



Community Development Planning Division
P. O. Box 1083
Corvallis, OR 97339
(541) 766-6908

AGENDA

OSU-Related Plan Review Task Force
6:00 pm, Thursday, March 12, 2015
Madison Avenue Meeting Room, 500 SW Madison Avenue

- I. Welcome and Introductions
- II. Public Input Opportunity
- III. Review of Current Comprehensive Plan Findings and Policies Identified for Further Examination – see attached memorandum
- IV. Identify Task Force Issues of Concern Related to Comprehensive Plan and OSU Growth and Development (continued from last agenda) – What are the impacts to the community resulting from OSU Growth?
- V. Discussion and Identification of the Need for New Findings and Policies – Is there a need for additional Comprehensive Plan findings or policies to address the issues of concern identified above, or to address other OSU-related matters?
- VI. Discussion of Homework Assignment – Draft proposed Findings and Policies for review at next meeting
- VII. Public Input Opportunity
- VIII. Adjournment

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

MEMORANDUM

To: OSU-Related Plan Review Task Force Members
From: Community Development Staff
Date: March 6, 2015
Subject: Description of Attached Materials, Additional Information in the Archives, and Review of the March 12th Meeting Agenda

Staff have prepared the attached materials for the March 12, 2015, OSU-Related Plan Review Task Force meeting. The first item is a worklist, which itemizes each identified Comprehensive Plan Finding or Policy from the discussion at the last meeting, along with brief notes regarding the discussion of the information that might be in need of updating. Findings are indicated with grey shading, Policies are in regular print. The second item is the complete list of Comprehensive Plan Findings and Policies, based on the Task Force discussion from the last meeting. These are the Findings and Policies related to Oregon State University that have been identified for additional examination/discussion. Additionally, staff note that some of the additional information identified as necessary by the Task Force may be referenced at the following links, including:

A link to the City Council's recently completed Housing Study and associated documents:

<http://www.corvallisoregon.gov/index.aspx?page=1795>

And a link to the City's Natural Features Inventory information:

<http://www.corvallisoregon.gov/index.aspx?page=332>

Also attached is an email from Chair Gervais listing additional information that would be helpful for this effort. Based on direction from the last meeting, staff have begun the work of finding current information in relation to identified out-of-date findings and policies, and updating those identified findings and policies. Although that work is just getting started, staff plan to share this updated information as it becomes available.

Following review of this information, Item IV on the March 12th agenda asks the Task Force to "step back" and identify the broad categories of impacts to the community

resulting from OSU Growth (or at least the impacts that may be productively addressed through the Comprehensive Plan and Land Development Code). The group will brainstorm a list of these areas of impact to inform the next item on the agenda. Preliminarily, staff would suggest the areas of housing, parking, and traffic generation as areas of impact, but note that the group may find other areas of impact as well.

Agenda Item V asks the Task Force to discuss and determine if there is a need for new findings and policies that are not currently present in the Comprehensive Plan to address any of the issues identified as an impact from agenda Item IV. Are there areas of impact that have not previously been addressed by Comprehensive Plan Findings or Policies?

Lastly, Agenda Item VI is a discussion of a “homework assignment” for Task Force members, prior to the group’s next meeting on March 30th or 31st. Given the accelerated timeline of the Task Force, it will be necessary for the group to develop a strategy to “divide and conquer” the work of preparing revisions to the identified findings and policies, as well as developing new findings and policies, if necessary. As identified by the Task Force, these relevant findings and policies are found in the following Articles (chapters) of the Comprehensive Plan:

- Article 3 Land Use Guidelines
- Article 5 Urban Amenities
- Article 8 Economy
- Article 9 Housing
- Article 11 Transportation
- Article 13 Special Areas of Concern

The Task Force may choose to divide up work based on these topic areas, or may decide on some other means of allocating the “homework” of developing revised or new findings and policies for consideration at the meeting in late March.

OSU-RELATED PLAN REVIEW TASK FORCE
 WORKLIST OF COMPREHENSIVE PLAN POLICIES AND FINDINGS FOR ADDITIONAL EXAMINATION

(Last Updated 3/5/2015)

CP ARTICLE	CP POLICY/ <i>FINDING</i> TASK FORCE REVIEW	CP POLICY/ <i>FINDING</i> STAFF REVIEW ONLY	COMMENTS
3 – LAND USE	3.2.i		Woods would like to add/revise text to allow some general temporary use of these parcels
	3.2.2		Bull: need to look at compatibility of uses in the OSU district Gervais: look at compatibility issues
	3.2.3		As related to UNO area, OSU Zone, or broader.
	New policy		Possibly look at new policy to address the University Neighborhood Overlay District
5 – COMMUNITY CHARACTER	5.2.c		Woodside: might need some additional findings related to this for OSU. Gibb: Natural Features Inventory further defines what community believes is high priority. Gervais: give us link for NFI Bull: might need instruction for OSU as to how District Plan might address natural features
	5.4.a		Gervais: has OSU created this inventory?
		5.4.g	
	5.4.8		Gervais: wants to know if this has actually happened Staff has info out of Collaboration project; will put into folder marked 5.4.8 Hann: might need to tighten up intent of keeping OSU Historical review under City
	5.6.6		Woodside/Gervais want to look closer at this
8 – ECONOMY	8.2.d		Hann: need the discussion about relationship between EDAB and OSU, etc. and value placed on that relationship
	8.2.2		Peruse any new data, and might be some findings around this
	8.2.4		Gibb: we have some recent Housing Study findings that will be put into the repository. Staff will look at some findings for this.
	8.4.b		Needs updating, but may also need policies and findings associated with this.
	8.4.d		Hann: this might be a good place for a finding of impact – opportunity vs cost.
	8.6.a		Staff will look for quantifiable info for this to update
	8.6.d		
		8.6.h	Is data current?
		8.6.i	Update to reflect Hilton Garden
		8.9.k	Staff to look at economic development strategies

CP ARTICLE	CP POLICY/ <i>FINDING</i> TASK FORCE REVIEW	CP POLICY/ <i>FINDING</i> STAFF REVIEW ONLY	COMMENTS
			updates
9 – HOUSING	9.2.1		Gervais: would like to review whether this has actually been done adequately
	9.2.5		Gervais: examine this to see if we have gotten there.
	9.3.2		Gervais: student housing is changing the housing mix
	9.4.a		Gibb: staff can provide data/information about the different types of housing that have been developed in the last 5 years.
	9.4.b		Woods: buildable lands inventory might need updating?
	<i>9.4.in general</i>		Gervais: the findings need updating because of the major changes in neighborhoods around OSU. Gibb: OSU is such a big share of the housing market; makes sense to update these findings
	9.4.1		Gervais: she would like information on this. Woodside: maybe need findings on how the City could encourage OSU to meet housing needs Gibb: findings could reply to what was recommended by Collaboration project – a target percentage of housing on campus
	9.4.3		Revisit findings associated with this to reflect having Historic Districts and the latest changes in LDC re demolition permits, etc.
	9.5 findings		Gervais: info is out of date. Needs to look at impact of OSU growth on general housing stock in Corvallis, and availability of housing for other segments of population. Gibb: Planning will work with Housing staff on this.
	9.5.2		Gervais: there seems to have been an opposite trend. Need some findings to help evaluate whether policy has been successful or needs reconsideration.
	9.7.a-g		All need updating
	9.7.1		Hann: this might be expanded to reflect adaptive reuse.
	9.7.2		Woods: might need findings related to closing of the student Co-ops
	9.7.3		Woods: the huge influx of students and this policy seem to collide.
	9.7.4		Gervais: might need some refining of findings related to this

CP ARTICLE	CP POLICY/ <i>FINDING</i> TASK FORCE REVIEW	CP POLICY/ <i>FINDING</i> STAFF REVIEW ONLY	COMMENTS
	9.7.5		Hann: change policy to include statement about what happens if it is financially unreasonable
11 – TRANSPORTATION			
	11.6.d		Gervais: need a new finding with the new Census data
	11.6 findings & policies		Hann: would like to look at findings in terms of new pedestrian flow as impacted by The Retreat, other changes on or near campus, etc.
	11.12.a		Young: This finding could be supplemented with OSU's choices about locating parking facilities, etc. ; i.e. might need a new finding.
	11.12.c		Woodside: need to look at this. Staff to provide any information they might have on bus line impact with student riders, university-oriented routes, etc.
	11.12.1		
	11.12.2		
	11.12.3		
	11.12.4		
	11.12.5		
13 – SPECIAL AREAS		13.2.f	Update references
	13.2.2		
	13.2.3		Woods: Need to work on processes for doing this.
	13.2.4		
	13.2.5		Bull: might be part of discussion of relationship between LDC and master plan; monitoring and enforcement
	13.4.a		Woodside: discussion of gateway status, etc. and Gervais: and community open space considerations
	13.4.b		Young: They do not have any Open-space – Conservation land Bull: treatment of open space on campus
	13.4.g		Gervais: might need updating
		13.4.h	Update name to Dunawi
	13.4.i		Woodside: Need statement/info from OSU about recreational use of lands and impact on mission Woods: any impact on siting new paths?
	13.4.j		
	13.4.2		Woods: would like to discuss this one
	13.4.3		Gervais: is there a plan?
	13.4.4		
		13.4.6	Update name to Dunawi

CP ARTICLE	CP POLICY/ <i>FINDING</i> TASK FORCE REVIEW	CP POLICY/ <i>FINDING</i> STAFF REVIEW ONLY	COMMENTS
	New Policy		Need policy for pedestrian and bicycle access through open space and resource lands.
	13.4.7		Hann: might need a stronger statement apropos to encouraging trails to OSU student population areas, such as Campus Crest.
	13.6.1		Gibb: Policy is likely okay, but findings might need to be updated.
	New Policy		Is combined sewer/stormwater system an issue on campus?
	New Policy		Desire to incorporate the carless community idea on west campus agricultural lands, with access to rail line?

OSU-Related Comprehensive Plan Review
Task Force
Comprehensive Plan Findings and Policies
Identified for Additional Examination

Article 3. Land Use Guidelines

3.2 General Land Use

Findings

3.2.i Land within the Urban Fringe contains large contiguous Oregon State University agricultural and forestry land areas. The ability of these areas in support of instruction / research and extension activities requires that these large areas must be maintained free from division into small land parcels.

Policies

3.2.2 Within a land use district, primary uses and accessory uses permitted outright shall be considered compatible with each other when conforming to all standards of the district.

3.2.3 The City shall address compatibility conflicts through design and other transitional elements, as well as landscaping, building separation, and buffering.

New Policy?

Policy needed to address the University Neighborhood Overlay District?

Article 5. Urban Amenities

5.2 Community Character

Findings

5.2.c Natural features, such as rivers, streams, and hills, or manmade features, such as highways, major streets, and activity centers (downtown and Oregon State University),

act as either boundaries or as internal features for several distinct neighborhoods within the Corvallis Urban Growth Boundary.

5.4 Historic and Cultural Resources

Findings

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

Policies

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

5.6 Parks and Recreation

Policies

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

Article 8. Economy

8.2 Employment and Economic Development

Findings

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

Policies

8.2.2 The City shall monitor changes in demographic information to assure that the type, quantity, and location of services, facilities, and housing remain adequate to meet changing needs.

8.2.4 The City shall monitor the jobs / housing balance and develop strategies in response to that information to retain a balance over time.

8.4 Education

Findings

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

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

8.6 Visitor and Conference Activities

Findings

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

- 8.6.d *Most of the conference activity attracted to Corvallis is generated by local groups, most notably Oregon State University, and to a lesser degree by local governments and businesses. The University's activities are capitalized on to support the Corvallis motel, restaurant, and retail businesses.*
- 8.6.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.*
- 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.*

8.9 Industrial Land Development and Land Use

Findings

- 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. (See Section 8.4 - Education.)*

Article 9. Housing

9.2 Neighborhood-Oriented Development

- 9.2.1 City land use decisions shall protect and maintain neighborhood characteristics (as defined in 9.2.5) in existing residential areas.
- 9.2.5 Development shall reflect neighborhood characteristics appropriate to the site and area. New and existing residential, commercial, and employment areas may not have all of these neighborhood characteristics, but these characteristics shall be used to plan the development, redevelopment, or infill that may occur in these areas. These neighborhood characteristics are as follows:
- A. Comprehensive neighborhoods have a neighborhood center to provide services within walking distance of homes. Locations of comprehensive neighborhood centers are

- determined by proximity to major streets, transit corridors, and higher density housing. Comprehensive neighborhoods use topography, open space, or major streets to form their edges.
- B. Comprehensive neighborhoods support effective transit and neighborhood services and have a wide range of densities. Higher densities generally are located close to the focus of essential services and transit.
 - C. Comprehensive neighborhoods have a variety of types and sizes of public parks and open spaces to give structure and form to the neighborhood and compensate for smaller lot sizes and increased densities.
 - D. Neighborhood development provides for compatible building transitions in terms of scale, mass, and orientation.
 - E. Neighborhoods have a mix of densities, lot sizes, and housing types.
 - F. Neighborhoods have an interconnecting street network with small blocks to help disperse traffic and provide convenient and direct routes for pedestrians and cyclists. In neighborhoods where full street connections cannot be made, access and connectivity are provided with pedestrian and bicycle ways. These pedestrian and bicycle ways have the same considerations as public streets, including building orientation, security-enhancing design, enclosure, and street trees.
 - G. Neighborhoods have a layout that makes it easy for people to understand where they are and how to get to where they want to go. Public, civic, and cultural buildings are prominently sited. The street pattern is roughly rectilinear. The use and enhancement of views and natural features reinforces the neighborhood connection to the immediate and larger landscape.
 - H. Neighborhoods have buildings (residential, commercial, and institutional) that are close to the street, with their main entrances oriented to the public areas.
 - I. Neighborhoods have public areas that are designed to encourage the attention and presence of people at all hours of the day and night. Security is enhanced with a mix of uses and building openings and windows that overlook public areas.
 - J. Neighborhoods have automobile parking and storage that does not adversely affect the pedestrian environment. Domestic garages are behind houses or otherwise minimized (e.g., by setting them back from the front facade of the residential structure.) Parking lots and structures are located at the rear or side of buildings. On-street parking may be an appropriate location for a portion of commercial, institutional, and domestic capacity. Curb cuts for driveways are limited, and alleys are encouraged.

- K. Neighborhoods incorporate a narrow street standard for internal streets which slows and diffuses traffic.
- L. Neighborhood building and street proportions relate to one another in a way that provides a sense of enclosure.
- M. Neighborhoods have street trees in planting strips in the public right-of-way.

9.3 Residential Land Development and Land Use

- 9.3.2 Where a variety of dwelling types are permitted by the development district, innovative site development techniques and a mix of dwelling types should be encouraged to meet the range of demand for housing.

9.4 Housing Needs

Findings

- 9.4.a *The need for new housing is influenced by job generation and in-migration, the availability and cost of transportation, and seasonal factors in such areas as employment and student enrollment at Oregon State University.*
- 9.4.b *Statewide Planning Goal 10 requires that buildable lands for residential use shall be inventoried, and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and shall allow for flexibility of housing location, type and density.*
- 9.4.c *The largest single group of citizens in the nation's history, both in absolute terms and as a proportion of total population, will reach the age of 60 between the years 2005 and 2020. Savings rates for this group of citizens have been very low and their financial options for retirement are uncertain. Demographers are suggesting that this age group will, as they age, need to share resources and residences. This will create severe challenges to provide a continuum of housing types and associated services for senior citizens within Corvallis.*
- 9.4.d *According to the 1996 Benton County Needs Assessment, and in light of recent reductions in State and Federal assistance and resources, housing requirements of special needs populations (the homeless, physically disabled, mentally disabled, and individuals in work release programs, etc.) are a concern for the community.*
- 9.4.e *The City's Housing and Community Development Commission oversees housing and community development programs, including the use of the City's Community Development Revolving Loan Fund.*

- 9.4.f *Oregon Revised Statutes (ORS 197.296) requires that the City ensure that residential development occurs at the densities and mix needed to meet the community's housing needs over the next 20 years, and that there is enough buildable land to accommodate the 20-year housing need inside the Urban Growth Boundary.*
- 9.4.g *The housing stock of Corvallis is relatively new, with nearly 80% of the existing units having been built since 1950. Many of the approximately 12,350 residential units built prior to 1975 are of an age such that major structural elements (e.g., roofs, electrical / plumbing systems, foundations) are or will be in need of repair or replacement.*
- 9.4.h *The composition of the Corvallis housing supply has been changing. In 1960, the supply consisted of 74% single family, 25% multi-family, and 1% manufactured homes. In 1980, the supply consisted of 50% single family, 46% multi-family, and 4% manufactured homes. The Buildable Land Inventory and Land Need Analysis for Corvallis (1998) indicates that in 1996, the Corvallis housing supply was composed of 53% single family, 43% multi-family, and 4% manufactured housing.*
- 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 1990 U.S. Census indicated that 44% of Corvallis housing units were owner-occupied and 56% were renter-occupied.*
- 9.4.j *Average household size decreased from 3.3 persons per household (pph) in 1970 to 2.3 pph in 1997.*
- 9.4.k *Historically, the Corvallis owner- and renter-occupied housing markets have been characterized by low vacancy rates.*
- 9.4.l *Housing price is affected by a number of factors, including: the system of taxation, demand for land and housing, the availability of land, the size of available lots, the amenities and sizes of constructed homes, local policies for annexation, land speculation, inflation, the cost of material and labor, governmental regulations and charges, sale turnover rates, real estate transaction fees, mortgage interest rates, location, site conditions, costs of public facilities and streets, and the rate of population growth.*
- 9.4.m *Parks and open space that are in close proximity to residential areas provide opportunities for recreational and social activities that may not be available on residential development sites, particularly within multi-family developments occupied by families with children. The presence of parks and open space supports more dense development by fostering neighborhoods, by maintaining quality of life, and by improving community appearance.*
- 9.4.n *Additional mechanisms are needed to encourage the use of energy efficient building materials and construction techniques.*

9.4.o *The Benton County Labor Housing Needs Assessment (December 1993) prepared by Oregon Housing and Associated Services, Inc., determined that there were 338 farm worker families in Benton County (representing approximately 1,297 individuals) who are full-time residents of the County, are low-income, and are reliant upon seasonal income from farm labor employment. The same study determined that an additional 288 units of housing was needed to serve this population. In 1997, the Corvallis-based Multicultural Assistance Program served 436 farm worker households (representing 1,028 individuals).*

Policies

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

9.4.3 The City shall investigate mechanisms to assure the vitality and preservation of Corvallis' residential areas.

9.5 Housing Affordability

Findings

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

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

9.5.c *State and Federal guidelines define "affordable" housing as that which requires no more than 30% of the monthly income of a household that has income at or below 80% of the area median. As of November 1997, U.S. Department of Housing and Urban Development (HUD) data indicates that 87% of Benton County households earning 50% or less of the County's median income live in housing that is not affordable. (Source: Oregon Coalition to Fund Affordable Housing, based on data supplied by the Portland Area HUD Office.)*

9.5.d *Federal guidelines indicate that households earning 80% or less of the area's median income are considered to be low- and very low-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-income. In 1990, approximately 6,800 households were low- or very low-income.*

- 9.5.e *There is an increasing need for housing types which offer lower-cost ownership possibilities than the traditional single family home.*
- 9.5.f *According to the 1990 Census for Corvallis, the average size of an owner-occupant household was 2.58, and the average size of a renter-occupant household was 2.09.*
- 9.5.g *In 1997 the Corvallis Housing and Community Development Commission developed a benchmark to measure the affordability of owner- and renter-occupied housing in Corvallis.*
- 9.5.h *In 1997, 10% of all housing units sold in Corvallis were affordable to three-person households with incomes at or below \$35,950 per year, or 80% of the Benton County median for a household of this size.*
- 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.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 programs for the creation of new affordable housing; and other forms of direct assistance to developers of affordable housing.*
- 9.5.k *Through the administration of housing assistance and rehabilitation programs, the City has an impact on the retention and provision of housing opportunities that are affordable to low- and very low-income residents. A cooperative effort involving the public and private sectors, as well as the current and prospective occupants of such units, will be needed if such housing opportunities are to be expanded.*
- 9.5.l *The City's Housing and Community Development Commission oversees housing and community development programs, including the use of the City's Community Development Revolving Loan Fund.*
- 9.5.m *Manufactured homes are a viable housing option for a wide range of income levels.*

- 9.5.n *Benton County has an Affordable Housing Development Loan Fund that was created to provide a local source of short-term loans for affordable housing projects throughout Benton County, including projects within the City of Corvallis.*
- 9.5.o *In fiscal year 1999-2000 or fiscal year 2000-2001, the City of Corvallis will likely become a Federal entitlement community under the Community Development Block Grant (CDBG) Program. This designation will allow the City to receive CDBG funds on a formula basis in order to address the community development needs of low-income citizens, including the need for affordable housing.*
- 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 November 1997, such HUD-assisted "expiring use" projects provided 207 units of affordable housing in Corvallis.*

Policies

- 9.5.2** The City shall address housing needs in the Urban Growth Boundary by encouraging the development of affordable dwelling units which produce diverse residential environments and increase housing choice.

9.7 Oregon State University Housing

Findings

- 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.*
- 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.*

Policies

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

Article 11. Transportation

11.6 Pedestrian

Findings

- 11.6.a *Pedestrian movement has not been adequately planned in the past.*
- 11.6.b *Pedestrian crossings on many major streets are unsafe.*
- 11.6.c *Architectural barriers restrict access for handicapped persons.*

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

11.6.e Many barriers to pedestrian use exist in the community, including multi-lane roadways with no pedestrian refuge, long blocks requiring extended out-of-direction travel, and lack of sidewalks or other pedestrian facilities in some areas.

Policies

- 11.6.1** The City shall require safe, convenient, and direct pedestrian routes within all areas of the community.
- 11.6.2** The community shall give special consideration to providing access for handicapped people.
- 11.6.3** Pedestrian access shall be addressed in the review of proposed cul-de-sac developments. The City shall require pedestrian rights-of-way interconnecting the ends of such streets where feasible .
- 11.6.4** New development and redevelopment projects shall encourage pedestrian access by providing convenient, useful, and direct pedestrian facilities.
- 11.6.5** All arterial and collector streets shall have sidewalks constructed at the time of initial street improvement to encourage pedestrian use.
- 11.6.6** Safe and convenient pedestrian facilities that minimize travel distance shall be provided by new development within and between new subdivisions, planned developments, shopping centers, industrial parks, residential areas, transit stops, and neighborhood activity centers such as schools, parks, and shopping.
- 11.6.7** Where minimizing travel distance has the potential for increasing pedestrian use, direct and dedicated pedestrian paths shall be provided by new development.
- 11.6.8** The Oregon Department of Transportation shall construct sidewalks at the time of highway improvements as an integral part of the improvement and pay the sidewalk improvement costs with ODOT project funds.
- 11.6.9** Maintenance policy decisions shall consider and encourage pedestrian facility use.
- 11.6.10** Flexibility in pedestrian facility standards may be allowed for retrofitting of local streets in substandard locations when the deviation from standards can be shown to better pedestrian accessibility.
- 11.6.11** The City shall encourage timely installation of pedestrian facilities to ensure continuity and reduce hazards to pedestrians throughout the community.
- 11.6.12** New commercial development shall be oriented toward adjacent existing and planned sidewalk facilities to encourage pedestrian, bike, and transit activity.
- 11.6.13** New commercial and residential development shall generally provide for a maximum block perimeter of 1,500 feet, except where it would negatively impact significant natural features.

11.12 Oregon State University Transportation Issues

Findings

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

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

Policies

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

11.12.2 The University shall develop and implement a transportation and parking plan that reduces the negative traffic and parking impacts on existing residential areas.

11.12.3 All-day parking of University-related vehicles on streets in proximity to the University shall be discouraged.

11.12.4 The City shall work with the University to minimize Oregon State University-related off-campus parking problems.

11.12.5 The City shall work with OSU to develop a plan to decrease traffic and parking impacts in and around the University during major events.

Article 13. Special Areas of Concern

13.2 Oregon State University

Findings

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.

Policies

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

- 13.2.3** The City shall continue to work with Oregon State University on future updates of and amendments to the 1986 Oregon State University Plan. Coordination shall continue between the City and Oregon State University on land use policies and decisions.
- 13.2.4** The City and Oregon State University shall jointly participate in activities to "market" Oregon State University as a resource for members of the community and to draw people to the community.
- 13.2.5** Development on the Oregon State University main campus shall be consistent with the 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 Oregon State University Open Space and Resource Lands

Findings

- 13.4.a Oregon State University open space lands are a valuable asset to the community as they: 1) provide a good transitional zone between intensive agricultural uses at the University and community land uses; 2) contribute to community open space; and 3) provide gateways to the community.*
- 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.g There is no jointly-adopted plan between the City and Oregon State University for University agricultural and forest uses. The lack of alternate plans requires land use decisions to assume that agricultural land uses will continue in place into the future without change. This intent has been substantiated with confirming letters from OSU.*
- 13.4.h Oregon State University agricultural runoff and agricultural activities could degrade the water quality of Oak Creek and Squaw Creek and negatively impact stream system integrity.*
- 13.4.i Citizen use of agricultural, conservation and forest open space can impact the operation of those areas and the ability of the University in providing its State mission.*
- 13.4.j Due to proximity to urban development, some OSU resource lands could be easily served by City services and are capable of accommodating urban development. At the same time, some lands within the Urban Growth Boundary could provide for the agricultural land needs of OSU.*

Policies

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

13.6 Madison Avenue

Policies

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

New Policy?

Is combined sewer/stormwater system an issue on the campus?

Desire to incorporate the carless community idea on west campus agricultural lands, with access to the existing rail line?

From: [jen](#)
To: [Young, Kevin](#)
Subject: information requests
Date: Friday, February 27, 2015 2:51:30 PM

Hi Kevin,

Here is a list of information I think would be helpful for findings of fact for the task force. I understand that staff is going flat out so please just do what can be feasibly be done in the time available.

1. How many single-family houses have been demolished in the last 10 years?
2. Do we have data on where students are living now relative to campus, to update finding 9.7.a?
3. What are the latest data on LOS for the intersections around campus, particularly those on Harrison and van Buren?
4. Are there data on how many students use cars versus other modes to get to campus? (I recall that students indicated in the past that 20 minutes was the break point in terms of time).
5. Policies in CP 9.5 refer to housing data to be collected. What are the latest figures?
6. 9.4.h: what is the composition of the current housing stock- and are student-oriented units separated from "multifamily" (which presumably would have less than one bathroom than bedroom, and reasonably sized kitchens and living areas...)
7. 9.4.i: what are the latest figures on renters versus owner-occupied, particularly around campus?
8. What is the average "household" size, as per 9.4.j?
9. What is the current breakdown in student-oriented units, in terms of those completed in the last 5 years, those being built, and those proposed (excluding perhaps Campus Crest, as the fate of that one is anybody's guess at this point).
10. What are the current employment figures for Benton County employers based in Corvallis?
11. has the city been monitoring housing/jobs balance as per 8.2.4, and if so, what are the data?

Thank you, and have a great weekend!

Jen