



Community Development
Planning Division
501 SW Madison Avenue
Corvallis, OR 97333

CITY OF CORVALLIS
OSU-RELATED PLAN REVIEW TASK FORCE MINUTES
September 17, 2015

Present

Planning Commissioners:

Jennifer Gervais, *Chair*

Paul Woods

City Councilors:

Barbara Bull

Frank Hann

Staff

Kevin Young, Planning Division Manager

Claire Pate, Recorder

Visitors:

Dave Dodson, OSU

Court Smith

Excused Absence

Roen Hogg

Jasmin Woodside

Ron Sessions

I. WELCOME AND INTRODUCTIONS.

The OSU-Related Plan Review Task Force (TF) was called to order by Chair Jennifer Gervais at 6:05 p.m. in the Madison Avenue Meeting Room. Introductions were made.

II. PUBLIC INPUT OPPORTUNITY.

There was no public input offered at this time.

III. CONTINUED REVIEW OF TASK FORCE RECOMMENDED FINDINGS AND POLICIES

The TF continued its review of submitted written testimony relating to the proposed revisions to OSU-Related Comprehensive Plan Findings and Policies, using staff-prepared Version 6.0 of the document as reference. The following captures the highlights of the discussion and actions taken. Actions taken are italicized.

Marilyn Koenitzer – memo dated 2 July 2015:

- Suggestion to move Article 13 “Special Areas of Concern” to the top of the document – the TF had already addressed this by moving those items that were broad in scope.
- Chair Gervais said that the recommendations relating to taxing non-profits were beyond the scope of the TF and had legal implications.

- Other comments related to design of housing were duly noted, though not necessarily a part of the TF's work.

Gary Angelo – E-mail dated July 6, 2015:

- Many of his concerns have already been dealt with.
- His concern that 11.4.10.C and D deal with funding mechanisms and should not be put into the Comprehensive Plan was duly noted. Many of Mr. Angelo's comments appeared to be residual from the parking district conflict and consensus of the TF was to leave both 11.4.10.C and D in the draft.

Jeff Hess – E-mail dated June 20, 2015:

- Many of Mr. Hess's comments were not necessarily backed up by factual information.
- 5.2.g: The TF has already gone over this proposed new finding in detail.
- 9.7.b: As suggested by Mr. Hess, since Cauthorn Hall - with 267 rooms -was closed during the year 2004, the numbers cited need to be verified. *Action Item: verify accuracy and make adjustments to the numbers cited. Possibly, the 267 rooms need to be added back into the total cited for 2004.*
- 8.4.1: More than one piece of testimony questioned the use of the word "support," and the fact that it is not well defined. Manager Young pointed out that it was part of the City's economic development policy to "encourage and support" these endeavors. It does not really tie the City to any course of action. *Action Item: Add an Item 12 to the "Issues to be Addressed" list: What is meant by the word support in 8.4.1 and 8.4.2, and in other places where it might be used.*
- 7.2.10 (Mr. Hess's suggested new policy): Councilor Bull said that this is a major issue, in that there would be less of an impact to the City if OSU built more housing on campus. Somehow, the TF final product should reflect a policy that suggests the City would consider housing differently than other types of development on campus. On-campus housing would reduce the number of trips to/from campus, and the City should consider giving OSU some sort of tangible credit, such as less parking spaces required, in exchange. It would be more difficult to require that OSU build a certain quota of student housing, and a better approach is to incentivize having more on-campus housing. Councilor Hann agreed with the general principle, but pointed out that there were variables outside the City's ability to control. For instance, OSU could build lots of student housing but if they do not provide it at a market rate that appeals to students – or provide other amenities that students might want - students will continue to live off campus. Commissioner Woods and others added that there might be other creative solutions to limiting trips generated to/from campus, such as providing transit, etc.

After additional discussion, it was agreed that proposed new Policies 11.2.17 and 11.12.6 largely covered these concerns, and there was no need to formulate another policy.

League of Women Voters – Memo dated July 7, 2015:

- Chair Gervais said that much of their concern related to parking, along with their recommendation that OSU work towards housing 50% of undergraduates on campus. The TF reviewed Section 9.7 relating to OSU Housing. Councilor Hann pointed out that concern should include trips generated by OSU employees, not just for students' vehicle use. The consensus was to not add a hard number or percentage for the number of students to be housed on campus, as it would be difficult to enforce.

- There was additional discussion about the property tax implications of on-campus OSU housing versus private sector housing. *Action Item: Add to the “Issues to be Addressed” list:” Item 13: Determine tax status of private corporations operating on public property.”*
- Chair Gervais added for the record that the concern about students burdening city services when such a high proportion do not live on campus is ameliorated a bit by the fact that they are living in apartments and housing for which the owners are paying property taxes that support city services.

Rolland Baxter – Memo dated June 22, 2015

- Testimony item 13 - 11.2.17: Chair Gervais felt he had a valid point and the consensus was to revise the wording of the proposed new policy to give it some teeth. *Action Item: Revise 11.2.17 to read as follows: “The City shall consider allowing trade-offs in conjunction with student housing developments that provide quantifiable Transportation Demand Management (TDM) outcomes that are enforceable and effective in lieu of traditional transportation system improvements.”* Councilor Hann pointed out that this would apply to both on and off campus student housing developments.
- Testimony item 14 – 11.4.i: The TF members discussed the desire for having some flexibility in applying reduced parking lot standards to lots which might be set up for temporary or experimental use. These lots could be graveled as opposed to paved. Councilor Hann pointed out possible unintended consequences such as DEQ might have some concerns related to storm water runoff and potential contamination from gasoline and/or oil leakage. It was agreed that this had been discussed already during previous meetings. The consensus was to leave proposed new finding 11.4.i and new policy 11.4.8 as drafted.
- Testimony item 15 – Pedestrians: Mr. Baxter pointed out that there were no policies relating to safety for pedestrians. The TF discussed the Campus Crest student housing project as well at the new Retreat at Oak Creek complex and the provision, or lack thereof, of safe routes for pedestrians. It was agreed to add a new policy. *Action Item: Add a new Policy under 11.6 Pedestrian: “OSU shall coordinate with the City to provide safe and effective pedestrian routes to and through campus.”*
- Testimony item 16 – 11.12.i : Chair Gervais felt that the issue raised by Mr. Baxter was valid. Students who bring cars are bringing them to Corvallis not necessarily just to campus. *Action Item: Revise 11.12.i by replacing “campus” with “Corvallis.”*
- Testimony item 17 – 11.12.2: A concern was raised about not having language requiring City review and approval of an OSU parking plan. After considerable discussion, the TF agreed to revise the policy. *Action Item: Revise proposed policy 11.12.2 by adding a sentence at the end: “Prior to implementation, the City shall review and approve any such plans.”*
- Testimony item 11 – 9.7.j: Manager Young said that there is some factual basis for the statement made in this finding, corroborated by US Census data and comparison of Corvallis with other jurisdictions. It was agreed that no change be made at this time to 9.7.j.
- Testimony items 3 and 5: The gist of these items is the concern for the disproportionate strain that students place on city services, as well as to limit growth so as not to exceed the community’s ability to pay taxes and fees to support services. It was agreed to add an item to the “Issues to be Addressed” list. *Action Item: Add Issue 14: “Tracking level of service of public amenities is necessary as population increases in density.”*

Manager Young said that the intent of Corvallis’ Master Plans is to perform the function of matching future densities with a plan for providing needed public amenities and services.

- Testimony item 1 – 3.2.i: It was agreed that 13.4.7 allowed for some flexibility for OSU land exchanges. No changes were proposed.

Manager Young then proposed a change to correct a grammatical error, with which the TF agreed:
Action Item: Policy 9.7.3 - Add the words “to live” after “on campus.”

The next step will be to review the draft at the next meeting – Monday, September 28, 2015 - prior to going to City Council. The draft will be sent out prior to the meeting so TF members can have some time to look at it. Chair Gervais and Manager Young will provide cover sheets for the submittal which can also be reviewed.

Chair Gervais recommended that City Council give consideration to having someone review the final draft to ensure clarity of the wording and to correct any grammatical errors.

IV. REVIEW OF MINUTES

August 24, 2015 - **Motion** made by Commissioner Bull, seconded by Commissioner Woods, to approve the minutes as drafted. The motion passed.

V. PUBLIC INPUT OPPORTUNITY.

Dave Dodson provided some clarification about the trail connecting the Circle extension with Harrison and to Campus Way. OSU had worked closely with Parks Planner Jackie Rochefort to identify that as a needed trail connection. In all likelihood it will be located somewhere to the east of the Dairy Barn because of safety and impact concerns. Additionally, there was discussion about an additional multi-use trail connection from this location south to the trail along Philomath Boulevard. As part of that discussion, there was also another multi-use trail included to run along the west side of SW 35th Street.

When OSU entered into some negotiations with the Retreat at Oak Creek developers, they asked of the developers to make improvements along OSU frontage between Western Boulevard and the railroad tracks. For this reason there is a substantially wider multi-use path as opposed to a standard sidewalk. Closer to the railroad tracks there are private properties, some with allowing a wider path wider and others not. The improvements to be made to the railroad tracks are part of a CIP project which had been scheduled for 2015, but the work has been delayed due to inaction by ODOT-Rail. There is also an issue of lighting along the trail by the tracks and along Washington Way. For this reason, pedestrians using 35th Street to access campus will be encouraged to continue north to Jefferson Way.

In response to a question from Commissioner Woods, Mr. Dodson said that they would be looking at a campus-wide plan for lighting. Last year, they installed pedestrian lighting along Campus Way between 30th and 35th. Councilor Hann suggested that they might consider a demonstration project of special lighting which is installed at street level along a crosswalk and activated by pedestrians. This might provide greater safety at some of the crossings especially in the area of 15th Street and Monroe.

VII. ADJOURNMENT/NEXT MEETING.

The meeting was adjourned at 7:55p.m. The next meeting is scheduled for September 28, 2015, at 6pm, in the MAMR.