

MEMORANDUM

To: OSU-Related Plan Review Task Force Members

From: Community Development Staff

Date: February 24, 2015

Subject: Staff-Identified Comprehensive Plan Findings and Policies which may need to be Updated

Following is a list of staff-identified OSU-Related Findings and Policies which may need to be updated. This is a preliminary list, which may be amended and supplemented by the Task Force. These items have been identified because they contain information that is clearly out of date. A brief analysis of the information update needed is provided after each set of Findings and Policies. This memorandum is intended to inform the Task Force's discussion at the February 26, 2015, meeting, or at a subsequent meeting.

Findings:

5.4.a There are a number of inventories of buildings with historic significance located within the Corvallis Urban Growth Boundary, including those developed by the State Historic Preservation Office and the State Board of Higher Education. As of 1998, 375 inventories of historic sites and structures had been conducted in Corvallis. They identify the 26 Corvallis structures on the National Historic Register, 12 structures on the Oregon State University campus, and many other buildings as having historic significance. In 1989, the City created the Corvallis Register of Historic Landmarks and Districts which contains 85 properties. The City will be adding properties to this listing on an ongoing basis.

Update should acknowledge OSU Historic District, as well as individually listed resources.

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

8.6.a In 1996, there were an estimated 200,000 overnight visitors to Corvallis, representing the following market segments: business travel and Oregon State University (approximately 54%); visiting friends and relatives (35%); conference and sports (8%); fairs and festivals

(2%); and leisure vacationers (1%). The fastest growing visitor market segment is conferences and sports.

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

There is more current data available regarding the economic impacts of OSU on the community. The hotel facility referenced in Finding 8.6.i, the Hilton Garden Inn, has been constructed.

- 9.7.a** Oregon State University enrolled 14,127 students for the 1997 fall term. The number of students living within a 1/2 mile of the main campus area was approximately 7,000, while roughly 25% of the students live on campus.
- 9.7.b** According to information collected by OSU University Housing and Dining Services, during the 1997 fall term, student occupancy in residence halls, cooperative houses, student family housing, the College Inn, fraternities and sororities totaled 4,430. Total housing capacity in these units was just over 6,100, and thus exceeded occupancy by over 1,600 units.
- 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.

Enrollment and housing data should be updated to reflect current numbers. Anticipated impacts to vehicle trips per day would change with associated increase in enrollment.

- 9.7.d** The student population is not expected to increase significantly during the planning period. The percentage of the total population who are students will decrease as the non-student population increases.
- 9.7.e** There are approximately 140 acres of land zoned medium density residential and 85 acres of land zoned medium-high residential within a 1/2 mile of the main OSU campus, all of which has some potential for rezoning to a higher density.
- 9.7.f** A 1993 OSU survey found that 17% of OSU students commute to campus in single occupancy vehicles. Fifty-six percent of faculty and staff commute to campus in single occupancy vehicles.
- 9.7.g** Some of the Oregon State University residence halls are not protected with built-in fire sprinkler systems, which creates risk for the residents and a higher reliance on the fire department for rescue services using aerial apparatus.

Finding 9.7.d will need to be revised or updated, as student enrollment has grown significantly in recent years (see Attached email regarding Current and Projected

Enrollment). Findings 9.7.e and .f should be updated with more recent information regarding land availability and student and staff commute information. It may be that a change to Finding 9.7.g is necessary if fire suppression systems in the University's residence halls have been improved.

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.

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

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

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

Finding 11.6.d should be updated with data from the 2010 US Census and any recent survey work from OSU. Policy 13.2.f should be updated to recognize the OSU Campus Master Plan that is currently in place; Land Development Code Chapter 3.36, which currently implements the Master Plan within the OSU Zone; and the anticipated OSU District Plan, which is forthcoming. OSU does not currently have any properties designated Open Space – Conservation within the City's Urban Growth Boundary. "Squaw Creek" has been renamed Dunawi Creek, which should be reflected in Finding 13.4.h.

Policies:

13.2.3 The City shall continue to work with Oregon State University on future updates of and amendments to the 1986 Oregon State University Plan. Coordination shall continue between the City and Oregon State University on land use policies and decisions.

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

13.4.2 Designated open space in the OSU Physical Development Plan and Oregon State University agricultural, conservation, and forest resource lands make a significant contribution to community open space and their loss should be minimized.

References to the OSU Physical Development Plan and the 1986 Oregon State University Plan should be updated.

13.4.6 OSU shall continue to prevent harmful agricultural runoff from entering local streams and avoid agricultural activities that ecologically impair the Oak Creek and Squaw Creek systems.

“Squaw Creek” has been renamed Dunawi Creek, which should be reflected in Policy 13.4.6.

For comparative purposes, the entire Comprehensive Plan may be downloaded from the Planning Division’s on-line Publications page, at the following link:

<http://www.corvallisoregon.gov/index.aspx?page=116>

From: [Dodson, David](#)
To: [Young, Kevin](#)
Cc: [Gibb, Ken](#)
Subject: OSU Enrollment Projections
Date: Tuesday, February 17, 2015 9:51:25 AM

Kevin:

Here are the headcount enrollment increases we anticipate, from the office of Enrollment Management.

OSU Corvallis Campus Enrollment Projections

<i>Academic Year</i>	<i>Main Campus Undergrads</i>	<i>Main Campus Graduate/ Professional Students</i>	<i>Main Campus Total Enrollment</i>	<i>% Change (Annual)</i>
Fall 2014	20,312	4,071	24,383	~
Fall 2015	21,193	4,354	25,548	5%
Fall 2016	21,504	4,414	25,917	1%
Fall 2017	21,674	4,450	26,124	1%
Fall 2018	21,761	4,479	26,240	0%
Fall 2019	21,787	4,495	26,282	0%
Fall 2020	21,673	4,481	26,154	0%
Fall 2021	21,690	4,503	26,193	0%
Fall 2022	21,742	4,522	26,264	0%
Fall 2023	21,780	4,533	26,313	0%
Fall 2024	22,296	4,660	26,956	2%
Fall 2025	22,768	4,748	27,516	2%

Although student enrollment growth at the OSU Corvallis campus will slow, there will be a need for additional faculty and staff to support increased student numbers. In 2014, there were 4,635 faculty and staff at the OSU Corvallis Campus. It is anticipated that additional faculty will be added to support the anticipated enrollment increase during the next decade. President Ray has indicated that hiring will continue in the future, committing to the hire of “50 new faculty members and 24 academic support staff in each of the next several years”.

We have close to 5,000 students currently enrolled in e-campus. Since e-campus is really an extension of our existing programs and faculty, it doesn’t necessarily result in additional staff or students on the Corvallis Campus. Over the past 5 years, OSU e-campus enrollment has grown 20% annually. The e-campus program is projected to grow between 10-15% annually over the next 10 years.

Let me know if you need any additional enrollment projections.

David Dodson, AICP

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