was adjourned.**

**NEXT MEETING: April 27, 2016, 5:15 p.m., Madison Avenue Meeting Room**

To: Corvallis City Council

CC: Mary Steckel, Public Works Director

Mark W. Shepard, City Manager

From: Deb Kadas & Jeffrey Paulson

Date: 04.18.16

Re: In **SUPPORT** of Concrete Tactile Warning Devices in Historic Districts

We appreciate, and **support**, our Public Works Director Mary Steckel's recommendation to council for the use of brick red concrete material for tactile warning devices in residential historic districts.

We are happy with the decision to use a concrete material, because concrete is the most historically-compatible, and we believe, a better investment.

Since Council requested more information regarding concrete versus plastic tactile warning devices, we gathered some supplemental information.

On April 15, we surveyed 49 existing concrete ramps in Corvallis, and took photos of 42 of them. The ramps we surveyed are located on 15th Street, 26th Street, Van Buren Avenue, Campus Way, and Washington Way and are of varying styles and ages. None of the ramps were structurally compromised. An insignificant number of domes were chipped off, and vegetation was limited and similar to what one finds in sidewalk expansion joints. A few ramps constructed with 2' x 2' concrete pads had non-structural cracking, however none of the ramps made with 1' x 2', 1' x 1', or paver-style concrete pads had any cracks whatsoever.

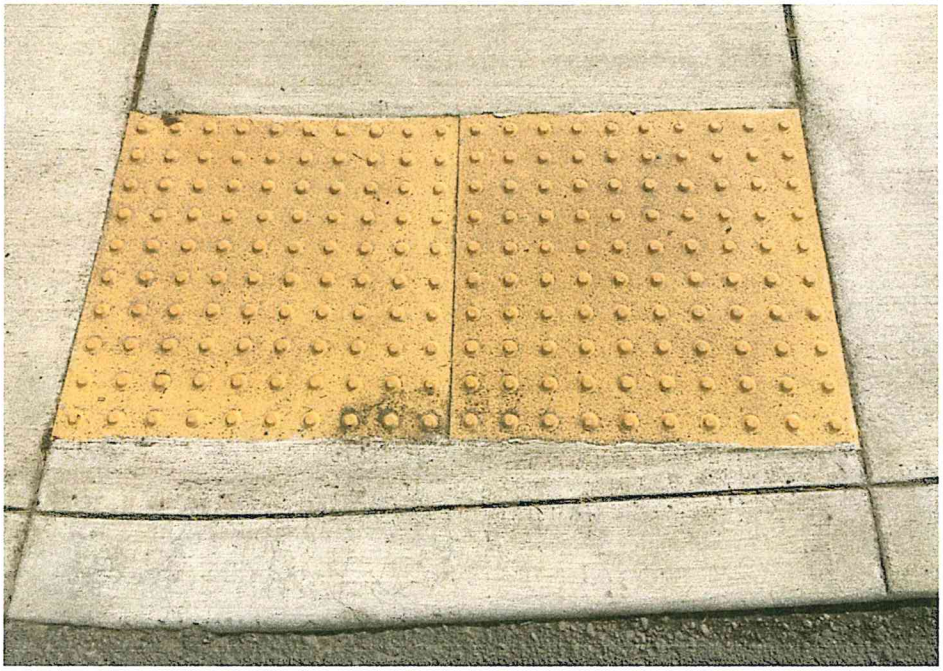
Today, we received engineering information from TekWay Dome Tiles. This is included, and I have also forwarded this information to our Public Works Director. While not endorsing a particular product, we are sharing this with you because it does contain useful engineering information regarding plastic versus concrete tactile devices.

My husband and I are both in the construction business and we understand that there can be huge swings in final outcomes, which in turn can impact cost and performance. We agree with Ms. Steckel's assessment that a quality installation is key to longevity. In the world of low bidders, we hope that our city engineers will specify good quality products and keep a keen eye on the winning contractor, to ensure that our city's investment is a success.

Thank you!

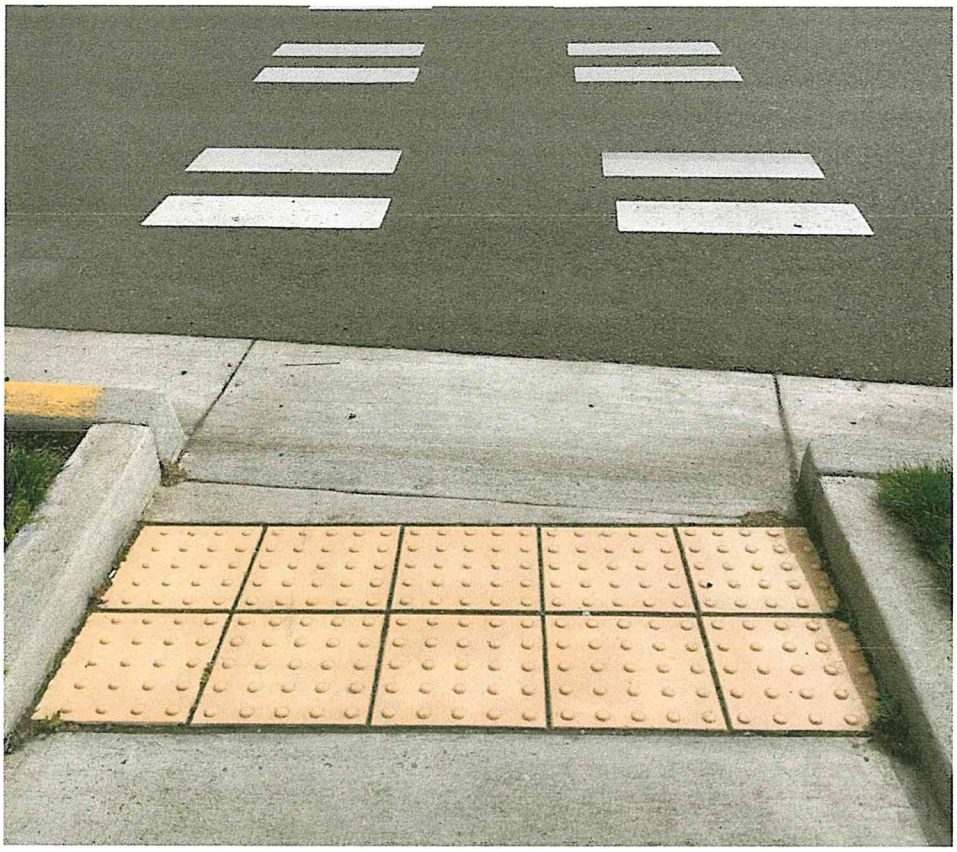
Sincerely,

Deb Kadas & Jeffrey Paulson

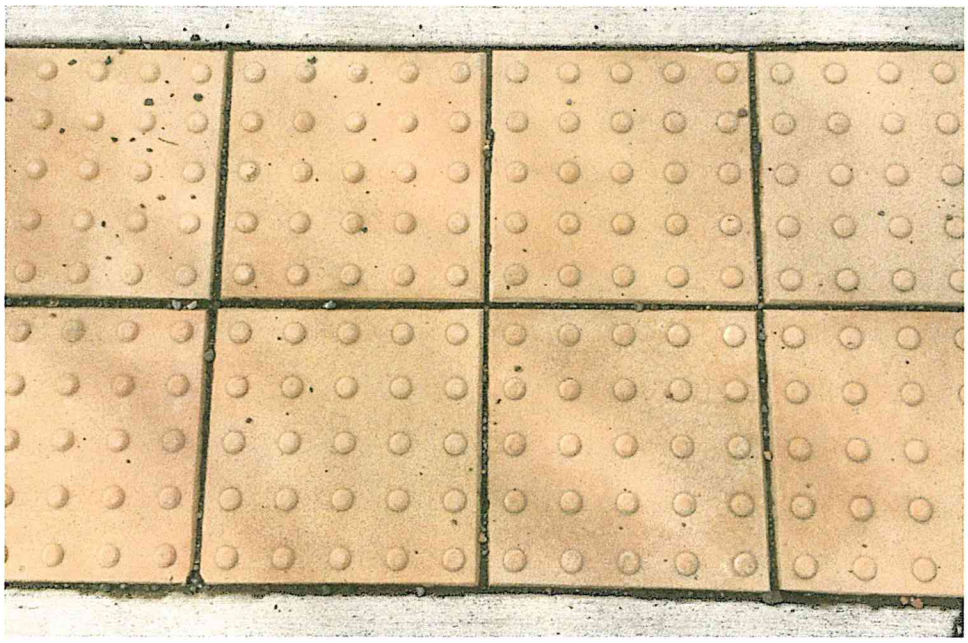


2' x 2' Concrete Tactile Pads at 26th & Washington Way

2' x 2' Concrete Tactile Pads at 26th & Campus Way



1' x 1' Concrete Tactile Pads on 15th Street



Close-up view of 1' x 1' Concrete Pads

## From an engineering point of view: Why should ADA Domes not be made out of Plastic or Standard Concrete?

**1- Plastic Detectable Warnings fail**

•Plastics will deform when subjected to cyclical stress and strain load leading to a ductile / brittle transition at some point in time resulting in brittle failure.

•Premature initiation of cracking can occur due to the simultaneous action of cyclical stress and strain under sun light.

**2- Plastic Detectable Warnings are a potential liability**

• They have an inherently very slippery surface (low slip resistance).

**3- Plastic Detectable Warnings don't meet all functional requirements**

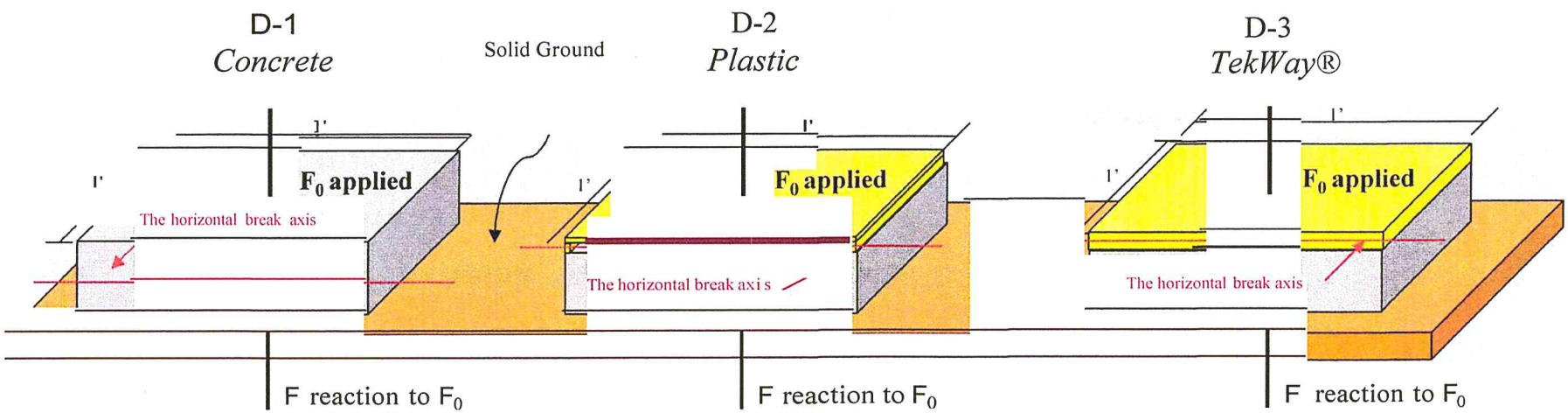
•All Plastic Detectable Warnings are always installed with voids due to material and product characteristics which impede a bond with the substrate after install.

**4- Standard Concrete Detectable Warnings are not good enough**

•They have inferior physical, chemical and mechanical properties when compared to Hi-Tech Concrete. The legally defined dimensions of the truncated domes do not withstand under the elements for the lifetime of the project.

# *Compression Strength Comparison*

Below are drawings of a *1' by 1 'cross sectional area* of a 4" thick sidewalk. D-1 is a basic sidewalk with no detectable warning, D-2 is a "Plastic" detectable warning and D-3 is TekWay® detectable warning. The latter one is made of Hi-Tech Concrete Material. When comparing detectable warnings, it is important to take into account the cross sectional area that the forces will be applied to. The compression force required to break D-3 (TekWay®) is 4.40 times that of D-1 (concrete) and 6.65 times that of D-2 (Plastic).




Concrete's typical Compression Strength is 4,000 psi. If a uniform force $F_0$ was applied to the 1'x 1' cross sectional area, it would take 576,000 lbs before the concrete would break.

Calculation: 144 in². (4,000lbs/in²) = 576,000 lbs.

Where:

1' x 1' cross sectional area = 144 in²

Concrete compression strength = 4,000 lbs/in²

Plastic's typical Compression Strength is 29,000 psi. If a uniform force $F_0$ was applied to the 1' x 1' cross sectional area, it would take 381,292 lbs before the plastic detectable warning would break. This is because the force only acts on 13.148 in².

Calculation: (0.185 * 12) + 5 (0.185* 11.815) = 13.150 in²

13.150in² (29,000 lbs/in²) =381,350 lbs.

Where:

Plastic rib width avg. = 0.185"

Number of ribs are 5 across and 1 on back (best case scenario)

Plastic compression strength = 29,000 lbs/in²

TekWay's® typical Compression Strength is 17,610 psi. If a uniform force $F_0$ was applied to the 1'x 1' cross sectional area, it would take 2,535,840 lbs. before the TekWay® detectable warning would break.

This is because the force is spread across 144 in.².

Calculation: 144in² (17,610 lb/in²) = 2,535,840 lbs.

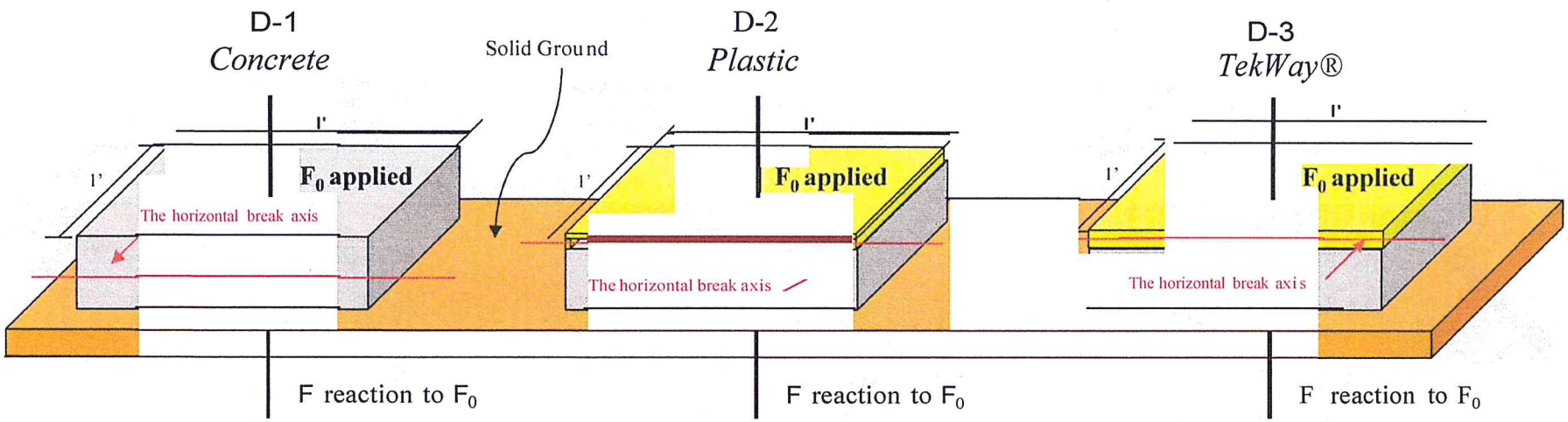
Where:

1' x 1' cross sectional area = 144in²

TekWay® compression strength = 17,610 lbs/in²

# *Tensile Strength Comparison*

Below are drawings of a *1 ' by 1 'cross sectional area* of a 4" thick sidewalk. D-1 is a basic sidewalk with no detectable warning, D-2 is a "Plastic" detectable warning and D-3 is TekWay® detectable warning. The latter one is made of HTC. When comparing detectable warnings, it is important to take into account the cross sectional area that the force will be acting on. The tensile force required to break D-3 (TekWay®) is 1.79 times that of D-2 (Plastic) and 7.23 times that of D-1 (Concrete).




Typical Concrete's Tensile Strength is 430 psi. If a uniform force $F_0$ was applied to the 1 'x 1 ' cross-sectional area, it would take 61,920 1 bs. before the concrete would break.

Calculation: $144in^2$ (4301b/in2) = 61,920 lbs.

Where:

1 'x 1 ' cross sectional area = $144in^2$

Concrete tensile strength = 4301bs/$in^2$

Plastic's typical Tensile Strength is 19,000 psi. If a uniform force $F_0$ was applied to the 1 'x 1 ' cross-sectional area, it would take 249,850 lbs before the plastic detectable warning would break out of the sidewalk. This is because the force only acts on 13.150$in^2$.

Calculation: (0. 185 * 12) + 5 (0. 185*1 1.815) = 13. 150$in^2$

13.150$in^2$ (l9,000 1bs/$in^2$) = 249,850 1bs.

Where:

Plastic rib width = 0.185"

Number of ribs are 5 across and 1 on back (best case scenario)

Plastic tensile strength = 19,000 1bs/$in^2$

Strength is 249,8501bs. If a uniform force $F_0$ of 3,110 lbs. was applied to the 1' x 1 ' cross-sectional area, it would take 447,840 lbs. before the TekWay® detectable warning would break out of the sidewalk. This is because the force acts on l44$in^2$.

Calculation: 144$in^2$ (3,110 1b/in') = 447,8401bs.

Where:

1 'x 1 ' cross sectional area = 144 $in^2$

TekWay®" tensile strength = 3,110 1bs/$in^2$

# *Flexural Strength Comparison*

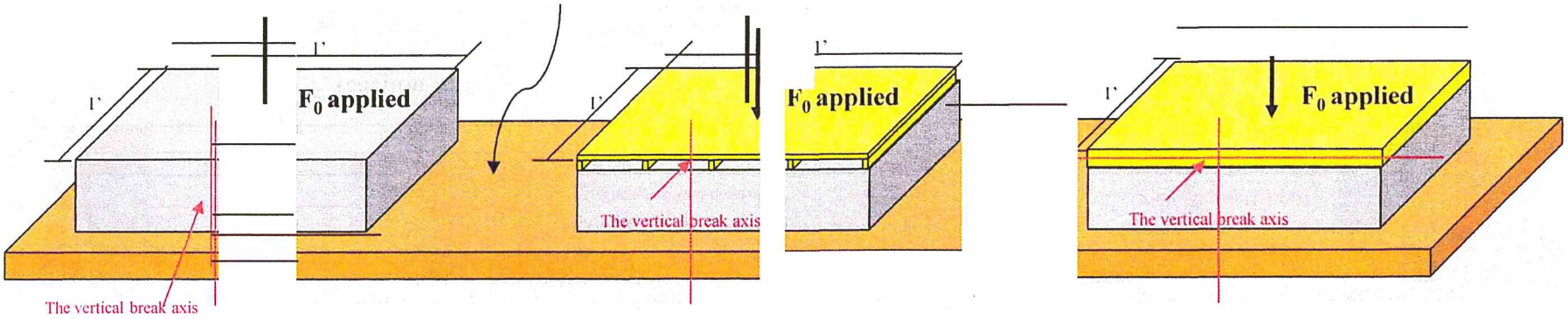
Below are drawings of a *1' by 1' cross sectional area* of a 4" thick sidewalk. D-1 is a normal sidewalk with no detectable warning, D-2 is a "Plastic" detectable warning and D-3 is TekWay® detectable warning. The latter one is made of HTC. When comparing detectable warnings, it is important to take into account the cross sectional area that the force will be acting on. The flexural force required to break D-3 (TekWay®) is the 7.47 times greater than D-1 (concrete) and 2.39 times that of D-2 (Plastic).

**D-1**
*Concrete*

Solid Ground

**D-2**
*Plastic*

**D-3**
*TekWay®*




Typical Concrete Flexural Strength is 435psi. If a uniform force $F_0$ was applied to the 4" by 12"' cross sectional area, it would take 20,880 lbs. before the concrete would break if the concrete was not installed on solid ground.

Calculation: $48in^2$ (435lb/$in^2$) = 20,880 lbs.

Where:

1 'x 4" cross sectional area = $48in^2$

Concrete flexural strength = 435 lbs./$in^2$

Plastic's typical Flexural Strength is 29,300psi. If a uniform force $F_0$ was applied to the 0.185" by 12" cross sectional area, it would take 65,046 lbs. before the plastic detectable warning would break. This is because the force only acts on 2.22 $in^2$. Note that the Plastic detectable warning does not get the benefit of the concrete or the solid ground because of the trapped air.

Calculation: 0.185*12 = $2.22in^2$

$2.22in^2$ (29,300 lbs/$in^2$) =65,046 lbs

Where:

Plastic thickness "" = 0.185"

Plastic flexural strength = 29,300 lbs./$in^2$

TekWay's® typical Flexural Strength is 3,250 psi. If a uniform force $F_0$ was applied to the 4" by 12 "cross sectional area, it would take 156,000 lbs. before the TekWay® detectable warning and the concrete would break.

Calculation: 0.65*12 = $7.8in^2$

$7.8in^2$ (3,250 lbs/$in^2$) =25,350 lbs.

25,350 lbs +( (3.35*12)*435) = 42,837lbs.

Where:

0.65" x 12 " cross sectional area = $7.8in^2$

TekWay® flexural strength = 3,250 lbs/$in^2$

Submitted by Carl Price
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Council mtg.