

ORDINANCE 98-02

AN ORDINANCE relating to a Legislative Amendment to the Land Development Code, amending Ordinance 93-20, as amended.

The Planning Commission has forwarded its recommendation to the City Council concerning a request for a Legislative Amendment to the Land Development Code. After proper legal notice, a public hearing concerning the proposed change was held on February 2, 1998; and interested persons and the general public were given an opportunity to be heard. A second reading regarding the change was conducted on February 17, 1998. The City Council has reviewed the recommendation of the Planning Commission.

THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. The findings of fact prepared by staff and contained in Exhibit A (which consists of the complete staff report to the City Council, including attachments, and dated January 26, 1998); are by reference incorporated herein, and are hereby adopted by the City Council. The City Council finds that a majority of the Planning Commission found that there is sufficient cause to initiate the amendment; and further finds that the amendment meets the applicable review criteria set forth in Land Development Code Section 2.2.30.03; and therefore, a new development district is created. This district is referred to as the Mixed Use Employment (MUE) district (LDT-97-4) and will allow some residential and commercial uses in areas designated as industrial on the Comprehensive Plan or to lands designated through a legislative process.

PASSED by the Council this 17th day of February, 1998.

APPROVED by the Mayor this 17th day of February, 1998.

Effective this 27th day of February, 1998.



Mayor

ATTEST:



City Recorder

-1- and final Ordinance
Legislative Amendment to the Land Development Code (LDT-97-4)

MEMORANDUM

TO: Mayor and City Council

FROM: Ken Gibb, Community Development Director 

DATE: January 26, 1998

RE: LEGISLATIVE AMENDMENTS TO THE LAND DEVELOPMENT CODE
(LDT-97-4 & LDT-97-6)

I. ISSUE

In response to the City Council's goal of looking at options for allowing mixed use opportunities, two new development districts are being proposed. The proposed Mixed Use Commercial (MUC) district (LDT-97-6) will allow the introduction of some residential and industrial uses in areas designated as commercial on the Comprehensive Plan or to lands designated through a legislative process (Attachment I). The proposed Mixed Use Employment (MUE) district (LDT-97-4) will allow some residential and commercial uses in areas designated as industrial on the Comprehensive Plan or to lands designated through a legislative process (Attachment II). In accordance with Land Development Code Section 2.0.40, a legislative public hearing is required to initiate proposed Code changes.

II. BACKGROUND

In late 1996, the City Council established their goals, one of which was to investigate options for mixed use opportunities. Shortly thereafter, City staff saw an opportunity for funding assistance to address this goal and applied for a Technical Assistance Grant from the Department of Land Conservation and Development.

In February of 1997 the City of Corvallis received a \$20,000 Technical Assistance Grant to assist in developing a draft Mixed Use Ordinance. The Planning Division began administering the project and the consulting firm, OTAK, was retained to assist in the effort. At the February 19, 1997 Planning Commission meeting the Planning Commission unanimously voted to: 1) establish a Mixed Use Steering Committee to develop a Mixed Use Ordinance; and 2) direct staff and the Mixed Use Steering Committee to initiate a Land Development Code Text Amendment to implement the Mixed Use Ordinance when a draft was ready for Planning Commission and City Council review (Attachment C of the December 3, 1997 staff report to the Planning Commission). On February 24, 1997 the Urban Services Committee accepted the Planning Commission recommendation regarding composition of the Mixed Use Steering Committee (Attachment D of Attachment III).

Between March and June, 1997 the Mixed Use Steering Committee held a series of public workshops regarding the development of a mixed use ordinance. Meetings were held in March, April, May, and

June. As the development of the mixed use ordinance progressed, the Steering Committee decided to separate the mixed use development concept into 3 potential districts: 1) the Mixed Use Commercial (MUC) district to allow the introduction of some residential and industrial uses in areas designated as commercial on the Comprehensive Plan; 2) the Mixed Use Employment (MUE) district to allow the introduction of some residential and commercial uses in areas designated as industrial on the Comprehensive Plan; and 3) the Mixed Use Residential (MUR) district to allow the introduction of some commercial and industrial uses in areas designated as residential on the Comprehensive Plan Map (Attachments E - H of Attachment III).

In July of 1997 the Planning Division submitted to the Department of Land Conservation and Development (DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT) the two work products needed to satisfy the Technical Assistance Grant. These work products included 1) draft versions of the Mixed Use Commercial (MUC) district, the Mixed Use Employment (MUE) district, and the Mixed Use Residential (MUR) district, as well as 2) an analysis of the consistency of the draft districts with the Comprehensive Plan. In September 1997 the Mixed Use Steering Committee reconvened for a second series of public workshops to finalize the drafts of the mixed use districts. Two workshops were held in September. The Steering Committee determined that the Mixed Use Commercial (MUC) and Mixed Use Employment (MUE) districts should proceed for consideration before the Planning Commission and City Council, while the Mixed Use Residential (MUR) district needed to be delayed for further refinement. The Steering Committee wished to receive more public input for the MUR district, wanted to be sure that development of the MUR district included careful consideration of existing residential areas, and desired some experience in administration of mixed use situations before introducing the concept in residential environments (Attachments I & J of Attachment III).

In October and November 1997 the Mixed Use Steering Committee held two more workshops (one in each month) to finalize the Mixed Use Commercial (MUC) and Mixed Use Employment (MUE) districts. The Committee directed staff to finalize the two proposed districts and to hold a public hearing for citizen input before the Planning Commission on December 10, 1997 (Attachments K & L of Attachment III).

On December 10, 1997 the Planning Commission held a public hearing on the proposed Mixed Use Commercial (MUC) and Mixed Use Employment (MUE) Districts (LDT-97-6 and LDT-97-4, respectively). The Planning Commission made some minor adjustments and voted unanimously to recommend that the City Council approve the creation of these new Districts (Attachment IV).

III. DISCUSSION

Specific criteria and policies which apply to all aspects of the proposed legislative amendments to the Land Development Code were addressed in the December 3, 1997 staff report to the Planning Commission. The Planning Commission adopted the information in the December 3, 1997 staff report and made findings at its December 10, 1997 meeting to support its recommendation to approve legislative amendments to the Land Development Code to create two new development districts. The proposed Mixed Use Commercial (MUC) district (LDT-97-6) will allow the introduction of some

residential and industrial uses in areas designated as commercial on the Comprehensive Plan or to lands designated through a legislative process. The proposed Mixed Use Employment (MUE) district (LDT-97-4) will allow some residential and commercial uses in areas designated as industrial on the Comprehensive Plan or to lands designated through a legislative process (Attachments I - IV). Topics addressed in the staff report include:

Mixed Use Commercial (MUC) District (LDT-97-6)

Proposal (page 5)
Land Use and Compatibility Criteria (pages 5 -13)
Recommendation (pages 14 - 15)

Mixed Use Employment (MUE) District (LDT-97-4)

Proposal (page 16)
Land Use and Compatibility Criteria (pages 16 - 25)
Recommendation (pages 25 - 27)

IV. REQUESTED ACTION

A. *MIXED USE COMMERCIAL (MUC) DISTRICT (LDT-97-6)*

With regard to the legislative amendment to the Land Development Code involving the **Mixed Use Commercial (MUC) District (LDT-97-6)**, the Council has the following options:

OPTION #1 **Approve** the request to amend the Land Development Code and create a new development district referred to as the Mixed Use Commercial (MUC) District which will allow the introduction of some residential and industrial uses in areas designated as commercial on the Comprehensive Plan or to lands designated through a legislative process, thereby accepting the Planning Commission's recommendation (Attachment I);

OPTION #2 **Modify** the request to amend the Land Development Code; or

OPTION #3 **Deny** the request.

As evidenced by the Planning Commission's recommendation to amend the Land Development Code and create a new development district referred to as the Mixed Use Commercial (MUC) District, which will allow the introduction of some residential and industrial uses in areas designated as commercial on the Comprehensive Plan or to lands designated through a legislative process, the Planning Commission and Staff recommend that the City Council choose **Option #1**.

B. MIXED USE EMPLOYMENT (MUE) DISTRICT (LDT-97-4)

With regard to the legislative amendment to the Land Development Code involving the **Mixed Use Employment (MUE) District (LDT-97-4)**, the Council has the following options:

OPTION #1 **Approve** the request to amend the Land Development Code and create a new development district referred to as the Mixed Use Employment District (MUE) which will allow some residential and commercial uses in areas designated as industrial on the Comprehensive Plan or to lands designated through a legislative process, thereby accepting the Planning Commission's recommendation (Attachment II);

OPTION #2 **Modify** the request to amend the Land Development Code; or

OPTION #3 **Deny** the request.

As evidenced by the Planning Commission's recommendation to amend the Land Development Code and create a new development district referred to as the Mixed Use Employment (MUE) District, which will allow some residential and commercial uses in areas designated as industrial on the Comprehensive Plan or to lands designated through a legislative process, the Planning Commission and Staff recommend that the City Council choose **Option #1**.

ATTACHMENTS

ATTACHMENT I - Proposed Mixed Use Commercial (MUC) District

ATTACHMENT II - Proposed Mixed Use Employment (MUE) District

ATTACHMENT III - December 3, 1997 Planning Commission Staff Report with Attachments.

ATTACHMENT IV - December 10, 1997 Planning Commission Minutes

Review and Concur

Jon S. Nelson, City Manager

CHAPTER 0.00 MUC (MIXED USE COMMERCIAL) DISTRICT

Section 0.00.10 - PURPOSE

This district introduces some residential and industrial uses into commercially districted areas. It is intended to provide areas for commercial uses, as well as civic and residential uses, and to provide basic services and amenities at a scale appropriate to surrounding developments. Other objectives of the Mixed Use Commercial District include: expanding housing opportunities; allowing businesses to locate in a variety of settings; providing options for living, working, and shopping environments; facilitating more intensive use of land while minimizing potentially adverse impacts; and providing options for pedestrian-oriented lifestyles.

Section 0.00.20 - GENERAL PROVISIONS

00.00.20.01 - Establishment of the MUC District

The MUC district may be applied to Commercial designations on the Comprehensive Plan map or to lands designated through a legislative process. The district may also be applied to parcels which meet Land Development Code Section 2.2.30 criteria for district changes, and the following criteria for district location, dimensions, and size.

a. Locational Criteria

The following locational criteria shall be applied to district changes, in conjunction with Chapter 2.2 District Changes.

1. The MUC district shall have frontage from at least one of the following street classifications: Arterial Highway, Arterial, or Collector, as designated by the City of Corvallis Functional Classification System. However, frontage may be provided from a Neighborhood Collector street when a Planned Development district overlay is applied to the district;

AND EITHER

2. All portions of the MUC district shall be located within 1/4 mile of existing or planned transit service;

OR

3. The MUC district shall be located in areas determined, through a Planned Development process, to be necessary to provide mixed use opportunities and services to adjacent areas.

b. District Size and Dimensions

1. The site shall consist of at least one "whole" legal lot. When multiple tax lots are included, they shall include each additional legal lot in its entirety.
2. A Planned Development district overlay shall be applied to MUC districts which exceed three (3) acres or involve multiple parcels. In the event that all parcels within the district do not concurrently develop, the Planned Development review shall focus on the developing parcel and ensure that the proposed development does not preclude development of the adjacent parcels within the mixed use area.
3. The district shall have a minimum of 50 feet of frontage onto a public street, as described in Section 00.00.20.01.a.1.

Section 0.00.30 - PERMITTED USES

0.00.0.01 - General Development

a. Primary Uses Permitted Outright:

1. Residential
 - (a) Residential Use Types:
 - ▶ Family
 - ▶ Group Residential
 - ▶ Group Residential/Group Care
 - ▶ Residential Care Facilities
 - (b) Residential Building Types:
 - ▶ Single Detached (existing prior to adoption of this Code)
 - ▶ Conversion of Detached Dwelling to Attached or Mixed-Use Building
 - ▶ Attached (Townhouse)
 - ▶ Duplex
 - ▶ Multi-Dwelling (Includes free-standing buildings and dwelling units in commercial buildings.)
 - ▶ Accessory Dwelling

All residential use types are subject to compliance with Section 0.00.40.01 Preservation of Commercial Land Supply.

2. Civic Use Types:
 - ▶ Administrative Services
 - ▶ Clinic Services
 - ▶ Cultural Exhibits and Library Services
 - ▶ Lodges, Fraternal and Civic Assembly

- ▶ Parking Services
- ▶ Postal Services which primarily serve on-site customers
- ▶ Public Safety Services
- ▶ Religious Assembly
- ▶ Transit Facilities

A Civic use type that exceeds 5,000 square feet must demonstrate that it primarily serves the immediate area.

3. Commercial Use Types:

- ▶ Animal Sales and Services (small animals):
 - Grooming
 - Veterinary
- ▶ Building Maintenance Services (no outdoor storage)
- ▶ Business Equipment Sales and Services
- ▶ Business Support Services
- ▶ Communication Services
- ▶ Construction Sales and Service (no outdoor storage)
- ▶ Convenience Sales and Personal Services
- ▶ Day Care Facilities
- ▶ Eating and Drinking Establishments - sit down
- ▶ Family Day Care
- ▶ Financial, Insurance, and Real Estate Services
- ▶ Food and Beverage Sales
- ▶ Laundry Services
- ▶ Medical Services
- ▶ Personal Services - General
- ▶ Professional and Administrative Services
- ▶ Repair Services - Consumer
- ▶ Research Services
- ▶ Retail Sales - General
- ▶ Transient Habitation - Lodging

4. Industrial Use Type:

- ▶ Wholesaling, Storage and Distribution (existing prior to Code adoption)

b. Accessory Uses Permitted Outright:

1. Essential Services
2. Family Day Care
3. Home Business, when conducted in conjunction with a permitted residential use.
4. Limited Manufacturing - less than 20 employees per acre, and does not require a State or Federal air quality discharge permit, except for parking. Limited manufacturing uses shall be accessory primary use (e.g. factors for

- determining accessory uses may include, but are not limited to, the number of employees, parking, and building square footage dedicated to each use)
- 5. Required off-street parking in accordance with Chapter 4.1
- 6. Other development customarily incidental to the primary use in accordance with Chapter 4.3

0.00.30.02 - Special Development - Uses Allowed Through Discretionary Review

a. **Type I: Conditional Development** - Subject to review in accordance with Chapter 2.3 and all other applicable provisions of this Code.

- 1. Automotive and Equipment
 - Cleaning
 - Parking
 - Repairing, Light Equipment
- 2. Major Services and Utilities (transit facilities are permitted outright)
- 3. Community Recreation
- 4. Fuel Sales - limited to automobile service stations
- 5. Participant Sports and Recreation - Indoor facilities
- 6. Spectator Sports and Entertainment - Small Facilities (Capacity less than 299)
- 7. Planned Development in accordance with Chapter 2.5

b. **Type II: Plan Compatibility Review** - Subject to review in accordance with Chapter 2.13 and all other applicable provisions of this Code.

- 1. Drive-thru Facilities
- 1. Minor Utilities subject to standards in Chapter 4.9
- 2. Projections, such as chimneys, spires, domes, towers, and flagpoles, not used for human occupancy exceeding 75 ft in height, in accordance with Section 4.9.50
- 3. Temporary Outdoor Sales (e.g. farmers market and similar uses)

Section 0.00.40 - DEVELOPMENT CRITERIA AND REQUIREMENTS

The following provisions identify development standards within the MUC District. Additional flexibility (e.g. alternative design options) is provided through the Planned Development (Chapter 2.5) and Lot Development Option (Chapter 2.12) review processes.

0.00.40.01 - Preservation of Commercial Land Supply

a. A minimum floor area ratio (FAR) of .4 of commercial use is required for all commercial districted property. This requirement is to ensure that commercial land is preserved for primarily commercial purposes. (A minimum FAR of .4 would require that a 40,000 square foot lot would have at least 16,000 square feet of commercial uses). This provision does not apply when commercial uses are applied

to an existing residential building within a commercial district that existed prior to the adoption of this MUC district. The commercial uses on an MUC site are required to be developed prior to or concurrently with residential and limited manufacturing uses, with the exception of residential and/or limited manufacturing uses that are in existence as of the adoption of this MUC District.

- b. When a project is composed of two or more phases, then the mixed use site shall be reviewed as a Planned Development and each phase shall meet the minimum .4 FAR (floor area ratio requirement) as described in section "a" above.

Rationale: This provision is intended to protect the City's inventory of commercial land, in conformance with Statewide Goal 9 (Economic Development) and the Comprehensive Plan. By preserving a minimum amount of land in the MUC district which must be used for commercial purposes, the City can ensure compliance with Goal 9.

0.00.40.02 - Minimum Lot Area and Setback Requirements

- a. A setback of not less than 20 ft shall be provided along each MUC District boundary line where the line abuts any residential (RS) district. Off-street parking and loading shall be permitted in this area except within 15 ft of the district boundary line, which shall be limited to landscaping, fences, walls, driveways, or walks. Driveways, parking, and loading areas adjacent to residential districts shall be landscaped and screened in accordance with Chapter 4.2. Alternatives to this standard may be considered through the Planned Development process.
- b. The requirements for residential structures containing a residential use shall be in accordance with Chapter 3.8 - RS-20 standards, and the Mixed Use Design Guidelines contained in this chapter. Ground floor commercial uses within existing residential structures shall be exempt from the RS-20 minimum setback requirements and shall also be subject to a Plan Compatibility Review (PCR) process.
- c. For maximum permitted setbacks, refer to Section 0.00.50.02.

0.00.40.03 - Structure Height

No structure shall exceed 45 ft in height.

0.00.40.04 - Open Space Standards

A minimum of 20 percent of the total site area shall be retained as open space. Open space may include landscape areas, natural areas, and/or pedestrian amenities (Section 0.00.50.05). The site design and building design standards of this chapter shall also shall be met. Structures, parking, and driveways of interior parking areas are excluded from the open space area.

0.00.40.05 - Off-Street Parking

Off-street parking shall be provided in accordance with Chapter 4.1. Required parking shall be provided on the same site as the use or upon abutting property. Street right-of-way shall be excepted when determining contiguity, except on arterials and collectors where there is not a controlled intersection within 100 ft of the subject property. Chapter 4.1 allows adjustments to minimum parking standards when transit service and bicycle parking are available. Additional flexibility for required vehicle parking may be granted in the MUC District in conformance with the following standards:

- a. Shared parking agreements may be used to provide additional reductions in required parking, provided that the applicant demonstrates that there is an adequate supply of parking for each use. Parking may include surplus parking during peak periods, or capacity provided due to off-peak use.
- b. Additional flexibility to vehicle parking provisions may be granted through the Lot Development Option (when the site is less than 3 acres), or Planned Development procedures (Chapters 2.12 and 2.5, respectively). This flexibility is provided to encourage development patterns that reduce the reliance on the automobile by taking advantage of alternate modes of travel.

Section 0.00.50 - DESIGN GUIDELINES AND STANDARDS

0.00.50.01 - Coordinated Development

New development shall be designed in a manner that does not preclude development of adjacent property(ies) and ensures the logical and efficient extension of public facilities and services, including but not limited to sanitary sewer, water, storm drainage, street, and pedestrian facility connections.

0.00.50.02 - Building Orientation and Maximum Setbacks

- a. All new buildings in the MUC District shall be oriented to existing or new public streets or to private streets as approved by the City. Building orientation is demonstrated by placing buildings and their public entrances close to streets so that pedestrians have a direct and convenient route from the street sidewalk to building entrances.
- b. At least one public entrance should be oriented to each street that the building abuts. Corner entrances may be used to provide entrance orientation to two streets, provided that the length of the building adjacent to the street does not exceed 50 feet.
- c. Building setbacks from streets or plazas shall not exceed 20 feet, except when necessary to preserve healthy, mature tree(s), or provide pedestrian amenities in

conformance with 0.00.50.07 or to accommodate handicapped access requirements. A further exception to these setback requirements may be considered when the site is fronted by more than two streets.

- d. Street setbacks of greater than 20 feet (Section 0.00.50.02) may be approved when the building design incorporates seating, plazas, or other usable public space, as defined by Section 0.00.50.07 Public Amenities.

0.00.50.03 - Corner Building Entrances

The design of corner lot buildings should reinforce public intersections as public spaces. Corner building entrances or other architectural features may be required to ensure that this guideline is met.

0.00.50.04 - Weather Protection

- a. Where new commercial or residential development is constructed adjacent to street sidewalks or pedestrian plazas, a 6-ft wide, weather-protected area (e.g. awnings or canopies) shall be provided along the portion of building(s) adjacent to the sidewalks and/or plazas.
- b. For existing development, weather protection as identified in "a" above, shall be provided when there are alterations, repairs, or additions to existing structures. However, an exception to meeting this weather protection standard may be requested where the applicant can demonstrate, to the satisfaction of the Community Development Director, that the cost of improvements to the existing structure is less than four times the cost of providing an awning. Where weather protection is existing, but is not of the required width, an exception to this standard may be authorized, provided the existing weather protection is at least 4 feet in width.

0.00.50.05 - Landscaping and Screening

Landscaping and screening shall be required, in accordance with Chapter 4.2. In addition, the following standards apply to the MUC District:

- a. Street trees shall be required, consistent with Chapter 4.2. Species should be compatible with the design features provided per Section 0.00.50.07, and shall provide continuity with nearby landscaping. A reduction to the number of required street trees may be granted when a development preserves healthy, mature tree(s) adjacent to the sidewalk.
- b. Screening of parking areas, drives, mechanical equipment, and solid waste receptacles with vertical elements is required and shall be installed prior to building occupancy. Screening options include landscape plants, planters, ornamental walls, trellises, fences, or other features consistent with Chapter 4.2.

- c. Irrigation systems shall be installed to support landscaping.

0.00.50.06 - Street Connectivity and Internal Circulation

- a. New structures and substantial improvements may be required to provide street or driveway stubs and reciprocal access easements to promote efficient circulation between uses and properties, and promote connectivity and dispersal of traffic.
- b. The maximum block perimeter shall be 1200 feet. Alternatives to this standard may be considered through the Planned Development process, provided that direct pedestrian access is maintained at least every 300 feet.
- c. Traffic lanes shall be internal to the site and not located between the building(s) and the sidewalk(s), except as provided in "d" below.
- d. Where drop off facilities are provided (e.g. handicapped access) they shall be designed to meet ADA disability needs but still provide for direct pedestrian circulation.

0.00.50.07 - Pedestrian Amenities

All new structures and substantial improvements shall provide pedestrian amenities, as defined by this chapter. The number of pedestrian amenities provided shall comply with the following sliding scale.

Size of Structure or Substantial Improvement	Number of Amenities
<5,000 sq. ft.	1
5,000 - 10,000 sq. ft.	2
10,000 - 50,000 sq. ft.	3
>50,000 sq. ft.	4

Acceptable pedestrian amenities include:

- ▶ Sidewalks with ornamental treatments (e.g. brick pavers), or sidewalks which are 50% wider than required by the Land Development Code
- ▶ Benches and public outdoor seating
- ▶ Sidewalk planters
- ▶ Public art (e.g. sculpture, fountain, clock, mural, etc.) with a value equal to or greater than one (1) percent of construction value of the structure(s).
- ▶ Pocket parks (minimum usable area of 300 square feet)
- ▶ Plazas (minimum usable area of 300 square feet)

- ▶ Street trees of a caliper 50% wider than required by the Land Development Code (may include preservation of healthy mature trees adjacent to the street sidewalk)
- ▶ Additional weather protection in excess of 0.00.50.04
- ▶ Other improvements approved through the Lot Development Option (Chapter 2.12), or Planned Development process (Chapter 2.5)

Pedestrian amenities shall comply with the following standards and guidelines:

- a. Amenities should be visible and accessible to the general public from an improved street. Access to pocket parks, plazas, and sidewalks must be provided via a public right-of-way or a public access easement.
- b. The size or capacity of pedestrian amenities should be roughly proportional to their expected use, including use by employees, customers, residents, and other visitors. The minimum area standards for pocket parks and plazas may be increased based on this guideline.
- c. Amenities which are eligible for credit toward open space standards, and adjustment to the maximum 20-foot setback standard, include plazas, pocket parks, seating areas, and other areas that provide usable pedestrian space and street furniture.
- d. Amenities should be consistent with the character and scale of surrounding developments. For example, similarity in awning height, bench style, planter materials, street trees, and pavers is recommended to foster continuity in the design of pedestrian areas. Materials should be suitable for outdoor use, easily maintained, and have a reasonably long life cycle (e.g. 10 years before replacement).
- e. When provided at or near a bus stop, amenities should generally conform to standards of the Corvallis Transit system.

0.00.50.08 - General Building Design Standards

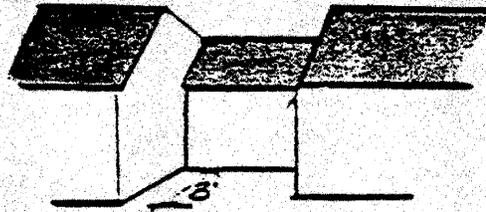
Mixed use districts require special attention to building design because of the intermixing of land uses in such areas. The following standards are intended to be specific and quantifiable, while allowing for flexibility in design. Additional flexibility is provided through the Planned Development and Lot Development Option review processes. This section provides both required and optional design elements.

a. Minimum Requirements

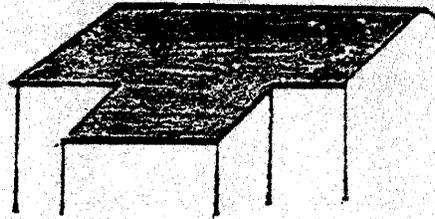
New structures and substantial improvements should provide architectural relief and interest, with emphasis at building entrances and along sidewalks, to promote and enhance a comfortable pedestrian scale and orientation. Blank walls shall be avoided when practicable by complying with the following minimum requirements:

1. Ground floor windows shall be provided. The main front elevation(s) of buildings shall provide at least 60 percent windows or transparency at the pedestrian level (on corner lots, this provision applies to two elevations). The transparency is measured in lineal fashion (e.g. a 100-foot wide building facade shall have a total of at least 60 lineal feet of windows).
2. Along the vertical face of a structure, offsets shall occur at a minimum of every 50 feet by providing at least one of the following [Note: the PA-O and SA districts require offsets at 30 feet; consider a larger dimension based on a larger development scale in MUC]:

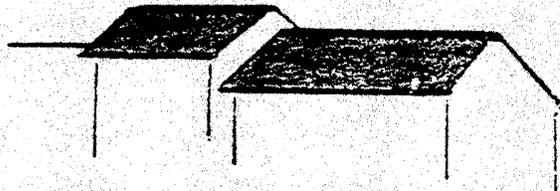
- ▶ Recesses (entrances, floor area, etc.) of a minimum depth of 8 feet.



- ▶ Extensions (entrances, floor area, etc.) at a minimum clearance of 8 feet, a minimum depth of 8 feet, and a maximum length of an overhang shall be 25 feet.



- ▶ Offsets or breaks in roof elevation by a minimum of 3 feet or more in height.



3. In order to break up vast expanses of single element building elevations, building design shall include a combination of architectural elements and features such as offsets, windows, entry treatments, wood siding, brick, stucco, synthetic stucco (e.g. EIFS), textured concrete block, or textured concrete, etc.

4. Provide differentiation between ground-level spaces and upper stories. For example, bays or balconies for upper levels, and awnings, canopies or other similar treatments for lower levels can provide differentiation. Variation in building materials, trim, paint, ornamentation, windows, or other features such as public art, may also be used. Other design solutions may be approved by the Director.
5. Ensure privacy in residential developments through effective window placement, sound-proofing, landscape screening, and/or orientation of outdoor living areas (e.g. balconies, porches, patios, etc.). Opposite facing windows at close distances should be offset vertically or horizontally, or employ appropriate materials (e.g. glazed, tinted, etc.) to protect privacy.
6. Access shall be designed to minimize interference with traffic circulation. Where necessary, additional right-of-way shall be dedicated to maintain adequate circulation.

0.00.50.09 - Neighborhood Compatibility

a. Minimum standards adjacent to a residential district:

1. Architectural compatibility between new development and adjacent residences (e.g. similar roof forms, windows, trim, and materials) is required. Pitched roofs shall provide a minimum 4:12 pitch [*this is same pitch that is used in the PA-O district*]. Flat roofs shall provide a cornice, or other decorative treatment.
2. Roof elevation(s) shall gradually step-down so that the height of the proposed structure does not exceed the height(s) of adjacent residential structures(s) by more than one (1) story. This provision applies to that portion of the structure that is closest (20 feet, minimum) to the adjacent residential structures.
3. The site design shall preserve healthy mature trees on-site, when practicable. Trees which are likely to create a hazard for the development or adjacent properties may be removed, consistent with Chapter 4.2.
4. Artificial lighting shall be arranged and constructed not to produce direct glare on adjacent residential properties.

b. Minimum standards adjacent to an industrial district:

1. The site design shall preserve healthy mature trees on-site, when practicable. Trees which are likely to create a hazard for the development or adjacent properties may be removed, consistent with Chapter 4.2.

2. If residential uses are introduced in areas that are adjacent to an industrial district, the site design for the residential use shall incorporate fencing and a 20 foot landscape screen between the residential uses on the MUC site and the industrial district in accordance with Section 4.2.50. Driveways may occur within the landscape screen but in no case may they be less than 10 feet from the adjacent industrial district boundary.

ATTACHMENT II

**PROPOSED MIXED USE EMPLOYMENT
(MUE) DISTRICT**

ATTACHMENT II

CHAPTER 0.00 MUE (MIXED USE EMPLOYMENT) DISTRICT

Section 0.00.10 - PURPOSE

This district introduces some commercial and residential uses into industrially districted areas while maintaining the city's supply of industrially districted lands. It is intended to provide a variety of employment uses, including limited industrial uses and commercial, civic, and residential uses at a scale appropriate to surrounding employment areas. Key objectives of the Mixed Use Employment District include: expanding employment opportunities by allowing businesses to locate in a variety of locations, providing services for employees in close proximity to their work place, providing options for living, working, and shopping environments; facilitating more intensive use of land while minimizing potentially adverse impacts; and providing options for pedestrian-oriented lifestyles.

Section 0.00.20 - GENERAL PROVISIONS

00.00.20.01 - Establishment of the MUE District

The MUE district may be applied to industrial designations on the Comprehensive Plan Map or to lands designated through a legislative process. The district may also be applied to parcels which meet Land Development Code Section 2.2.30 criteria for district changes, and the following criteria for district location, dimensions, and size.

a. Locational Criteria

The following locational criteria shall be applied to district changes, in conjunction with Chapter 2.2 District Changes.

1. The MUE district shall be located in areas with lot sizes of generally less than 20 acres;

AND EITHER

2. All portions of the MUE district shall be located within 1/4 mile of existing or planned transit service,

OR

3. The MUE district shall be located in areas determined, through a Planned Development process, to be necessary to provide mixed use opportunities and services to adjacent areas.

b. District Size and Dimensions

1. The district shall have a minimum size of ½ block or one (1) acre. It may be comprised of smaller parcels when the total area of the district is equal to or greater than one (1) acre. Public street rights-of-way shall not count toward the total area of a district.
2. A Planned Development district overlay shall be applied to MUE districts which exceed five (5) acres or involve multiple parcels. In the event that all parcels within the district do not concurrently develop, the Planned Development review shall focus on the developing parcel and ensure that the proposed development does not preclude development of the adjacent parcels within the mixed use area.
3. The district shall have a minimum of 50 feet of frontage onto an existing or planned public street.

Section 0.00.30 - PERMITTED USES

0.00.30.01 - General Development

a. Primary Uses Permitted Outright

1. (a) Residential Use Types:
 - ▶ Family
 - ▶ Group Residential
 - ▶ Group Residential/Group Care
 - ▶ Residential Care Facilities
- (b) Residential Building Types:
 - ▶ Single Detached (existing prior to adoption of this Code)
 - ▶ Conversion of Detached Dwelling to Attached or Mixed-Use Building
 - ▶ Duplexes (existing prior to the adoption of this Code)
 - ▶ Attached (Townhouse)
 - ▶ Multi-Dwelling (Includes free-standing buildings and dwelling units in commercial or industrial buildings.)
 - ▶ Accessory Dwelling

All residential use types are subject to compliance with Section 0.00.40.01 Preservation of Industrial Land Supply.

2. Civic Use Types:
 - ▶ Administrative Services
 - ▶ Clinic Services
 - ▶ Lodges, Fraternal and Civic Assembly

- ▶ Parking Services
- ▶ Postal Services
- ▶ Public Safety Services
- ▶ Transit Facilities

A Civic use type that exceeds 5,000 square feet must demonstrate that it primarily serves the immediate area.

3. Commercial Use Types:

- ▶ Agricultural Sales
- ▶ Animal Sales and Services:
 - Grooming
 - Veterinary
 - Indoor Kennels (with sound attenuation)
- ▶ Building Maintenance Services
- ▶ Business Equipment Sales and Services
- ▶ Business Support Services
- ▶ Communication Services
- ▶ Construction Sales and Service
- ▶ Convenience Sales and Personal Services
- ▶ Day Care Facilities
- ▶ Eating and Drinking Establishments - Sit Down (30 seats or less)
- ▶ Financial, Insurance, and Real Estate Services
- ▶ Food and Beverage Sales
- ▶ Laundry Services
- ▶ Participant Sports and Recreation (Indoor facilities limited to <299 capacity)
- ▶ Personal Services - General
- ▶ Professional and Administrative Services
- ▶ Repair Services - Consumer
- ▶ Research Services
- ▶ Retail Sales -General (Limited to 10,000 square feet of floor area per building)
- ▶ Wholesaling, Storage and Distribution

2. Industrial Use Types:

- ▶ Limited Manufacturing - less than 20 employees per acre and does not require a state or Federal air quality discharge permit, except for parking.
- ▶ General Industrial Uses in association with sales
- ▶ General Industrial Uses that do not result in the following nuisance conditions that are detectable from the boundaries of the subject property. Nuisance conditions can result from any of the following:
 - ▶ continuous, frequent, or repetitive noises or vibrations;
 - ▶ noxious or toxic fumes, odors, or emissions;

- ▶ electrical disturbances; or
- ▶ night illumination into residential areas.

Exceptions: Noise and vibrations from temporary construction; noise from vehicles or trains entering or leaving the site; noise and vibrations occurring less than 15 minutes per day; an odor detected for less than 15 minutes per day; noise detectable only as part of a composite of sounds from various off-site sources.

b. Accessory Uses Permitted Outright

1. Essential Services
2. Family Day Care
3. Home Business, when conducted in conjunction with a permitted residential use.
4. Required off-street parking in accordance with Chapter 4.1
5. Other development customarily incidental to the primary use in accordance with Chapter 4.3

0.00.30.02 - Special Development - Uses Allowed Through Discretionary Review

a. Type I: Conditional Development: Subject to review in accordance with Chapter 2.3 and other applicable provisions of this Code.

1. Automotive and Equipment
 - Cleaning
 - Fleet Storage
 - Parking
 - Repairing, Light Equipment and Heavy Equipment
2. Drive-in Facilities (Financial institutions, eating establishments, etc.)
3. Eating and Drinking Establishments - Sit Down (more than 30 seats)
4. Community Recreation
5. Major Services and Utilities (except Transit Facilities)
6. Spectator Sports and Entertainment - Small Facilities (Capacity less than 299)
7. Planned Development in accordance with Chapter 2.5
8. Limited manufacturing - 20 or more employees per acre and uses that do not result in the following nuisance conditions that are detectable from the boundaries of the subject property. Nuisance conditions can result from any of the following:

- ▶ continuous, frequent, or repetitive noises or vibrations;
- ▶ noxious or toxic fumes, odors, or emissions;
- ▶ electrical disturbances; or
- ▶ night illumination into residential areas.

Exceptions: Noise and vibrations from temporary construction; noise from vehicles or trains entering or leaving the site; noise and vibrations occurring less than 15 minutes per day; an odor detected for less than 15 minutes per day; noise detectable only as part of a composite of sounds from various off-site sources.

- b. Type II: Plan Compatibility Review:** Subject to review in accordance with Chapter 2.13 and other applicable provisions of this Code.
 - 1. Minor Utilities subject to standards in Chapter 4.9
 - 2. Transit Facilities
 - 3. Projections, such as chimneys, spires, domes, towers, and flagpoles, not used for human occupancy exceeding 75 ft in height, in accordance with Section 4.9.50

Section 0.00.40 DEVELOPMENT STANDARDS

The following provisions identify development standards within the MUE District. Additional flexibility (e.g. alternative design options) is provided through the Planned Development (Chapter 2.5) and Lot Development Option (Chapter 2.12) review processes.

0.00.40.01 - Preservation of Industrial Land Supply

- a. A minimum floor area ratio (FAR) of .4 of industrial structure/use is required for all industrial districted property. This requirement is to ensure that industrial land is preserved for primarily industrial purposes. (A minimum FAR of .4 would require that a 40,000 square foot lot would have at least 16,000 square feet of industrial structures/uses). This provision does not apply when a commercial use in an industrial district is applied to an existing residential building that existed prior to the adoption of this MUE District. This provision also does not apply when a residential use is applied to an existing commercial building within an industrial district that existed prior to the adoption of this MUE District. The industrial uses on an MUE site are required to be developed prior to or concurrently with residential and commercial uses, with the exception of residential and/or commercial uses that are in existence as of the adoption of this MUE District.
- b. When a project is composed of two or more phases, then the mixed use site shall be reviewed as a Planned Development and each phase shall meet the minimum .4 FAR (floor area ratio requirement) as described in section "a" above.

Rationale: These provisions are intended to protect the City's inventory of industrial land, in conformance with Statewide Goal 9 (Economic Development) and the Comprehensive Plan. By preserving a minimum amount of land in the MUE district which must be used for industrial (i.e. employment) purposes, the City can ensure compliance with Goal 9.

0.00.40.02 - Minimum Lot Area and Setback Requirements

- a. A setback of not less than 25 ft shall be provided along each MUE District boundary line where the line abuts any residential (RS) district. Off-street parking and loading shall be permitted in this area except within 15 ft of the district boundary line, which shall not be used for any permitted use, activity, or structure (other than fences, walls, driveways, or walks). Driveways, parking, and loading areas adjacent to residential districts shall be landscaped and screened in accordance with Chapter 4.2.
- b. The requirements for residential structures containing a residential use shall be in accordance with Chapter 3.8 - RS-20 standards, and the Mixed Use Design Guidelines contained in this chapter.
- c. For maximum permitted setbacks, refer to Section 0.00.50.02.

0.00.40.03 - Structure Height

Structure height shall not exceed 45 feet on sites that are solely districted MUE or that have an underlying District Designation of LI, unless a site is developed as a Planned Development and in a manner that is compatible with any adjacent residential property(ies), in which case the structure height may be increased to 75 feet (See Section 0.00.50.08 - Neighborhood Compatibility). If a site's underlying District is GI, structure heights may be 75 feet.

0.00.40.04 - Open Space Standards

A minimum of 20 percent of the total site area shall be retained as open space. Open space may include landscape areas, natural areas, and/or pedestrian amenities (Section 0.00.50.07). The site design and building design standards of this chapter shall also shall be met. Structures, parking, and driveways of interior parking areas are excluded from the open space area.

0.00.40.05 - Off-Street Parking

Off-street parking shall be provided in accordance with Chapter 4.1. Required parking shall be provided on the same site as the use or upon abutting property. Street right-of-way shall be excepted when determining contiguity, except on arterials and collectors where there is not a controlled intersection within 100 ft of the subject property. Chapter 4.1 allows adjustments to minimum parking standards when transit service and bicycle parking are available. Additional flexibility for required vehicle parking may be granted in the MUE District in conformance with the following standards:

- a. Shared parking agreements may be used to provide additional reductions in required parking, provided that the applicant demonstrates that there is an adequate supply of parking for each use. Parking may include surplus parking during peak periods, or capacity provided due to off-peak use.
- b. Additional flexibility to vehicle parking provisions may be granted through the Lot Development Option (when the site is less than 3 acres), or Planned Development procedures (Chapters 2.12 and 2.5, respectively). This flexibility is provided to encourage development patterns that reduce the reliance on the automobile by taking advantage of alternate modes of travel.

Section 0.00.50 - DESIGN GUIDELINES AND STANDARDS FOR MIXED USE

0.00.50.01 - Coordinated Development

New development shall be designed in a manner that does not preclude development of adjacent property(ies) and ensures the logical and efficient extension of public facilities and services, including but not limited to sanitary sewer, water, storm drainage, street, and pedestrian facility connections.

0.00.50.02 - Building Orientation and Maximum Setbacks

- a. All new buildings in the MUE District shall be oriented to existing or new public streets or to private streets as approved by the City. Building orientation is demonstrated by placing buildings and their public entrances close to streets so that pedestrians have a direct and convenient route from the street sidewalk to building entrances.
- b. At least one public entrance should be oriented to each street that the building abuts. Corner entrances may be used to provide entrance orientation to two streets, provided that the length of the building adjacent to the street does not exceed 50 feet.
- c. Building setbacks from streets or plazas shall not exceed 20 feet, except when necessary to preserve healthy, mature tree(s), or provide pedestrian amenities in conformance with 0.00.50.07 or to accommodate handicapped access requirements. A further exception to these setback requirements may be considered when the site is fronted by more than two streets.

0.00.50.03 - Corner Building Entrances

For all new buildings or when redevelopment opportunities allow, the design of corner lot buildings should reinforce public intersections as public spaces. Corner building entrances with weather protection or other architectural features may be required to ensure that this guideline is met. The maximum allowable building setback (Section 0.00.50.02) may be increased when the building design incorporates seating, plazas, and other public amenities, as defined by Section 0.00.50.07).

0.00.50.04 - Weather Protection

- a. Where new industrial development is constructed adjacent to street sidewalks or pedestrian plazas, a 6-ft wide, weather-protected area (e.g. awnings or canopies) shall be provided over the primary entrance.
- b. Where new commercial or residential development is constructed adjacent to street sidewalks or pedestrian plazas, a 6-ft wide, weather-protected area (e.g. awnings or canopies) shall be provided along the portion of building(s) adjacent to the sidewalks and/or plazas.
- c. For existing development, weather protection as identified in “a” and “b” above, shall be provided when there are alterations, repairs, or additions to existing structures. However, an exception to meeting this weather protection standard may be requested where the applicant can demonstrate, to the satisfaction of the Community Development Director, that the cost of improvements to the existing structure is less than four times the cost of providing an awning. Where weather protection is existing, but is not of the required width, an exception to this standard may be authorized, provided the existing weather protection is at least 4 feet in width.

0.00.50.05 - Landscaping and Screening

Landscaping and screening shall be required, in accordance with Chapter 4.2. The following additional standards apply to the MUE District:

- a. Street trees shall be required, consistent with Chapter 4.2. Species should be compatible with the design features provided per Section 0.00.50.07, and shall provide continuity with nearby landscaping. A reduction to the number of required street trees may be granted when a development preserves healthy, mature tree(s) adjacent to the sidewalk.
- b. Screening of parking areas, drives, mechanical equipment, and solid waste receptacles with vertical elements shall be provided and installed prior to building occupancy. Screening options include landscape plants, planters, ornamental walls, trellises, fences, or other features consistent with Chapter 4.2.
- c. Irrigation systems shall be installed to support landscaping.

0.00.50.06 - Street Connectivity and Internal Circulation

- a. New structures and substantial improvements may be required to provide street or driveway stubs and reciprocal access easements to promote efficient circulation between uses and properties, and promote connectivity and dispersal of traffic.

- b. The maximum block perimeter shall be 1,800 feet, but in no case shall there be a distance of more than 1,000 feet without a pedestrian way. Alternatives to this standard may be considered through the Planned Development process.
- c. Traffic lanes shall be internal to the site and not located between the building(s) and the sidewalk(s), except as provided in "d" below.
- d. Where drop off facilities are provided (e.g. handicapped access) they shall be designed to meet ADA disability needs, but still provide for direct pedestrian circulation.

0.00.50.07 - Pedestrian Amenities

All new structures and substantial improvements in the MUE zone, with the exception of existing residential dwellings, shall provide pedestrian amenities. The number of pedestrian amenities provided shall comply with the following sliding scale.

Size of Structure or Substantial Improvement	Number of Amenities
<25,000 sq. ft.	1
25,000 - 50,000 sq. ft.	2
>50,000 sq. ft.	3

Acceptable pedestrian amenities include:

- ▶ Sidewalks with ornamental treatments (e.g. brick pavers), or sidewalks which are 50% wider than required by the Land Development Code
- ▶ Benches and public outdoor seating
- ▶ Sidewalk planters
- ▶ Public art (e.g. sculpture, fountain, clock, mural, etc.) with a value equal to or greater than one (1) percent of construction value of the structure(s).
- ▶ Pocket parks (minimum usable area of 300 square feet)
- ▶ Plazas (minimum usable area of 300 square feet)
- ▶ Street trees of a caliper 50% wider than required by the Land Development Code (may include preservation of healthy mature trees adjacent to the street sidewalk)
- ▶ Other improvements approved through the Lot Development Option (Chapter 2.12), or Planned Development process (Chapter 2.5)
- ▶ Additional weather protection in excess of 0.00.50.04.

Pedestrian amenities shall comply with the following standards and guidelines:

- a. Amenities should be visible and accessible to the general public from an improved street. Access to pocket parks, plazas, and sidewalks must be provided via a public right-of-way or a public access easement.
- b. The size or capacity of pedestrian amenities should be roughly proportional to their expected use, including use by employees, customers, residents, and other visitors. The minimum area standards for pocket parks and plazas may be increased based on this guideline.
- c. Amenities which are eligible for credit toward open space standards, and adjustment to the maximum 20-foot setback standard, include plazas, pocket parks, seating areas, and other areas that provide usable pedestrian space and street furniture.
- d. Amenities should be consistent with the character and scale of the MUE area. For example, similarity in awning height, bench style, planter materials, street trees, and pavers is recommended to foster continuity in the design of pedestrian areas. Materials should be suitable for outdoor use, easily maintained, and have a reasonably long life cycle (e.g. 10 years before replacement).
- e. When provided at or near a bus stop, amenities should generally conform to standards of the Corvallis Transit system.

0.00.50.08 - General Building Design Standards

Mixed use districts require special attention to building design because of the intermixing of land uses in such areas. The following standards are intended to be specific and quantifiable, while allowing for flexibility in design. Additional flexibility is provided through the Planned Development and Lot Development Option review processes. This section provides both required and optional design elements.

a. Minimum Requirements

New structures and substantial improvements should provide architectural relief and interest, with emphasis at building entrances and along sidewalks, to promote and enhance a comfortable pedestrian scale and orientation. Blank walls shall be avoided when practicable by complying with the following minimum requirements:

1. Ground floor windows shall be provided for civic and commercial use types. The main front elevation(s) of buildings shall provide at least 60 percent windows or transparency at the pedestrian level (on corner lots, this provision applies to two elevations). The transparency is measured in lineal fashion (e.g. a 100-foot wide building facade shall have a total of at least 60 lineal feet of windows).

2. Ground floor windows shall be provided for industrial use types. The main front elevation(s) of buildings shall provide at least 30 percent windows or transparency at the pedestrian level (on corner lots, this provision applies to two elevations). The transparency is measured in lineal fashion (e.g. a 100-foot wide building facade shall have a total of at least 30 lineal feet of windows).
3. Ground floor entrances shall include an offset (recesses, extensions or other breaks in elevation) of at least 8 feet in depth and of sufficient width to easily discern the entrance location.
4. In order to break up vast expanses of single element building elevations, building design shall include a combination of architectural elements and features such as offsets, windows, entry treatments, wood siding, brick, stucco, synthetic stucco (e.g. EIFS), textured concrete block, or textured concrete, etc.
5. Provide differentiation between ground-level spaces and upper stories. For example, bays or balconies for upper levels, and awnings, canopies or other similar treatments for lower levels can provide differentiation. Variation in building materials, trim, paint, ornamentation, windows, or other features such as public art, may also be used. Recognizing that other design solutions may be appropriate, a developer may propose alternatives for review and approval by the Director.
6. Ensure privacy in residential developments through effective window placement, sound-proofing, landscape screening, and/or orientation of outdoor living areas (e.g. balconies, porches, patios, etc.). Opposite facing windows at close distances should be offset horizontally, or employ appropriate materials (e.g. glazed, tinted, etc.) to protect privacy.
7. Access shall be designed to minimize interference with traffic circulation. Where necessary, additional right-of-way shall be dedicated to maintain adequate circulation.

0.00.50.09 - Neighborhood Compatibility

a. Minimum standards adjacent to a residential district:

1. New building roof elevation(s) shall gradually step-down so that the height of the proposed structure does not exceed the height(s) of adjacent residential structures(s) by more than one (1) story. This provision applies to that portion of the structure that is closest (20 feet, minimum) to the adjacent residential structures.

2. New development adjacent to residential districts shall incorporate architectural characteristics compatible with residential development. Each new structure shall contain at a minimum at least two of the following elements:
 - a. Roofs with a minimum 4:12 pitch *[this is same pitch that is used in the PA-O district]*.
 - b. Flat roofs with a cornice, or other decorative treatment.
 - c. Horizontal wood lap siding, brick, stone, or other material at the discretion of the Community Development Director that is consistent with residential character.
 - d. Vertical breaks in roof elevation
 - e. Additional off-sets in building elevation
3. The site design shall preserve healthy mature trees on-site, when practicable. Trees which are likely to create a hazard for the development or adjacent properties may be removed, consistent with Chapter 4.2.
4. Artificial lighting shall be arranged and constructed to not produce direct glare on adjacent residential properties.

ATTACHMENT III

**DECEMBER 3, 1997 PLANNING
COMMISSION STAFF REPORT
WITH ATTACHMENTS**

ATTACHMENT III

CASE	MIXED USE ORDINANCES: LDT-97-4 and LDT-97-6
REQUEST	Amendments to the Land Development Code to create two new development districts. The proposed Mixed Use Commercial (MUC) district (LDT-97-6) will allow the introduction of some residential and industrial uses in areas designated as commercial on the Comprehensive Plan. The proposed Mixed Use Employment (MUE) district (LDT-97-4) will allow some residential and commercial uses in areas designated as industrial on the Comprehensive Plan.
APPLICANT	City of Corvallis at the request of the Mixed Use Steering Committee
LOCATION	Properties Citywide that are commercially or industrially districted.
ACRES	Not Applicable, Applies to Properties Citywide that are commercially or industrially districted.
DISTRICT	Commercial and Industrial Districts
COMPREHENSIVE PLAN MAP	Commercial and Industrial
PUBLIC COMMENT	63 notices were sent to established neighborhood groups, the Mixed Use Steering Committee, citizens who have indicated interest, and staff. No other notices were mailed, as the proposals affect more than 300 properties. Legal notice was published in the Gazette Times. No written comments were received as of December 1, 1997.
ATTACHMENTS	A - Proposed Mixed Use Commercial (MUC) District B - Proposed Mixed Use Employment (MUE) District C - Excerpt from February 19, 1997 Planning Commission Minutes

- D - Excerpt from February 24, 1997 Urban Services Committee Minutes
- E - Excerpt from March 12, 1997 Mixed Use Ordinance Steering Committee/Planning Commission Minutes
- F - April 23, 1997 Mixed Use Ordinance Steering Committee Minutes
- G - May 28, 1997 Mixed Use Ordinance Steering Committee Minutes
- H - June 25, 1997 Mixed Use Ordinance Steering Committee Minutes
- I - September 17, 1997 Mixed Use Ordinance Steering Committee Minutes
- J- September 24, 1997 Mixed Use Ordinance Steering Committee Minutes
- K- Draft October 22, 1997 Mixed Use Ordinance Steering Committee Minutes
- L- Draft November 5, 1997 Mixed Use Ordinance Steering Committee Minutes
- M- Map of Areas Within 1/4 Mile of a Transit Route
- N - Map of Commercial Areas
- O - Map of Commercial Areas Fully Contained Within 1/4 Mile of a Transit Route
- P - Map of Industrial Areas
- Q- Map of Industrial Areas Fully Contained Within 1/4 Mile of a Transit Route

BACKGROUND

February, 1997 - The City of Corvallis received a \$20,000 Technical Assistance Grant from the Department of Land Conservation and Development (DLCD) to assist in developing a

draft Mixed Use Ordinance. The Planning Division began administering the project and OTAK was retained as a consultant.

February, 1997 - At the February 19, 1997 meeting the Planning Commission unanimously voted to: 1) establish a Mixed Use Steering Committee to develop a Mixed Use Ordinance; and 2) direct staff and the Mixed Use Steering Committee to initiate a Land Development Code Text Amendment to implement the Mixed Use Ordinance when a draft was ready for Planning Commission and City Council review (Attachment C). On February 24, 1997 the Urban Services Committee accepted the Planning Commission recommendation regarding composition of the Mixed Use Steering Committee (Attachment D).

March through June, 1997 - The Mixed Use Steering Committee held a series of public workshops regarding the development of a mixed use ordinance. Meetings were held in March, April, May, and June. As the development of the mixed use ordinance progressed, the Steering Committee decided to separate the mixed use development concept into 3 potential districts: 1) the Mixed Use Commercial (MUC) district to allow the introduction of some residential and industrial uses in areas designated as commercial on the Comprehensive Plan; 2) the Mixed Use Employment (MUE) district to allow the introduction of some residential and commercial uses in areas designated as industrial on the Comprehensive Plan; and 3) the Mixed Use Residential (MUR) district to allow the introduction of some commercial and industrial uses in areas designated as residential on the Comprehensive Plan Map (Attachments E - H).

July, 1997 - The Planning Division submitted to the Department of Land Conservation and Development (DLCD) the two work products needed to satisfy the Technical Assistance Grant. These work products included 1) draft versions of the Mixed Use Commercial (MUC) district, the Mixed Use Employment (MUE) district, and the Mixed Use Residential (MUR) district, as well as 2) an analysis of the consistency of the draft districts with the Comprehensive Plan.

September, 1997 - The Mixed Use Steering Committee reconvened for a second series of public workshops to finalize the drafts of the mixed use districts. Two workshops were held in September. The Steering Committee determined that the Mixed Use Commercial (MUC) and Mixed Use Employment (MUE) districts should proceed for consideration before the Planning Commission and City Council, while the Mixed Use Residential (MUR) district needed to be delayed for further refinement. The Steering Committee wished to receive more public input for the MUR district and wanted to be sure that development of the MUR district included careful consideration of existing residential areas (Attachments I & J)

October & November, 1997 - The Mixed Use Steering Committee held two more workshops (one in each month) to finalize the Mixed Use Commercial (MUC) and Mixed Use Employment (MUE) districts. The Committee directed staff to finalize the two

proposed districts and to hold a public hearing for citizen input before the Planning Commission on December 10, 1997 (Attachments K & L).

FORMAT OF THIS REPORT

As there are two legislative text amendments requested, one to create a Mixed Use Commercial (MUC) district (LDT-97-6) and one to create a Mixed Use Employment (MUE) district (LDT-97-4). The remainder of this report will be split into two sections: Part I - Mixed Use Commercial (MUC) District; and Part II - Mixed Use Employment (MUE) District. A recommendation will be included at the end of each section.

PART I - MIXED USE COMMERCIAL (MUC) DISTRICT (LDT-97-6)

PROPOSAL

At the request of the Mixed Use Steering Committee, the City of Corvallis requests that an amendment to the Land Development Code be made to create a new development district called the Mixed Use Commercial (MUC) district. This district will allow the introduction of some residential and industrial uses in areas designated as commercial on the Comprehensive Plan Map (Attachment A). Industrial uses will be limited to wholesaling, storage, and distribution uses in existence prior to adoption of this ordinance, and some limited manufacturing uses which are accessory uses to commercial uses.

CRITERIA, DISCUSSION, CONCLUSIONS

Initiation of a Land Development Code Text Amendment must be done by a majority vote of the Planning Commission or a majority vote of the City Council (Land Development Code Section 1.2.80.01). At the February 19, 1997 Planning Commission meeting the Planning Commission unanimously voted to: 1) establish a Mixed Use Steering Committee to develop a Mixed Use Ordinance; and 2) direct staff and the Mixed Use Steering Committee to initiate a Land Development Code Text Amendment to implement the Mixed Use Ordinance when a draft was ready for Planning Commission and City Council review.

To approve a Land Development Code Text Amendment it must be found that the proposal complies with the applicable Comprehensive Plan policies and applicable sections of the Land Development Code (LDC). The following narrative notes the applicable criteria, indicates what is proposed, and states staff conclusions and recommendations about each.

To facilitate discussion, the criteria are presented below. The criteria pertain to **Land Use and Compatibility** and a conclusion is provided at the end of the discussion.

Applicable 1997-98 Corvallis City Council Goals and Objectives:

- ◆ **Revise the Land Development Code to increase protection for hillsides and options for mixed use developments.**

Applicable Comprehensive Plan Policies:

1.2 COMMUNITY VALUES - Economic Vitality

We value economic vitality: new ideas, emerging businesses, and supporting and maintaining existing business enterprises. We value

a varied economy which provides jobs for the diverse population that lives here. We want to maintain an environment that promotes innovation and opportunity, and at the same time treat our natural beauty and desirable living conditions with respect; recognizing that Corvallis' quality of life contributes to a viable economy.

1.3 - PURPOSE

The Comprehensive Plan is the document through which the citizens of Corvallis have made the basic choices on how land development and redevelopment should occur and how it will be managed. Consistent with state wide planning goals, the plan is intended to maintain and improve the existing quality of life for residents by:

- A. Encourage development which maintains and/or improves the existing quality of life of residents.**
- E. Providing adequate land to meet anticipated future demands for urban development in a logical and orderly manner.**
- F. Encouraging flexibility and innovation in development techniques to permit diversity within the community and to slow the increase in development costs.**
- G. Reducing the uncertainty of the development process.**
- H. Contributing to a healthy, stable, and diversified economy in Corvallis.**
- I. Providing for an orderly and timely arrangement and provision of public facilities and services to function as the framework for urban development.**
- J. Facilitation citizen participation in all phases of the planning process.**

1.6.3. AS IT BECOMES NECESSARY, THE CITY SHALL REVISE ITS LAND DEVELOPMENT REGULATIONS TO PERMIT CHANGES IN RESIDENTIAL AREAS WHICH REFLECT THE CHANGING SOCIAL AND ECONOMIC NEEDS OF RESIDENTS. THE CITY SHALL CONTINUE TO PERMIT THE USE OF INNOVATIVE BUILDING TYPES AND DEVELOPMENT PATTERNS AND ENCOURAGE CONSERVATION OF ENERGY.

1.6.9 WHERE A MORE INTENSIVE DISTRICT ABUTS A LESS INTENSIVE DISTRICT, SPECIAL SETBACKS, BUFFERING, AND SCREENING STANDARDS ADOPTED AND SPECIFIED IN THE LAND DEVELOPMENT

CODE, SHALL BE UTILIZED IN DEVELOPMENT REVIEW TO ASSURE COMPATIBILITY BETWEEN USES.

1.6.10 ALL SPECIAL DEVELOPMENTS, LOT-DEVELOPMENT OPTIONS, INTENSIFICATIONS, CHANGES OR MODIFICATIONS OF NON-CONFORMING USES, COMPREHENSIVE PLAN CHANGES, AND DISTRICT CHANGES SHALL BE REVIEWED TO ASSURE COMPATIBILITY WITH LESS INTENSIVE USES AND POTENTIAL USES ON SURROUNDING LANDS. IMPACTS OF THE FOLLOWING FACTORS SHALL BE CONSIDERED:

- **BASIC SITE DESIGN (I.E., THE ORGANIZATION OF USES ON A SITE);**
- **VISUAL ELEMENTS (I.E., SCALE, STRUCTURAL DESIGN AND FORM, MATERIALS, ETC.);**
- **NOISE ATTENUATION;**
- **NOXIOUS ODORS**
- **LIGHTING**
- **SIGNAGE**
- **LANDSCAPING FOR BUFFERING AND SCREENING;**
- **TRAFFIC; AND**
- **OFF-SITE PARKING IMPACTS**

6.1.b. As a consequence of the value placed on maintaining the quality of life, the City is interested in ensuring that human activities of all types occur in an environmentally responsible manner.

6.1.c. Also, because of the value placed on maintaining quality of life, the City takes steps to ensure that new development occurs in a fashion that is sensitive to the environment and is compatible with abutting uses.

6.1.d. When existing developments change or intensify their uses, the City takes steps to ensure that these uses remain sensitive to the environment and compatible with abutting uses.

7.2.4. THE CITY SHALL MONITOR CHANGES IN DEMOGRAPHIC PATTERNS TO ASSURE THAT THE TYPE, QUANTITY, AND QUALITY OF SERVICES AND FACILITIES REMAIN ADEQUATE TO MEET CHANGING NEEDS.

7.5.1. THE CITY SHALL ENCOURAGE THE EXPANSION OF EXISTING BUSINESS AND INDUSTRY.

7.5.2. ENCOURAGE THE ESTABLISHMENT OF ADDITIONAL SMALL BUSINESSES IN THE CITY.

- 7.5.3. THE CITY SHALL ACCOMMODATE VARIETY IN SCALE, AND LOCATION OF PROFESSIONAL, INDUSTRIAL, AND COMMERCIAL ACTIVITIES.**
- 7.6.6. CONTINUE TO USE STANDARDS IN THE LAND DEVELOPMENT CODE FOR THE PURPOSE OF MINIMIZING THE NEGATIVE IMPACTS OF INDUSTRIAL DEVELOPMENT ON SURROUNDING PROPERTIES.**
- 7.6.16. THE CITY SHALL AMEND THE LAND DEVELOPMENT CODE TO PROVIDE ALTERNATIVES TO THE USE OF PLANNED DEVELOPMENT OVERLAYS FOR INDUSTRIAL DISTRICTS. AN EXAMPLE WOULD BE THE CREATION OF DIFFERENT OVERLAYS WITH SPECIFIC STANDARDS THAT DO NOT REQUIRE DISCRETIONARY REVIEWS.**
- 7.6.17. THE CITY SHALL AMEND THE LAND DEVELOPMENT CODE TO ACCOMPLISH THE FOLLOWING RELATIVE TO RESEARCH TECHNOLOGY AND INDUSTRIAL DISTRICTS:**
- SPECIFY THE USES WHICH ARE EXPRESSLY PROHIBITED;**
 - EXPAND THE LISTS OF USES PERMITTED OUTRIGHT AND PERMITTED CONDITIONALLY;**
 - INCORPORATE ADDITIONAL PERFORMANCE STANDARDS WHERE NEEDED TO MAXIMIZE COMPATIBILITY WITH SURROUNDING PROPERTIES;**
 - CLARIFY THE PURPOSE OF EACH DISTRICT.**
- 7.7.1 THE LOCATION, TYPE, AND AMOUNT OF COMMERCIAL ACTIVITY WITHIN THE PLANNING AREA SHALL BE BASED ON COMMUNITY NEEDS.**
- 7.7.2 GIVEN THE COMMUNITY'S INTENTION TO INTERRUPT PATTERNS OF DECLINE IN EXISTING COMMERCIAL AREAS, THE CITY SHALL EXPLORE OPPORTUNITIES TO FACILITATE AND ASSIST IN THE REDEVELOPMENT OF EXISTING COMMERCIAL AREAS.**
- 7.7.4. COMMERCIAL DEVELOPMENT ABUTTING RESIDENTIAL AREAS AND SUBJECT TO SPECIAL DEVELOPMENT REVIEW SHALL MEET SPECIAL SITE DEVELOPMENT STANDARDS WHICH MINIMIZE THE NEGATIVE IMPACT ON ABUTTING PROPERTIES.**
- 7.7.6. THE CITY SHALL DESIGNATE APPROPRIATE AND SUFFICIENT LAND**

TO FULFILL THE COMMUNITY'S PROFESSIONAL AND ADMINISTRATIVE OFFICE NEEDS.

- 8.1.2. WHERE A VARIETY OF DWELLING TYPES ARE PERMITTED BY THE DEVELOPMENT DISTRICT, INNOVATIVE SITE DEVELOPMENT TECHNIQUES AND A MIX OF DWELLING TYPES MAY BE USED TO MEET THE RANGE OF DEMAND FOR HOUSING.**
- 8.1.3. THE CITY SHALL ENCOURAGE A MIX OF RESIDENTIAL LAND USES AND SHALL CONTINUE TO USE THE DEVELOPMENT CRITERIA OF THE LAND DEVELOPMENT CODE.**
- 8.1.5. THE CITY SHALL PLAN FOR AFFORDABLE HOUSING OPTIONS FOR VARIOUS INCOME GROUPS AND NOT ISOLATE ANY INCOME GROUP TO A PARTICULAR AREA OF THE CITY.**
- 8.2.1. TO MEET STATE AND LOCAL GOALS, THE CITY SHALL CONTINUE TO IDENTIFY HOUSING NEEDS AND ENCOURAGE THE COMMUNITY, UNIVERSITY, AND HOUSING INDUSTRY TO MEET THOSE NEEDS.**
- 8.2.2. THE CITY SHALL ADDRESS HOUSING NEEDS IN THE PLANNING AREA BY ENCOURAGING THE DEVELOPMENT OF AFFORDABLE DWELLING UNITS WHICH PRODUCE DIVERSE RESIDENTIAL ENVIRONMENTS AND INCREASE HOUSING CHOICE.**
- 8.2.8. THE CITY SHALL CONTINUE TO INVESTIGATE AND DEVELOP SUITABLE METHODS AND PROGRAMS IN ORDER TO ASSIST LOW AND MODERATE INCOME HOUSEHOLDS IN MEETING THEIR HOUSING NEEDS.**
- 8.2.9. THE CITY SHALL ENCOURAGE DEVELOPMENT OF SPECIALIZED HOUSING FOR THE AREA'S ELDERLY, HANDICAPPED, STUDENTS, AND OTHER DISADVANTAGED GROUPS.**
- 8.3.2. CITY LAND USE ACTIONS SHALL PROTECT, MAINTAIN, AND IMPROVE ESTABLISHED RESIDENTIAL AREAS.**
- 8.3.3. THE CITY SHOULD ENCOURAGE THE USE OF HIGHER DENSITY RESIDENTIAL DEVELOPMENTS DESIGNED TO BE COMPATIBLE WITH THE ADJACENT USES TO PROVIDE FOR STUDENT HOUSING CLOSE TO THE UNIVERSITY CAMPUS.**
- 8.3.4. THE CITY SHALL ENCOURAGE THE REPAIR AND MAINTENANCE OF EXISTING DWELLING UNITS.**

10.3.5. ALL TRAFFIC GENERATORS SHALL PROVIDE ADEQUATE PARKING.

Applicable Land Development Code Section:

2.2.30.03 - Review Criteria (of a Legislative District Change)

Legislative district changes shall be reviewed to determine the effects on City facilities and services and to assure consistency with the purposes of this chapter, policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council.

There are many goals of mixed use development. In summary, the concept of mixed use development strives to provide a more efficient use of land, reduce reliance on the automobile, improve the quality of life, and provide a balance between the need for housing and retail opportunities and the need for the creation of jobs. An analysis of the City of Corvallis Comprehensive Plan revealed that there are many findings and policies which work toward supporting these values. While the findings and policies did not explicitly state a support for mixed use development, many did refer to topics which were consistent with it. For example, policies which support the environment, encourage innovative design and economic vitality, encourage alternate modes of transportation, encourage well-integrated development and enhancement of neighborhoods, and encourage the availability of services can all be considered to support mixed use development.

On the other hand, some of the findings and policies of the Comprehensive Plan were found to not be supportive of mixed use development and would need to be modified to resolve conflicts if mixed use development is pursued. For example, the draft Mixed Use Commercial (MUC) district allows the possibility that in some cases shared parking agreements may be used to provide reductions in required parking. However, other Comprehensive Plan policies require that all traffic generators shall provide adequate parking. In addition, a differentiation needs to be made between mixed use development and linear commercial development. Expansion of linear commercial development is prohibited in many parts of the City. However, some commercial in the form of mixed use development may be appropriate in areas where linear commercial development is currently prohibited.

Land Use: Comprehensive Plan Chapters 1.2 and 1.3, as well as Policy 1.6.3 state that "as it becomes necessary, the City shall revise its land development regulations to permit changes in residential areas which reflect the changing social and economic needs of residents." These portions of the Comprehensive Plan further state that "the City shall continue to permit the use of innovative ... development patterns and encourage conservation of energy." Comprehensive Plan Policy 7.7.1 states that the "location, type, and amount of commercial activity within the planning area shall be based on community needs" and Policies 7.5.1 and 7.5.3 state that the City shall "encourage the expansion of

existing business and industry” and “accommodate variety in scale, and location of professional, industrial, and commercial activities.” With the exception of the Central Business and Central Business Fringe districts, commercially districted properties that are located within the City limits do not allow residential or industrial land uses. Providing the ability for mixed use development encourages the expansion of existing business, works toward accommodating a variety in scale and location of commercial activities, and works toward accommodating innovative mixed use development patterns that may reduce energy consumption while meeting community needs. Given the above, the proposal is consistent with Policies 1.6.3, 7.7.1, 7.5.1, and 7.5.3.

Comprehensive Plan Policy 8.1.2 and 8.1.3 encourage a mix of residential land uses and innovative development techniques to meet the demand for housing. Policies 8.1.5, 8.2.1, 8.2.2, 8.2.8, and 8.2.9 encourage the City to address housing needs in the planning area by encouraging the development of affordable dwelling units and specialized housing, as well as higher density residential developments that are compatible with the surrounding area. The proposal allows some residential development which will tend to be more affordable, may include more specialized housing, and will be higher density. Therefore, the proposal is consistent with these policies.

Goal 9 of the Statewide Planning Goals addresses economic development. The proposal includes a minimum floor area ratio (FAR) of 0.4 for commercial land uses within Mixed Use Commercial (MUC) areas. This floor area ratio will ensure a minimum amount of land within the MUC districts which will be used for commercial purposes. By preserving a minimum amount of land for commercial purposes, the City can ensure compliance with Goal 9.

The intent of the Mixed Use Commercial (MUC) District is to provide the opportunity for some residential and industrial uses in addition to commercial uses. However, if residential and/or industrial uses are developed prior to the development of the commercial uses on an MUC site, there may be perceived problems which arise related to compatibility. To avoid this situation, the commercial uses need to be developed first or concurrently with the other uses. Therefore, it is recommended that Section 0.00.40.01 be modified to clarify this point. The revised section would read as follows:

“0.00.40.01 - Preservation of Commercial Land Supply

- a. *A minimum floor area ratio (FAR) of .4 of commercial use is required for all commercial districted property. This requirement is to ensure that commercial land is preserved for primarily commercial purposes. (A minimum FAR of .4 would require that a 40,000 square foot lot would have at least 16,000 square feet of commercial uses). This provision does not apply when commercial uses are applied to an existing residential building within a commercial district that existed prior to the adoption of this MUC district. The commercial uses on an MUC site are required to be developed prior to or concurrently with residential and limited manufacturing uses, with*

the exception of residential and/or limited manufacturing uses that are in existence as of the adoption of this MUC District.

- b. *When a project is composed of two or more phases, then the mixed use site shall be reviewed as a Planned Development and each phase shall meet the minimum .4 FAR (floor area ratio requirement) as described in section "a" above."*

Compatibility: The Mixed Use Steering Committee paid significant attention to the scale and relationship of development within the Mixed Use Commercial (MUC) sites and adjacent to them. The Committee included standards in the proposed MUC District to create pedestrian-friendly development with maximum setbacks to streets, minimum architectural details such as windows and building entrances that are oriented to pedestrians, and height restrictions on buildings adjacent to residential districts. In addition, the Committee included maximum vehicular and pedestrian block perimeters, compatible building material requirements, and lists of pedestrian amenities that a developer is required to choose from, depending on the size of a development.

Although the proposal is consistent with Policies 1.6.3, 7.7.1, 7.5.1, and 7.5.3, there are compatibility criteria to consider. Policy 1.6.9 pertains to the provision of adequate landscaping and separation between land uses of different intensities. Policy 1.6.10 states that District Changes (which include legislative amendments such as the one proposed) shall be reviewed to assure compatibility with less intensive land uses and potential uses on surrounding lands. The compatibility factors listed in Policy 1.6.10 include basic site design, visual elements, noise attenuation, noxious odors, lighting, signage, landscaping for buffering and screening, traffic, and off-site parking impacts. Policy 8.3.2 requires City land use actions to protect, maintain, and improve established residential areas and is implemented by consideration of compatibility criteria in the Land Development Code. Policy 7.4 requires that commercial development abutting residential areas shall meet special site development standards which minimize the negative impact on abutting properties. Given the above, consideration of compatibility criteria is required by the Comprehensive Plan to ensure that negative impacts on properties abutting commercial land uses are minimized.

The proposal will primarily involve commercial uses with the introduction of new residential uses, new limited manufacturing uses that are accessory to commercial uses, and existing storage, wholesaling, and distribution uses. All uses will be subject to development standards that are pedestrian oriented, and that will result in an improved site and building design when compared to standard commercial development. In addition, the development standards address minimum standards for mixed use development districts that are located next to both residential and industrial districts such that adjacent residential and industrial areas are not negatively impacted. For example, roof elevations for structures in an MUC district are required to step down such that they do not exceed the height of adjacent residential structures by more than one story for the closest 20 feet of the structures within the MUC district. In addition, 20 feet of landscape screening is

required between residential land uses within an MUC area and an adjacent industrial district so that the adjacent industrially districted properties are not required to have additional setbacks when developing next to residences within the MUC district.

Section 0.00.50.02.b of the proposed MUC ordinance requires that *“at least one public entrance should be oriented to each street that the building abuts. Corner entrances may be used to provide entrance orientation to two streets.”* While this development standard will be appropriate in most instances, there may be cases where a developer desires to place a large building adjacent to the street and chooses to use only a single corner entrance to satisfy this requirement. As a result, there is the potential for a long side or sides of a building to be located near the street sidewalk, with no ability for pedestrians to enter the building unless they walk all the way to the corner. To avoid this situation, it is suggested that this standard (Section 0.00.50.02.b) be modified as follows:

“At least one public entrance should be oriented to each street that the building abuts. Corner entrances may be used to provide entrance orientation to two streets, provided that the length of the building adjacent to the street does not exceed 50 feet.”

Given the above, the proposal is anticipated to meet the applicable compatibility criteria.

SUMMARY OF CONCLUSIONS: Providing the ability for a mixed use development to occur in a commercial area encourages the expansion of existing business, works toward accommodating a variety in scale and location of commercial activities, works toward providing additional dwelling units to help address housing needs, works toward providing diverse residential environments, and works toward accommodating innovative mixed use development patterns that may reduce energy consumption while meeting community needs. Given the above, the proposal is consistent with the applicable land use criteria. Consideration of compatibility criteria is required by Policies 1.6.5, 1.6.10, 7.7.4, and 8.3.2, in order to ensure that negative impacts on properties abutting commercial land uses are minimized.

The proposal involves commercial uses, residential uses, limited manufacturing when accessory to commercial uses, and existing wholesaling, storage and distribution uses. Implementation of a mixed use development will require a District Change, and in many cases will require a Detailed Development Plan. The review criteria for each of these processes include compatibility criteria. In addition, the development standards for mixed use commercial (MUC) address compatibility with adjacent land uses. Given the above, the proposal meets the applicable compatibility criteria.

Based on the criteria and discussion above, and given the proposed findings, staff finds that the proposal is consistent with requirements for a Land Development Code Text Amendment.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council of the proposed Legislative Amendment to the Land Development Code (LDT-97-6). This Legislative Amendment creates a new district referred to as the Mixed Use Commercial (MUC) District. Staff recommends that the Planning Commission make this recommendation with the language outlined in Attachment A, subject to the following modifications and findings:

MODIFICATIONS:

Section 0.00.40.01 - Preservation of Commercial Land Supply:

- "a. A minimum floor area ratio (FAR) of .4 of commercial use is required for all commercial districted property. This requirement is to ensure that commercial land is preserved for primarily commercial purposes. (A minimum FAR of .4 would require that a 40,000 square foot lot would have at least 16,000 square feet of commercial uses). This provision does not apply when commercial uses are applied to an existing residential building within a commercial district that existed prior to the adoption of this MUC district. The commercial uses on an MUC site are required to be developed prior to or concurrently with residential and limited manufacturing uses, with the exception of residential and/or limited manufacturing uses that are in existence as of the adoption of this MUC District.*
- b. When a project is composed of two or more phases, then the mixed use site shall be reviewed as a Planned Development and each phase shall meet the minimum .4 FAR (floor area ratio requirement) as described in section "a" above."*

Section 0.00.50.02.b:

"At least one public entrance should be oriented to each street that the building abuts. Corner entrances may be used to provide entrance orientation to two streets, provided that the length of the building adjacent to the street does not exceed 50 feet."

FINDINGS:

1. Providing the ability to develop mixed use development within commercial areas encourages the expansion of existing business, works toward accommodating a variety in scale and location of commercial and residential activities, and works toward accommodating innovative mixed use development patterns that may reduce energy consumption while meeting community needs. Therefore the proposed Legislative Amendment to

provide residential and some industrial activities within commercial areas is consistent with Comprehensive Plan Policies 1.6.3, 7.7.1, 7.5.1, and 7.5.3.

2. Providing the ability to develop mixed use development within commercial areas encourages a mix of residential land uses and innovative development techniques, which will help meet the demand for housing. It also assists in the development of residential units which will tend to be more affordable, may include more specialized housing, and will be higher density. Therefore, the proposed Legislative Amendment to provide some residential activities within commercial areas is consistent with Comprehensive Plan Policies 8.1.2, 8.1.3, 8.1.5, 8.2.1, 8.2.2, 8.2.8, and 8.2.9.
3. Goal 9 of the Statewide Planning Goals addresses economic development and requires that an adequate supply of commercial and industrial sites be provided consistent with Comprehensive Plan Policies. The proposal includes a minimum floor area ratio (FAR) of 0.4 for commercial land uses within Mixed Use Commercial (MUC) areas. This floor area ratio will ensure a minimum amount of land within the MUC districts which will be used for commercial purposes. By preserving a minimum amount of land for commercial purposes, the City can ensure compliance with Goal 9. Therefore, the proposed Legislative Amendment to provide some residential activities within commercial areas is consistent with Goal 9.
4. Consideration of compatibility criteria is required by Policies 1.6.5, 1.6.10, 7.7.4, and 8.3.2 in order to ensure that negative impacts on properties abutting commercial land uses are minimized. Allowing mixed use development through the Mixed Use Commercial (MUC) District will require a District Change, which is subject to compatibility review criteria. In addition, in many cases, a Detailed Development process will be involved, which also is subject to compatibility review criteria. Finally, the proposed Mixed Use Commercial (MUC) District includes development standards that address compatibility with surrounding land uses, as well as compatibility within an MUC site. Therefore, the proposed Legislative Amendment is consistent with Comprehensive Plan Policies 1.6.5, 1.6.10, 7.7.4, and 8.3.2.

PART II - MIXED USE EMPLOYMENT (MUE) DISTRICT (LDT-97-4)

PROPOSAL

At the request of the Mixed Use Steering Committee, the City of Corvallis requests that an amendment to the Land Development Code be made to create a new development district called the Mixed Use Employment (MUE) district. This district will allow the introduction of some residential and commercial uses in areas designated as industrial on the Comprehensive Plan Map (Attachment B).

CRITERIA, DISCUSSION, CONCLUSIONS

Initiation of a Land Development Code Text Amendment must be done by a majority vote of the Planning Commission or a majority vote of the City Council (Land Development Code Section 1.2.80.01). At the February 19, 1997 Planning Commission meeting the Planning Commission unanimously voted to: 1) establish a Mixed Use Steering Committee to develop a Mixed Use Ordinance; and 2) direct staff and the Mixed Use Steering Committee to initiate a Land Development Code Text Amendment to implement the Mixed Use Ordinance when a draft was ready for Planning Commission and City Council review.

To approve a Land Development Code Text Amendment it must be found that the proposal complies with the applicable Comprehensive Plan policies and applicable sections of the Land Development Code (LDC). The following narrative notes the applicable criteria, indicates what is proposed, and states staff conclusions and recommendations about each.

To facilitate discussion, the criteria are presented below. The criteria pertain to **Land Use and Compatibility** and a conclusion is provided at the end of the discussion.

Applicable 1997-98 Corvallis City Council Goals and Objectives:

- ◆ **Revise the Land Development Code to increase protection for hillsides and options for mixed use developments.**

Applicable Comprehensive Plan Policies:

1.2 COMMUNITY VALUES - Economic Vitality

We value economic vitality: new ideas, emerging businesses, and supporting and maintaining existing business enterprises. We value a varied economy which provides jobs for the diverse population that lives here. We want to maintain an environment that promotes

innovation and opportunity, and at the same time treat our natural beauty and desirable living conditions with respect; recognizing that Corvallis' quality of life contributes to a viable economy.

1.3 - PURPOSE

The Comprehensive Plan is the document through which the citizens of Corvallis have made the basic choices on how land development and redevelopment should occur and how it will be managed. Consistent with state wide planning goals, the plan is intended to maintain and improve the existing quality of life for residents by:

- A. Encourage development which maintains and/or improves the existing quality of life of residents.**
- E. Providing adequate land to meet anticipated future demands for urban development in a logical and orderly manner.**
- F. Encouraging flexibility and innovation in development techniques to permit diversity within the community and to slow the increase in development costs.**
- G. Reducing the uncertainty of the development process.**
- H. Contributing to a healthy, stable, and diversified economy in Corvallis.**
- I. Providing for an orderly and timely arrangement and provision of public facilities and services to function as the framework for urban development.**
- J. Facilitation citizen participation in all phases of the planning process.**

1.6.3. AS IT BECOMES NECESSARY, THE CITY SHALL REVISE ITS LAND DEVELOPMENT REGULATIONS TO PERMIT CHANGES IN RESIDENTIAL AREAS WHICH REFLECT THE CHANGING SOCIAL AND ECONOMIC NEEDS OF RESIDENTS. THE CITY SHALL CONTINUE TO PERMIT THE USE OF INNOVATIVE BUILDING TYPES AND DEVELOPMENT PATTERNS AND ENCOURAGE CONSERVATION OF ENERGY.

1.6.9 WHERE A MORE INTENSIVE DISTRICT ABUTS A LESS INTENSIVE DISTRICT, SPECIAL SETBACKS, BUFFERING, AND SCREENING STANDARDS ADOPTED AND SPECIFIED IN THE LAND DEVELOPMENT CODE, SHALL BE UTILIZED IN DEVELOPMENT REVIEW TO ASSURE COMPATIBILITY BETWEEN USES.

1.6.10 ALL SPECIAL DEVELOPMENTS, LOT-DEVELOPMENT OPTIONS, INTENSIFICATIONS, CHANGES OR MODIFICATIONS OF NON-CONFORMING USES, COMPREHENSIVE PLAN CHANGES, AND DISTRICT CHANGES SHALL BE REVIEWED TO ASSURE COMPATIBILITY WITH LESS INTENSIVE USES AND POTENTIAL USES ON SURROUNDING LANDS. IMPACTS OF THE FOLLOWING FACTORS SHALL BE CONSIDERED:

- BASIC SITE DESIGN (I.E., THE ORGANIZATION OF USES ON A SITE);
- VISUAL ELEMENTS (I.E., SCALE, STRUCTURAL DESIGN AND FORM, MATERIALS, ETC.);
- NOISE ATTENUATION;
- NOXIOUS ODORS
- LIGHTING
- SIGNAGE
- LANDSCAPING FOR BUFFERING AND SCREENING;
- TRAFFIC; AND
- OFF-SITE PARKING IMPACTS

6.1.b. As a consequence of the value placed on maintaining the quality of life, the City is interested in ensuring that human activities of all types occur in an environmentally responsible manner.

6.1.c. Also, because of the value placed on maintaining quality of life, the City takes steps to ensure that new development occurs in a fashion that is sensitive to the environment and is compatible with abutting uses.

6.1.d. When existing developments change or intensify their uses, the City takes steps to ensure that these uses remain sensitive to the environment and compatible with abutting uses.

7.2.4. THE CITY SHALL MONITOR CHANGES IN DEMOGRAPHIC PATTERNS TO ASSURE THAT THE TYPE, QUANTITY, AND QUALITY OF SERVICES AND FACILITIES REMAIN ADEQUATE TO MEET CHANGING NEEDS.

7.5.1. THE CITY SHALL ENCOURAGE THE EXPANSION OF EXISTING BUSINESS AND INDUSTRY.

7.5.2. ENCOURAGE THE ESTABLISHMENT OF ADDITIONAL SMALL BUSINESSES IN THE CITY.

- 7.5.3. THE CITY SHALL ACCOMMODATE VARIETY IN SCALE, AND LOCATION OF PROFESSIONAL, INDUSTRIAL, AND COMMERCIAL ACTIVITIES.**
- 7.6.1. THE CITY SHALL DESIGNATE APPROPRIATE AND SUFFICIENT LAND TO FULFILL THE COMMUNITY'S INDUSTRIAL NEEDS.**
- 7.6.2. RESERVE SUFFICIENT LAND IN LARGE PARCELS WITHIN THE URBAN GROWTH BOUNDARY FOR GENERAL INDUSTRIAL USES.**
- 7.6.3. ENCOURAGE RETENTION OF LARGE PARCELS OR CONSOLIDATION OF SMALL PARCELS OF INDUSTRIAL LAND TO FACILITATE THEIR USE OR REUSE IN AN EFFICIENT AND COMPREHENSIVE MANNER.**
- 7.6.5. LANDS DESIGNATED FOR INDUSTRIAL USE SHALL BE PRESERVED FOR INDUSTRIAL AND OTHER COMPATIBLE USES AND PROTECTED FROM INCOMPATIBLE USES.**
- 7.6.6. CONTINUE TO USE STANDARDS IN THE LAND DEVELOPMENT CODE FOR THE PURPOSE OF MINIMIZING THE NEGATIVE IMPACTS OF INDUSTRIAL DEVELOPMENT ON SURROUNDING PROPERTIES.**
- 7.6.16. THE CITY SHALL AMEND THE LAND DEVELOPMENT CODE TO PROVIDE ALTERNATIVES TO THE USE OF PLANNED DEVELOPMENT OVERLAYS FOR INDUSTRIAL DISTRICTS. AN EXAMPLE WOULD BE THE CREATION OF DIFFERENT OVERLAYS WITH SPECIFIC STANDARDS THAT DO NOT REQUIRE DISCRETIONARY REVIEWS.**
- 7.6.17. THE CITY SHALL AMEND THE LAND DEVELOPMENT CODE TO ACCOMPLISH THE FOLLOWING RELATIVE TO RESEARCH TECHNOLOGY AND INDUSTRIAL DISTRICTS:**
- SPECIFY THE USES WHICH ARE EXPRESSLY PROHIBITED;**
 - EXPAND THE LISTS OF USES PERMITTED OUTRIGHT AND PERMITTED CONDITIONALLY;**
 - INCORPORATE ADDITIONAL PERFORMANCE STANDARDS WHERE NEEDED TO MAXIMIZE COMPATIBILITY WITH SURROUNDING PROPERTIES;**
 - CLARIFY THE PURPOSE OF EACH DISTRICT.**

- 7.7.1 THE LOCATION, TYPE, AND AMOUNT OF COMMERCIAL ACTIVITY WITHIN THE PLANNING AREA SHALL BE BASED ON COMMUNITY NEEDS.**
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- 8.1.3. THE CITY SHALL ENCOURAGE A MIX OF RESIDENTIAL LAND USES AND SHALL CONTINUE TO USE THE DEVELOPMENT CRITERIA OF THE LAND DEVELOPMENT CODE.**
- 8.1.5. THE CITY SHALL PLAN FOR AFFORDABLE HOUSING OPTIONS FOR VARIOUS INCOME GROUPS AND NOT ISOLATE ANY INCOME GROUP TO A PARTICULAR AREA OF THE CITY.**
- 8.2.1. TO MEET STATE AND LOCAL GOALS, THE CITY SHALL CONTINUE TO IDENTIFY HOUSING NEEDS AND ENCOURAGE THE COMMUNITY, UNIVERSITY, AND HOUSING INDUSTRY TO MEET THOSE NEEDS.**
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- 8.2.8. THE CITY SHALL CONTINUE TO INVESTIGATE AND DEVELOP SUITABLE METHODS AND PROGRAMS IN ORDER TO ASSIST LOW AND MODERATE INCOME HOUSEHOLDS IN MEETING THEIR HOUSING NEEDS.**
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8.3.2. CITY LAND USE ACTIONS SHALL PROTECT, MAINTAIN, AND IMPROVE ESTABLISHED RESIDENTIAL AREAS.

8.3.3. THE CITY SHOULD ENCOURAGE THE USE OF HIGHER DENSITY RESIDENTIAL DEVELOPMENTS DESIGNED TO BE COMPATIBLE WITH THE ADJACENT USES TO PROVIDE FOR STUDENT HOUSING CLOSE TO THE UNIVERSITY CAMPUS.

8.3.4. THE CITY SHALL ENCOURAGE THE REPAIR AND MAINTENANCE OF EXISTING DWELLING UNITS.

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Applicable Land Development Code Section:

2.2.30.03 - Review Criteria (of a Legislative District Change)

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There are many goals of mixed use development. In summary, the concept of mixed use development strives to provide a more efficient use of land, reduce reliance on the automobile, improve the quality of life, and provide a balance between the need for housing and retail opportunities and the need for the creation of jobs. An analysis of the City of Corvallis Comprehensive Plan revealed that there are many findings and policies which work toward supporting these values. While the findings and policies did not explicitly state a support for mixed use development, many did refer to topics which were consistent with it. For example, policies which support the environment, encourage innovative design and economic vitality, encourage alternate modes of transportation, encourage well-integrated development and enhancement of neighborhoods, and encourage the availability of services can all be considered to support mixed use development.

On the other hand, some of the findings and policies of the Comprehensive Plan were found to not be supportive of mixed use development and would need to be modified to resolve conflicts if mixed use development is pursued. For example, the draft Mixed Use Employment (MUE) district allows the possibility that in some cases shared parking agreements may be used to provide reductions in required parking. However, other Comprehensive Plan policies require that all traffic generators shall provide adequate parking.

Land Use: Comprehensive Plan Chapters 1.2 and 1.3, as well as Policy 1.6.3 state that “as it becomes necessary, the City shall revise its land development regulations to permit changes in residential areas which reflect the changing social and economic needs of residents.” These portions of the Comprehensive Plan further state that “the City shall continue to permit the use of innovative ... development patterns and encourage conservation of energy.” Comprehensive Plan Policy 7.7.1 states that the “location, type, and amount of commercial activity within the planning area shall be based on community needs” and Policies 7.5.1 and 7.5.3 state that the City shall “encourage the expansion of existing business and industry” and “accommodate variety in scale, and location of professional, industrial, and commercial activities.” Industrially districted properties that are located within the City limits do not allow residential or many types of commercial land uses. Providing the ability for mixed use development encourages the expansion of existing business, works toward accommodating a variety in scale and location of industrial and commercial activities, and works toward accommodating innovative mixed use development patterns that may reduce energy consumption while meeting community needs. Given the above, the proposal is consistent with Policies 1.6.3, 7.7.1, 7.5.1, and 7.5.3.

Comprehensive Plan Policy 8.1.2 and 8.1.3 encourage a mix of residential land uses and innovative development techniques to meet the demand for housing. Policies 8.1.5, 8.2.1, 8.2.2, 8.2.8, and 8.2.9 encourage the City to address housing needs in the planning area by encouraging the development of affordable dwelling units and specialized housing, as well as higher density residential developments that are compatible with the surrounding area. The proposal allows some residential development which will tend to be more affordable, may include more specialized housing, and will be higher density. Therefore, the proposal is consistent with these policies.

Goal 9 of the Statewide Planning Goals addresses economic development and the preservation of an adequate amount of land designated for industrial purposes. Comprehensive Plan Policies 7.6.1, 7.6.2, 7.6.3, and 7.6.5, all address the designation and preservation of a sufficient amount of industrial land to fulfill the community's industrial needs. The proposal includes a minimum floor area ratio (FAR) of 0.4 for industrial land uses within Mixed Use Employment (MUE) areas. This floor area ratio will ensure a minimum amount of land within the MUE districts which will be used for industrial purposes. By preserving a minimum amount of land for industrial purposes, the City can ensure compliance with Goal 9 and Policies 7.6.1, 7.6.2, 7.6.3, and 7.6.5.

The intent of the Mixed Use Employment (MUE) District is to provide the opportunity for some residential and Commercial uses in addition to industrial uses. However, if residential and/or commercial uses are developed prior to the development of the industrial uses on an MUE site, there may perceived problems which are related to compatibility. To avoid this situation, the industrial uses need to be developed first or concurrently with the other uses. Therefore, it is recommended that Section 0.00.40.01 be modified to clarify this point. The revised section would read as follows:

"0.00.40.01 - Preservation of Industrial Land Supply

- a. *A minimum floor area ratio (FAR) of .4 of industrial structure/use is required for all industrial districted property. This requirement is to ensure that industrial land is preserved for primarily industrial purposes. (A minimum FAR of .4 would require that a 40,000 square foot lot would have at least 16,000 square feet of industrial structures/uses). This provision does not apply when a commercial use in an industrial district is applied to an existing residential building that existed prior to the adoption of this MUE district. This provision also does not apply when a residential use is applied to an existing commercial building within an industrial district that existed prior to the adoption of this MUE district. The commercial uses on an MUE site are required to be developed prior to or concurrently with residential and commercial uses, with the exception of residential and/or commercial uses that are in existence as of the adoption of this MUE District.*

- b. *When a project is composed of two or more phases, then the mixed use site shall be reviewed as a Planned Development and each phase shall meet the minimum .4 FAR (floor area ratio requirement) as described in section "a" above."*

Compatibility: The Mixed Use Steering Committee paid significant attention to the scale and relationship of development within the Mixed Use Employment (MUE) sites and adjacent to them. The Committee included standards in the proposed MUE District to create pedestrian-friendly development with maximum setbacks to streets, minimum architectural details such as windows and building entrances that are oriented to pedestrians, and height restrictions on buildings adjacent to residential districts. In addition, the Committee included maximum vehicular and pedestrian block perimeters, compatible building material requirements, and lists of pedestrian amenities that a developer is required to choose from, depending on the size of a development.

Although the proposal is consistent with Policies 1.6.3, 7.7.1, 7.5.1, 7.5.3, 7.6.1, 7.6.2, 7.6.3, and 7.6.5, there are compatibility criteria to consider. Policy 1.6.9 pertains to the provision of adequate landscaping and separation between land uses of different intensities. Policy 1.6.10 states that District Changes (which include legislative amendments such as the one proposed) shall be reviewed to assure compatibility with less intensive land uses and potential uses on surrounding lands. The compatibility factors listed in Policy 1.6.10 include basic site design, visual elements, noise attenuation, noxious odors, lighting, signage, landscaping for buffering and screening, traffic, and off-site parking impacts. Policy 8.3.2 requires City land use actions to protect, maintain, and improve established residential areas and is implemented by consideration of compatibility criteria in the Land Development Code. Policy 7.7.4 requires that commercial development abutting residential areas shall meet special site development standards which minimize the negative impact on abutting properties. Policy 7.6.5 requires that land designated for industrial use shall be preserved for industrial and other compatible uses and protected

from incompatible uses. Given the above, consideration of compatibility criteria is required by the Comprehensive Plan to ensure that negative impacts on and abutting industrial properties are minimized.

The proposal will primarily involve industrial uses with the introduction of new residential and commercial uses. All uses will be subject to development standards that are pedestrian oriented, and that will result in an improved site and building design when compared to standard industrial development. In addition, the development standards address minimum standards for mixed use development districts that are located next to residential and industrial districts such that adjacent residential and industrial areas are not negatively impacted. For example, roof elevations for structures in an MUE district are required to step down such that they do not exceed the height of adjacent residential structures by more than one story for the closest 20 feet of the structures within the MUE district. In addition, 20 feet of landscape screening is required between residential land uses within an MUE area and an adjacent industrial district so that the adjacent industrially districted properties are not required to have additional setbacks when developing next to residences within the MUE district.

Section 0.00.50.02.b of the proposed MUE ordinance requires that *“at least one public entrance should be oriented to each street that the building abuts. Corner entrances may be used to provide entrance orientation to two streets.”* While this development standard will be appropriate in most instances, there may be cases where a developer desires to place a large building adjacent to the street and chooses to use only a single corner entrance to satisfy this requirement. As a result, there is the potential for a long side or sides of a building to be located near the street sidewalk, with no ability for pedestrians to enter the building unless they walk all the way to the corner. To avoid this situation, it is suggested that this standard (Section 0.00.50.02.b) be modified as follows:

“At least one public entrance should be oriented to each street that the building abuts. Corner entrances may be used to provide entrance orientation to two streets, provided that the length of the building adjacent to the street does not exceed 50 feet.”

Given the above, the proposal is anticipated to meet the applicable compatibility criteria.

SUMMARY OF CONCLUSIONS: Providing the ability for a mixed use development to occur in an industrial area encourages the expansion of existing business, works toward accommodating a variety in scale and location of commercial and industrial activities, works toward providing additional dwelling units to help address housing needs, works toward providing diverse residential environments, and works toward accommodating innovative mixed use development patterns that may reduce energy consumption while meeting community needs. Given the above, the proposal is consistent with the applicable land use criteria. Consideration of compatibility criteria is required by Policies

1.6.5, 1.6.10, 7.6.5, 7.7.4, and 8.3.2, in order to ensure that negative impacts on properties abutting commercial land uses are minimized.

The proposal involves industrial, commercial uses, and residential uses. Implementation of a mixed use development will require a District Change, and in many cases will require a Detailed Development Plan. The review criteria for each of these processes include compatibility criteria. In addition, the development standards for Mixed Use Employment (MUE) address compatibility with adjacent land uses. Given the above, the proposal meets the applicable compatibility criteria.

Based on the criteria and discussion above, and given the proposed findings, staff finds that the proposal is consistent with requirements for a Land Development Code Text Amendment.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council of the proposed Legislative Amendment to the Land Development Code (LDT-97-4). This Legislative Amendment creates a new district referred to as the Mixed Use Employment (MUE) District. Staff recommends that the Planning Commission make this recommendation with the language outlined in Attachment B, subject to the following modifications and findings:

MODIFICATIONS:

Section 0.00.40.01 - Preservation of Industrial Land Supply:

- "a. A minimum floor area ratio (FAR) of .4 of industrial structure/use is required for all industrial districted property. This requirement is to ensure that industrial land is preserved for primarily industrial purposes. (A minimum FAR of .4 would require that a 40,000 square foot lot would have at least 16,000 square feet of industrial structures/uses). This provision does not apply when a commercial use in an industrial district is applied to an existing residential building that existed prior to the adoption of this MUE district. This provision also does not apply when a residential use is applied to an existing commercial building within an industrial district that existed prior to the adoption of this MUE district. The commercial uses on an MUE site are required to be developed prior to or concurrently with residential and commercial uses, with the exception of residential and/or commercial uses that are in existence as of the adoption of this MUE District.*

- b. When a project is composed of two or more phases, then the mixed use site shall be reviewed as a Planned Development and each phase shall meet the*

minimum .4 FAR (floor area ratio requirement) as described in section "a" above."

Section 0.00.50.02.b:

"At least one public entrance should be oriented to each street that the building abuts. Corner entrances may be used to provide entrance orientation to two streets, provided that the length of the building adjacent to the street does not exceed 50 feet."

FINDINGS:

1. Providing the ability to develop mixed use development within industrial areas encourages the expansion of existing business, works toward accommodating a variety in scale and location of industrial, commercial and residential activities, and works toward accommodating innovative mixed use development patterns that may reduce energy consumption while meeting community needs. Therefore the proposed Legislative Amendment to provide residential and commercial industrial activities within industrial areas is consistent with Comprehensive Plan Policies 1.6.3, 7.7.1, 7.5.1, 7.5.3, 7.6.1, 7.6.2, and 7.6.3.
2. Providing the ability to develop mixed use development within industrial areas encourages a mix of residential land uses and innovative development techniques, which will help meet the demand for housing. It also assists in the development of residential units which will tend to be more affordable, may include more specialized housing, and will be higher density. Therefore, the proposed Legislative Amendment to provide some residential activities within industrial areas is consistent with Comprehensive Plan Policies 8.1.2, 8.1.3, 8.1.5, 8.2.1, 8.2.2, 8.2.8, and 8.2.9.
3. Goal 9 of the Statewide Planning Goals and Comprehensive Plan Policies 7.6.1, 7.6.2, 7.6.3, and 7.6.5, all address the designation and preservation of a sufficient amount of industrial land to fulfill the community's industrial needs. The proposal includes a minimum floor area ratio (FAR) of 0.4 for industrial land uses within Mixed Use Employment (MUE) areas. This floor area ratio will ensure a minimum amount of land within the MUE districts which will be used for industrial purposes. By preserving a minimum amount of land for industrial purposes, the City can ensure compliance with Goal 9 and Policies 7.6.1, 7.6.2, 7.6.3, and 7.6.5. Therefore, the proposed Legislative Amendment to provide some residential activities within industrial areas is consistent with Goal 9 and Policies 7.6.1, 7.6.2, 7.6.3, and 7.6.5.
4. Consideration of compatibility criteria is required by Policies 1.6.5, 1.6.10, 7.7.4, and 8.3.2 in order to ensure that negative impacts on and abutting

industrial are minimized. Allowing mixed use development through the Mixed Use Employment (MUE) District will require a District Change, which is subject to compatibility review criteria. In addition, in many cases, a Detailed Development process will be involved, which also is subject to compatibility review criteria. Finally, the proposed Mixed Use Employment (MUE) District includes development standards that address compatibility with surrounding land uses, as well as compatibility within an MUE site. Therefore, the proposed Legislative Amendment is consistent with Comprehensive Plan Policies 1.6.5, 1.6.10, 7.7.4, and 8.3.2.

**CHAPTER 0.00
MUC (MIXED USE COMMERCIAL) DISTRICT**

Section 0.00.10 - PURPOSE

This district introduces some residential and industrial uses into commercially districted areas. It is intended to provide areas for commercial uses, as well as civic and residential uses, and to provide basic services and amenities at a scale appropriate to surrounding developments. Other objectives of the Mixed Use Commercial District include: expanding housing opportunities; allowing businesses to locate in a variety of settings; providing options for living, working, and shopping environments; facilitating more intensive use of land while minimizing potentially adverse impacts; and providing options for pedestrian-oriented lifestyles.

Section 0.00.20 - GENERAL PROVISIONS

00.00.20.01 - Establishment of the MUC District

The MUC district may be applied to Commercial designations on the Comprehensive Plan map or to lands designated through a legislative process. The district may also be applied to parcels which meet Land Development Code Section 2.2.30 criteria for district changes, and the following criteria for district location, dimensions, and size.

a. Locational Criteria

The following locational criteria shall be applied to district changes, in conjunction with Chapter 2.2 District Changes.

1. The MUC district shall have frontage from at least one of the following street classifications: Arterial Highway, Arterial, or Collector, as designated by the City of Corvallis Functional Classification System. However, frontage may be provided from a Neighborhood Collector street when a Planned Development district overlay is applied to the district;

AND EITHER

2. All portions of the MUC district shall be located within 1/4 mile of existing or planned transit service;

OR

3. The MUC district shall be located in areas determined, through a Planned Development process, to be necessary to provide mixed use opportunities and services to adjacent areas.

b. District Size and Dimensions

1. The site shall consist of at least one “*whole*” legal lot. When multiple tax lots are included, they shall include each additional legal lot in its entirety.
2. A Planned Development district overlay shall be applied to MUC districts which exceed three (3) acres or involve multiple parcels. In the event that all parcels within the district do not concurrently develop, the Planned Development review shall focus on the developing parcel and ensure that the proposed development does not preclude development of the adjacent parcels within the mixed use area.
3. The district shall have a minimum of 50 feet of frontage onto a public street, as described in Section 00.00.20.01.a.1.

Section 0.00.30 - PERMITTED USES

0.00.0.01 - General Development

a. Primary Uses Permitted Outright:

1. Residential

(a) Residential Use Types:

- ▶ Family
- ▶ Group Residential
- ▶ Group Residential/Group Care
- ▶ Residential Care Facilities

(b) Residential Building Types:

- ▶ Single Detached (existing prior to adoption of this Code)
- ▶ Conversion of Detached Dwelling to Attached or Mixed-Use Building
- ▶ Attached (Townhouse)
- ▶ Duplex
- ▶ Multi-Dwelling (Includes free-standing buildings and dwelling units in commercial buildings.)
- ▶ Accessory Dwelling

All residential use types are subject to compliance with Section 0.00.40.01 Preservation of Commercial Land Supply.

2. Civic Use Types:

- ▶ Administrative Services
- ▶ Clinic Services
- ▶ Cultural Exhibits and Library Services
- ▶ Lodges, Fraternal and Civic Assembly

b. District Size and Dimensions

1. The site shall consist of at least one “whole” legal lot. When multiple tax lots are included, they shall include each additional legal lot in its entirety.
2. A Planned Development district overlay shall be applied to MUC districts which exceed three (3) acres or involve multiple parcels. In the event that all parcels within the district do not concurrently develop, the Planned Development review shall focus on the developing parcel and ensure that the proposed development does not preclude development of the adjacent parcels within the mixed use area.
3. The district shall have a minimum of 50 feet of frontage onto a public street, as described in Section 00.00.20.01.a.1.

Section 0.00.30 - PERMITTED USES

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- ▶ Conversion of Detached Dwelling to Attached or Mixed-Use Building
- ▶ Attached (Townhouse)
- ▶ Duplex
- ▶ Multi-Dwelling (Includes free-standing buildings and dwelling units in commercial buildings.)
- ▶ Accessory Dwelling

All residential use types are subject to compliance with Section 0.00.40.01 Preservation of Commercial Land Supply.

2. Civic Use Types:

- ▶ Administrative Services
- ▶ Clinic Services
- ▶ Cultural Exhibits and Library Services
- ▶ Lodges, Fraternal and Civic Assembly

- ▶ Parking Services
- ▶ Postal Services which primarily serve on-site customers
- ▶ Public Safety Services
- ▶ Religious Assembly
- ▶ Transit Facilities

A Civic use type that exceeds 5,000 square feet must demonstrate that it primarily serves the immediate area.

3. Commercial Use Types:

- ▶ Animal Sales and Services (small animals):
 - Grooming
 - Veterinary
- ▶ Building Maintenance Services (no outdoor storage)
- ▶ Business Equipment Sales and Services
- ▶ Business Support Services
- ▶ Communication Services
- ▶ Construction Sales and Service (no outdoor storage)
- ▶ Convenience Sales and Personal Services
- ▶ Day Care Facilities
- ▶ Eating and Drinking Establishments - sit down
- ▶ Family Day Care
- ▶ Financial, Insurance, and Real Estate Services
- ▶ Food and Beverage Sales
- ▶ Laundry Services
- ▶ Medical Services
- ▶ Personal Services - General
- ▶ Professional and Administrative Services
- ▶ Repair Services - Consumer
- ▶ Research Services
- ▶ Retail Sales - General
- ▶ Transient Habitation - Lodging

4. Industrial Use Type:

- ▶ Wholesaling, Storage and Distribution (existing prior to Code adoption)

b. Accessory Uses Permitted Outright:

1. Essential Services
2. Family Day Care
3. Home Business, when conducted in conjunction with a permitted residential use.
4. Limited Manufacturing - less than 20 employees per acre, and does not require a State or Federal air quality discharge permit, except for parking. Limited manufacturing uses shall be accessory primary use (e.g. factors for

determining accessory uses may include, but are not limited to, the number of employees, parking, and building square footage dedicated to each use)

5. Required off-street parking in accordance with Chapter 4.1
6. Other development customarily incidental to the primary use in accordance with Chapter 4.3

0.00.30.02 - Special Development - Uses Allowed Through Discretionary Review

a. **Type I: Conditional Development** - Subject to review in accordance with Chapter 2.3 and all other applicable provisions of this Code.

1. Automotive and Equipment
 - Cleaning
 - Parking
 - Repairing, Light Equipment
2. Major Services and Utilities (transit facilities are permitted outright)
3. Community Recreation
4. Fuel Sales - limited to automobile service stations
5. Participant Sports and Recreation - Indoor facilities
6. Spectator Sports and Entertainment - Small Facilities (Capacity less than 299)
7. Planned Development in accordance with Chapter 2.5

b. **Type II: Plan Compatibility Review** - Subject to review in accordance with Chapter 2.13 and all other applicable provisions of this Code.

1. Drive-thru Facilities
1. Minor Utilities subject to standards in Chapter 4.9
2. Projections, such as chimneys, spires, domes, towers, and flagpoles, not used for human occupancy exceeding 75 ft in height, in accordance with Section 4.9.50
3. Temporary Outdoor Sales (e.g. farmers market and similar uses)

Section 0.00.40 - DEVELOPMENT CRITERIA AND REQUIREMENTS

The following provisions identify development standards within the MUC District. Additional flexibility (e.g. alternative design options) is provided through the Planned Development (Chapter 2.5) and Lot Development Option (Chapter 2.12) review processes.

0.00.40.01 - Preservation of Commercial Land Supply

- a. A minimum floor area ratio (FAR) of .4 of commercial use is required for all commercial districted property. This requirement is to ensure that commercial land is preserved for primarily commercial purposes. (A minimum FAR of .4 would require that a 40,000 square foot lot would have at least 16,000 square feet of commercial uses). This provision does not apply when commercial uses are applied

to an existing residential building within a commercial district that existed prior to the adoption of this MUC district.

- b. When a project is composed of two or more phases, then the mixed use site shall be reviewed as a Planned Development and each phase shall meet the minimum .4 FAR (floor area ratio requirement) as described in section "a" above.

Rationale: This provision is intended to protect the City's inventory of commercial land, in conformance with Statewide Goal 9 (Economic Development) and the Comprehensive Plan. By preserving a minimum amount of land in the MUC district which must be used for commercial purposes, the City can ensure compliance with Goal 9.

0.00.40.02 - Minimum Lot Area and Setback Requirements

- a. A setback of not less than 20 ft shall be provided along each MUC District boundary line where the line abuts any residential (RS) district. Off-street parking and loading shall be permitted in this area except within 15 ft of the district boundary line, which shall be limited to landscaping, fences, walls, driveways, or walks. Driveways, parking, and loading areas adjacent to residential districts shall be landscaped and screened in accordance with Chapter 4.2. Alternatives to this standard may be considered through the Planned Development process.
- b. The requirements for residential structures containing a residential use shall be in accordance with Chapter 3.8 - RS-20 standards, and the Mixed Use Design Guidelines contained in this chapter. Ground floor commercial uses within existing residential structures shall be exempt from the RS-20 minimum setback requirements and shall also be subject to a Plan Compatibility Review (PCR) process.
- c. For maximum permitted setbacks, refer to Section 0.00.50.02.

0.00.40.03 - Structure Height

No structure shall exceed 45 ft in height.

0.00.40.04 - Open Space Standards

A minimum of 20 percent of the total site area shall be retained as open space. Open space may include landscape areas, natural areas, and/or pedestrian amenities (Section 0.00.50.05). The site design and building design standards of this chapter shall also shall be met. Structures, parking, and driveways of interior parking areas are excluded from the open space area.

0.00.40.05 - Off-Street Parking

Off-street parking shall be provided in accordance with Chapter 4.1. Required parking shall be provided on the same site as the use or upon abutting property. Street right-of-way shall be excepted when determining contiguity, except on arterials and collectors where there is not a controlled intersection within 100 ft of the subject property. Chapter 4.1 allows adjustments to minimum parking standards when transit service and bicycle parking are available. Additional flexibility for required vehicle parking may be granted in the MUC District in conformance with the following standards:

- a. Shared parking agreements may be used to provide additional reductions in required parking, provided that the applicant demonstrates that there is an adequate supply of parking for each use. Parking may include surplus parking during peak periods, or capacity provided due to off-peak use.
- b. Additional flexibility to vehicle parking provisions may be granted through the Lot Development Option (when the site is less than 3 acres), or Planned Development procedures (Chapters 2.12 and 2.5, respectively). This flexibility is provided to encourage development patterns that reduce the reliance on the automobile by taking advantage of alternate modes of travel.

Section 0.00.50 - DESIGN GUIDELINES AND STANDARDS

0.00.50.01 - Coordinated Development

New development shall be designed in a manner that does not preclude development of adjacent property(ies) and ensures the logical and efficient extension of public facilities and services, including but not limited to sanitary sewer, water, storm drainage, street, and pedestrian facility connections.

0.00.50.02 - Building Orientation and Maximum Setbacks

- a. All new buildings in the MUC District shall be oriented to existing or new public streets or to private streets as approved by the City. Building orientation is demonstrated by placing buildings and their public entrances close to streets so that pedestrians have a direct and convenient route from the street sidewalk to building entrances.
- b. At least one public entrance should be oriented to each street that the building abuts. Corner entrances may be used to provide entrance orientation to two streets.
- c. Building setbacks from streets or plazas shall not exceed 20 feet, except when necessary to preserve healthy mature tree(s), or provide pedestrian amenities in conformance with 0.00.50.07 or to accommodate handicapped access requirements. A further exception to these setback requirements may be considered when the site is fronted by more than two streets.

- d. Street setbacks of greater than 20 feet (Section 0.00.50.02) may be approved when the building design incorporates seating, plazas, or other usable public space, as defined by Section 0.00.50.07 Public Amenities.

0.00.50.03 - Corner Building Entrances

The design of corner lot buildings should reinforce public intersections as public spaces. Corner building entrances or other architectural features may be required to ensure that this guideline is met.

0.00.50.04 - Weather Protection

- a. Where new commercial or residential development is constructed adjacent to street sidewalks or pedestrian plazas, a 6-ft wide, weather-protected area (e.g. awnings or canopies) shall be provided along the portion of building(s) adjacent to the sidewalks and/or plazas.
- b. For existing development, weather protection as identified in “a” above, shall be provided when there are alterations, repairs, or additions to existing structures. However, an exception to meeting this weather protection standard may be requested where the applicant can demonstrate, to the satisfaction of the Community Development Director, that the cost of improvements to the existing structure is less than four times the cost of providing an awning. Where weather protection is existing, but is not of the required width, an exception to this standard may be authorized, provided the existing weather protection is at least 4 feet in width.

0.00.50.05 - Landscaping and Screening

Landscaping and screening shall be required, in accordance with Chapter 4.2. In addition, the following standards apply to the MUC District:

- a. Street trees shall be required, consistent with Chapter 4.2. Species should be compatible with the design features provided per Section 0.00.50.07, and shall provide continuity with nearby landscaping. A reduction to the number of required street trees may be granted when a development preserves healthy, mature tree(s) adjacent to the sidewalk.
- b. Screening of parking areas, drives, mechanical equipment, and solid waste receptacles with vertical elements is required and shall be installed prior to building occupancy. Screening options include landscape plants, planters, ornamental walls, trellises, fences, or other features consistent with Chapter 4.2.
- c. Irrigation systems shall be installed to support landscaping.

0.00.50.06 - Street Connectivity and Internal Circulation

- a. New structures and substantial improvements may be required to provide street or driveway stubs and reciprocal access easements to promote efficient circulation between uses and properties, and promote connectivity and dispersal of traffic.
- b. The maximum block perimeter shall be 1200 feet. Alternatives to this standard may be considered through the Planned Development process, provided that direct pedestrian access is maintained at least every 300 feet.
- c. Traffic lanes shall be internal to the site and not located between the building(s) and the sidewalk(s), except as provided in "d" below.
- d. Where drop off facilities are provided (e.g. handicapped access) they shall be designed to meet ADA disability needs but still provide for direct pedestrian circulation.

0.00.50.07 - Pedestrian Amenities

All new structures and substantial improvements shall provide pedestrian amenities, as defined by this chapter. The number of pedestrian amenities provided shall comply with the following sliding scale.

Size of Structure or Substantial Improvement	Number of Amenities
<5,000 sq. ft.	1
5,000 - 10,000 sq. ft.	2
10,000 - 50,000 sq. ft.	3
>50,000 sq. ft.	4

Acceptable pedestrian amenities include:

- ▶ Sidewalks with ornamental treatments (e.g. brick pavers), or sidewalks which are 50% wider than required by the Land Development Code
- ▶ Benches and public outdoor seating
- ▶ Sidewalk planters
- ▶ Public art (e.g. sculpture, fountain, clock, mural, etc.) with a value equal to or greater than one (1) percent of construction value of the structure(s).
- ▶ Pocket parks (minimum usable area of 300 square feet)
- ▶ Plazas (minimum usable area of 300 square feet)
- ▶ Street trees of a caliper 50% wider than required by the Land Development Code (may include preservation of healthy mature trees adjacent to the street sidewalk)

- ▶ Additional weather protection in excess of 0.00.50.04
- ▶ Other improvements approved through the Lot Development Option (Chapter 2.12), or Planned Development process (Chapter 2.5)

Pedestrian amenities shall comply with the following standards and guidelines:

- a. Amenities should be visible and accessible to the general public from an improved street. Access to pocket parks, plazas, and sidewalks must be provided via a public right-of-way or a public access easement.
- b. The size or capacity of pedestrian amenities should be roughly proportional to their expected use, including use by employees, customers, residents, and other visitors. The minimum area standards for pocket parks and plazas may be increased based on this guideline.
- c. Amenities which are eligible for credit toward open space standards, and adjustment to the maximum 20-foot setback standard, include plazas, pocket parks, seating areas, and other areas that provide usable pedestrian space and street furniture.
- d. Amenities should be consistent with the character and scale of surrounding developments. For example, similarity in awning height, bench style, planter materials, street trees, and pavers is recommended to foster continuity in the design of pedestrian areas. Materials should be suitable for outdoor use, easily maintained, and have a reasonably long life cycle (e.g. 10 years before replacement).
- e. When provided at or near a bus stop, amenities should generally conform to standards of the Corvallis Transit system.

0.00.50.08 - General Building Design Standards

Mixed use districts require special attention to building design because of the intermixing of land uses in such areas. The following standards are intended to be specific and quantifiable, while allowing for flexibility in design. Additional flexibility is provided through the Planned Development and Lot Development Option review processes. This section provides both required and optional design elements.

a. Minimum Requirements

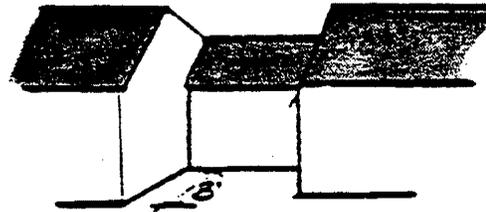
New structures and substantial improvements should provide architectural relief and interest, with emphasis at building entrances and along sidewalks, to promote and enhance a comfortable pedestrian scale and orientation. Blank walls shall be avoided when practicable by complying with the following minimum requirements:

- 1. Ground floor windows shall be provided. The main front elevation(s) of buildings shall provide at least 60 percent windows or transparency at the

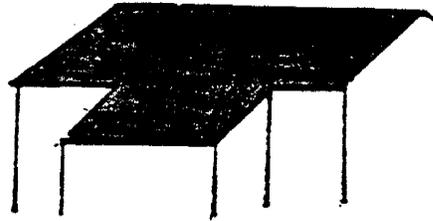
pedestrian level (on corner lots, this provision applies to two elevations). The transparency is measured in lineal fashion (e.g. a 100-foot wide building facade shall have a total of at least 60 lineal feet of windows).

2. Along the vertical face of a structure, offsets shall occur at a minimum of every 50 feet by providing at least **one** of the following [Note: the PA-O and SA districts require offsets at 30 feet; consider a larger dimension based on a larger development scale in MUC] :

- ▶ Recesses (entrances, floor area, etc.) of a minimum depth of 8 feet.



- ▶ Extensions (entrances, floor area, etc.) at a minimum clearance of 8 feet, a minimum depth of 8 feet, and a maximum length of an overhang shall be 25 feet.



- ▶ Offsets or breaks in roof elevation by a minimum of 3 feet or more in height.



3. In order to break up vast expanses of single element building elevations, building design shall include a combination of architectural elements and features such as offsets, windows, entry treatments, wood siding, brick, stucco, synthetic stucco (e.g. EIFS), textured concrete block, or textured concrete, etc.

4. Provide differentiation between ground-level spaces and upper stories. For example, bays or balconies for upper levels, and awnings, canopies or other similar treatments for lower levels can provide differentiation. Variation in building materials, trim, paint, ornamentation, windows, or other features such as public art, may also be used. Other design solutions may be approved by the Director.

5. Ensure privacy in residential developments through effective window placement, sound-proofing, landscape screening, and/or orientation of outdoor living areas (e.g. balconies, porches, patios, etc.). Opposite facing windows at close distances should be offset vertically or horizontally, or employ appropriate materials (e.g. glazed, tinted, etc.) to protect privacy.
6. Access shall be designed to minimize interference with traffic circulation. Where necessary, additional right-of-way shall be dedicated to maintain adequate circulation.

0.00.50.09 - Neighborhood Compatibility

a. Minimum standards adjacent to a residential district:

1. Architectural compatibility between new development and adjacent residences (e.g. similar roof forms, windows, trim, and materials) is required. Pitched roofs shall provide a minimum 4:12 pitch *[this is same pitch that is used in the PA-O district]*. Flat roofs shall provide a cornice, or other decorative treatment.
2. Roof elevation(s) shall gradually step-down so that the height of the proposed structure does not exceed the height(s) of adjacent residential structures(s) by more than one (1) story. This provision applies to that portion of the structure that is closest (20 feet, minimum) to the adjacent residential structures.
3. The site design shall preserve healthy mature trees on-site, when practicable. Trees which are likely to create a hazard for the development or adjacent properties may be removed, consistent with Chapter 4.2.
4. Artificial lighting shall be arranged and constructed not to produce direct glare on adjacent residential properties.

b. Minimum standards adjacent to an industrial district:

1. The site design shall preserve healthy mature trees on-site, when practicable. Trees which are likely to create a hazard for the development or adjacent properties may be removed, consistent with Chapter 4.2.
2. If residential uses are introduced in areas that are adjacent to an industrial district, the site design for the residential use shall incorporate fencing and a 20 foot landscape screen between the residential uses on the MUC site and the industrial district in accordance with Section 4.2.50. Driveways may occur within the landscape screen but in no case may they be less than 10 feet from the adjacent industrial district boundary.

CHAPTER 0.00 MUE (MIXED USE EMPLOYMENT) DISTRICT

Section 0.00.10 - PURPOSE

This district introduces some commercial and residential uses into industrially districted areas while maintaining the city's supply of industrially districted lands. It is intended to provide a variety of employment uses, including limited industrial uses and commercial, civic, and residential uses at a scale appropriate to surrounding employment areas. Key objectives of the Mixed Use Employment District include: expanding employment opportunities by allowing businesses to locate in a variety of locations, providing services for employees in close proximity to their work place, providing options for living, working, and shopping environments; facilitating more intensive use of land while minimizing potentially adverse impacts; and providing options for pedestrian-oriented lifestyles.

Section 0.00.20 - GENERAL PROVISIONS

00.00.20.01 - Establishment of the MUE District

The MUE district may be applied to industrial designations on the Comprehensive Plan Map. The district may also be applied to parcels which meet Land Development Code Section 2.2.30 criteria for district changes, and the following criteria for district location, dimensions, and size.

a. Locational Criteria

The following locational criteria shall be applied to district changes, in conjunction with Chapter 2.2 District Changes.

1. The MUE district shall be located in areas with lot sizes of generally less than 20 acres;

AND EITHER

2. All portions of the MUE district shall be located within 1/4 mile of existing or planned transit service,

OR

3. The MUE district shall be located in areas determined, through a Planned Development process, to be necessary to provide mixed use opportunities and services to adjacent areas.

b. District Size and Dimensions

1. The district shall have a minimum size of ½ block or one (1) acre. It may be comprised of smaller parcels when the total area of the district is equal to or greater than one (1) acre. Public street rights-of-way shall not count toward the total area of a district.
2. A Planned Development district overlay shall be applied to MUE districts which exceed five (5) acres or involve multiple parcels. In the event that all parcels within the district do not concurrently develop, the Planned Development review shall focus on the developing parcel and ensure that the proposed development does not preclude development of the adjacent parcels within the mixed use area.
3. The district shall have a minimum of 50 feet of frontage onto an existing or planned public street.

Section 0.00.30 - PERMITTED USES

0.00.30.01 - General Development

a. Primary Uses Permitted Outright

1. (a) Residential Use Types:
 - ▶ Family
 - ▶ Group Residential
 - ▶ Group Residential/Group Care
 - ▶ Residential Care Facilities
- (b) Residential Building Types:
 - ▶ Single Detached (existing prior to adoption of this Code)
 - ▶ Conversion of Detached Dwelling to Attached or Mixed-Use Building
 - ▶ Duplexes (existing prior to the adoption of this Code)
 - ▶ Attached (Townhouse)
 - ▶ Multi-Dwelling (Includes free-standing buildings and dwelling units in commercial or industrial buildings.)
 - ▶ Accessory Dwelling

All residential use types are subject to compliance with Section 0.00.40.01 Preservation of Industrial Land Supply.

2. Civic Use Types:
 - ▶ Administrative Services
 - ▶ Clinic Services
 - ▶ Lodges, Fraternal and Civic Assembly

- ▶ Parking Services
- ▶ Postal Services
- ▶ Public Safety Services
- ▶ Transit Facilities

A Civic use type that exceeds 5,000 square feet must demonstrate that it primarily serves the immediate area.

3. Commercial Use Types:

- ▶ Agricultural Sales
- ▶ Animal Sales and Services:
 - Grooming
 - Veterinary
 - Indoor Kennels (with sound attenuation)
- ▶ Building Maintenance Services
- ▶ Business Equipment Sales and Services
- ▶ Business Support Services
- ▶ Communication Services
- ▶ Construction Sales and Service
- ▶ Convenience Sales and Personal Services
- ▶ Day Care Facilities
- ▶ Eating and Drinking Establishments - Sit Down (30 seats or less)
- ▶ Financial, Insurance, and Real Estate Services
- ▶ Food and Beverage Sales
- ▶ Laundry Services
- ▶ Participant Sports and Recreation (Indoor facilities limited to <299 capacity)
- ▶ Personal Services - General
- ▶ Professional and Administrative Services
- ▶ Repair Services - Consumer
- ▶ Research Services
- ▶ Retail Sales -General (Limited to 10,000 square feet of floor area per building)
- ▶ Wholesaling, Storage and Distribution

2. Industrial Use Types:

- ▶ Limited Manufacturing - less than 20 employees per acre and does not require a state or Federal air quality discharge permit, except for parking.
- ▶ General Industrial Uses in association with sales
- ▶ General Industrial Uses that do not result in the following nuisance conditions that are detectable from the boundaries of the subject property. Nuisance conditions can result from any of the following:
 - ▶ continuous, frequent, or repetitive noises or vibrations;
 - ▶ noxious or toxic fumes, odors, or emissions;

- ▶ electrical disturbances; or
- ▶ night illumination into residential areas.

Exceptions: Noise and vibrations from temporary construction; noise from vehicles or trains entering or leaving the site; noise and vibrations occurring less than 15 minutes per day; an odor detected for less than 15 minutes per day; noise detectable only as part of a composite of sounds from various off-site sources.

b. Accessory Uses Permitted Outright

1. Essential Services
2. Family Day Care
3. Home Business, when conducted in conjunction with a permitted residential use.
4. Required off-street parking in accordance with Chapter 4.1
5. Other development customarily incidental to the primary use in accordance with Chapter 4.3

0.00.30.02 - Special Development - Uses Allowed Through Discretionary Review

a. Type I: Conditional Development: Subject to review in accordance with Chapter 2.3 and other applicable provisions of this Code.

1. Automotive and Equipment
 - Cleaning
 - Fleet Storage
 - Parking
 - Repairing, Light Equipment and Heavy Equipment
2. Drive-in Facilities (Financial institutions, eating establishments, etc.)
3. Eating and Drinking Establishments - Sit Down (more than 30 seats)
4. Community Recreation
5. Major Services and Utilities (except Transit Facilities)
6. Spectator Sports and Entertainment - Small Facilities (Capacity less than 299)
7. Planned Development in accordance with Chapter 2.5
8. Limited manufacturing - 20 or more employees per acre and uses that do not result in the following nuisance conditions that are detectable from the boundaries of the subject property. Nuisance conditions can result from any of the following:

- ▶ continuous, frequent, or repetitive noises or vibrations;
- ▶ noxious or toxic fumes, odors, or emissions;
- ▶ electrical disturbances; or
- ▶ night illumination into residential areas.

Exceptions: Noise and vibrations from temporary construction; noise from vehicles or trains entering or leaving the site; noise and vibrations occurring less than 15 minutes per day; an odor detected for less than 15 minutes per day; noise detectable only as part of a composite of sounds from various off-site sources.

- b. **Type II: Plan Compatibility Review:** Subject to review in accordance with Chapter 2.13 and other applicable provisions of this Code.
 - 1. Minor Utilities subject to standards in Chapter 4.9
 - 2. Transit Facilities
 - 3. Projections, such as chimneys, spires, domes, towers, and flagpoles, not used for human occupancy exceeding 75 ft in height, in accordance with Section 4.9.50

Section 0.00.40 DEVELOPMENT STANDARDS

The following provisions identify development standards within the MUE District. Additional flexibility (e.g. alternative design options) is provided through the Planned Development (Chapter 2.5) and Lot Development Option (Chapter 2.12) review processes.

0.00.40.01 - Preservation of Industrial Land Supply

- a. A minimum floor area ratio (FAR) of .4 of industrial structure/use is required for all industrial districted property. This requirement is to ensure that industrial land is preserved for primarily industrial purposes. (A minimum FAR of .4 would require that a 40,000 square foot lot would have at least 16,000 square feet of industrial structures/uses). This provision does not apply when a commercial use in an industrial district is applied to an existing residential building that existed prior to the adoption of this MUE District. This provision also does not apply when a residential use is applied to an existing commercial building within an industrial district that existed prior to the adoption of this MUE District.
- b. When a project is composed of two or more phases, then the mixed use site shall be reviewed as a Planned Development and each phase shall meet the minimum .4 FAR (floor area ratio requirement) as described in section "a" above.

Rationale: These provisions are intended to protect the City's inventory of industrial land, in conformance with Statewide Goal 9 (Economic Development) and the Comprehensive Plan. By preserving a minimum amount of land in the MUE district which must be used for industrial (i.e. employment) purposes, the City can ensure compliance with Goal 9.

0.00.40.02 - Minimum Lot Area and Setback Requirements

- a. A setback of not less than 25 ft shall be provided along each MUE District boundary line where the line abuts any residential (RS) district. Off-street parking and loading shall be permitted in this area except within 15 ft of the district boundary line, which shall not be used for any permitted use, activity, or structure (other than fences, walls, driveways, or walks). Driveways, parking, and loading areas adjacent to residential districts shall be landscaped and screened in accordance with Chapter 4.2.
- b. The requirements for residential structures containing a residential use shall be in accordance with Chapter 3.8 - RS-20 standards, and the Mixed Use Design Guidelines contained in this chapter.
- c. For maximum permitted setbacks, refer to Section 0.00.50.02.

0.00.40.03 - Structure Height

Structure height shall not exceed 45 feet on sites that are solely districted MUE or that have an underlying District Designation of LI, unless a site is developed as a Planned Development and in a manner that is compatible with any adjacent residential property(ies), in which case the structure height may be increased to 75 feet (See Section 0.00.50.08 - Neighborhood Compatibility). If a site's underlying District is GI, structure heights may be 75 feet.

0.00.40.04 - Open Space Standards

A minimum of 20 percent of the total site area shall be retained as open space. Open space may include landscape areas, natural areas, and/or pedestrian amenities (Section 0.00.50.07). The site design and building design standards of this chapter shall also shall be met. Structures, parking, and driveways of interior parking areas are excluded from the open space area.

0.00.40.05 - Off-Street Parking

Off-street parking shall be provided in accordance with Chapter 4.1. Required parking shall be provided on the same site as the use or upon abutting property. Street right-of-way shall be excepted when determining contiguity, except on arterials and collectors where there is not a controlled intersection within 100 ft of the subject property. Chapter 4.1 allows adjustments to minimum parking standards when transit service and bicycle parking are available. Additional flexibility for required vehicle parking may be granted in the MUC District in conformance with the following standards:

- a. Shared parking agreements may be used to provide additional reductions in required parking, provided that the applicant demonstrates that there is an adequate supply

of parking for each use. Parking may include surplus parking during peak periods or capacity provided due to off-peak use.

- b. Additional flexibility to vehicle parking provisions may be granted through the Lot Development Option (when the site is less than 3 acres), or Planned Development procedures (Chapters 2.12 and 2.5, respectively). This flexibility is provided to encourage development patterns that reduce the reliance on the automobile by taking advantage of alternate modes of travel.

Section 0.00.50 - DESIGN GUIDELINES AND STANDARDS FOR MIXED USE

0.00.50.01 - Coordinated Development

New development shall be designed in a manner that does not preclude development of adjacent property(ies) and ensures the logical and efficient extension of public facilities and services, including but not limited to sanitary sewer, water, storm drainage, street, and pedestrian facility connections.

0.00.50.02 - Building Orientation and Maximum Setbacks

- a. All new buildings in the MUE District shall be oriented to existing or new public streets or to private streets as approved by the City. Building orientation is demonstrated by placing buildings and their public entrances close to streets so that pedestrians have a direct and convenient route from the street sidewalk to building entrances.
- b. At least one public entrance should be oriented to each street that the building abuts. Corner entrances may be used to provide entrance orientation to two streets.
- c. Building setbacks from streets or plazas shall not exceed 20 feet, except when necessary to preserve healthy, mature tree(s), or provide pedestrian amenities in conformance with 0.00.50.07 or to accommodate handicapped access requirements. A further exception to these setback requirements may be considered when the site is fronted by more than two streets.

0.00.50.03 - Corner Building Entrances

For all new buildings or when redevelopment opportunities allow, the design of corner lot buildings should reinforce public intersections as public spaces. Corner building entrances with weather protection or other architectural features may be required to ensure that this guideline is met. The maximum allowable building setback (Section 0.00.50.02) may be increased when the building design incorporates seating, plazas, and other public amenities, as defined by Section 0.00.50.07).

0.00.50.04 - Weather Protection

- a. Where new industrial development is constructed adjacent to street sidewalks or pedestrian plazas, a 6-ft wide, weather-protected area (e.g. awnings or canopies) shall be provided over the primary entrance.
- b. Where new commercial or residential development is constructed adjacent to street sidewalks or pedestrian plazas, a 6-ft wide, weather-protected area (e.g. awnings or canopies) shall be provided along the portion of building(s) adjacent to the sidewalks and/or plazas.
- c. For existing development, weather protection as identified in "a" and "b" above, shall be provided when there are alterations, repairs, or additions to existing structures. However, an exception to meeting this weather protection standard may be requested where the applicant can demonstrate, to the satisfaction of the Community Development Director, that the cost of improvements to the existing structure is less than four times the cost of providing an awning. Where weather protection is existing, but is not of the required width, an exception to this standard may be authorized, provided the existing weather protection is at least 4 feet in width.

0.00.50.05 - Landscaping and Screening

Landscaping and screening shall be required, in accordance with Chapter 4.2. The following additional standards apply to the MUE District:

- a. Street trees shall be required, consistent with Chapter 4.2. Species should be compatible with the design features provided per Section 0.00.50.07, and shall provide continuity with nearby landscaping. A reduction to the number of required street trees may be granted when a development preserves healthy, mature tree(s) adjacent to the sidewalk.
- b. Screening of parking areas, drives, mechanical equipment, and solid waste receptacles with vertical elements shall be provided and installed prior to building occupancy. Screening options include landscape plants, planters, ornamental walls, trellises, fences, or other features consistent with Chapter 4.2.
- c. Irrigation systems shall be installed to support landscaping.

0.00.50.06 - Street Connectivity and Internal Circulation

- a. New structures and substantial improvements may be required to provide street or driveway stubs and reciprocal access easements to promote efficient circulation between uses and properties, and promote connectivity and dispersal of traffic.

- b. The maximum block perimeter shall be 1,800 feet, but in no case shall there be a distance of more than 1,000 feet without a pedestrian way. Alternatives to this standard may be considered through the Planned Development process.
- c. Traffic lanes shall be internal to the site and not located between the building(s) and the sidewalk(s), except as provided in "d" below.
- d. Where drop off facilities are provided (e.g. handicapped access) they shall be designed to meet ADA disability needs, but still provide for direct pedestrian circulation.

0.00.50.07 - Pedestrian Amenities

All new structures and substantial improvements in the MUE zone, with the exception of existing residential dwellings, shall provide pedestrian amenities. The number of pedestrian amenities provided shall comply with the following sliding scale.

Size of Structure or Substantial Improvement	Number of Amenities
<25,000 sq. ft.	1
25,000 - 50,000 sq. ft.	2
>50,000 sq. ft.	3

Acceptable pedestrian amenities include:

- ▶ Sidewalks with ornamental treatments (e.g. brick pavers), or sidewalks which are 50% wider than required by the Land Development Code
- ▶ Benches and public outdoor seating
- ▶ Sidewalk planters
- ▶ Public art (e.g. sculpture, fountain, clock, mural, etc.) with a value equal to or greater than one (1) percent of construction value of the structure(s).
- ▶ Pocket parks (minimum usable area of 300 square feet)
- ▶ Plazas (minimum usable area of 300 square feet)
- ▶ Street trees of a caliper 50% wider than required by the Land Development Code (may include preservation of healthy mature trees adjacent to the street sidewalk)
- ▶ Other improvements approved through the Lot Development Option (Chapter 2.12), or Planned Development process (Chapter 2.5)
- ▶ Additional weather protection in excess of 0.00.50.04.

Pedestrian amenities shall comply with the following standards and guidelines:

- a. Amenities should be visible and accessible to the general public from an improved street. Access to pocket parks, plazas, and sidewalks must be provided via a public right-of-way or a public access easement.
- b. The size or capacity of pedestrian amenities should be roughly proportional to their expected use, including use by employees, customers, residents, and other visitors. The minimum area standards for pocket parks and plazas may be increased based on this guideline.
- c. Amenities which are eligible for credit toward open space standards, and adjustment to the maximum 20-foot setback standard, include plazas, pocket parks, seating areas, and other areas that provide usable pedestrian space and street furniture.
- d. Amenities should be consistent with the character and scale of the MUE area. For example, similarity in awning height, bench style, planter materials, street trees, and pavers is recommended to foster continuity in the design of pedestrian areas. Materials should be suitable for outdoor use, easily maintained, and have a reasonably long life cycle (e.g. 10 years before replacement).
- e. When provided at or near a bus stop, amenities should generally conform to standards of the Corvallis Transit system.

0.00.50.08 - General Building Design Standards

Mixed use districts require special attention to building design because of the intermixing of land uses in such areas. The following standards are intended to be specific and quantifiable, while allowing for flexibility in design. Additional flexibility is provided through the Planned Development and Lot Development Option review processes. This section provides both required and optional design elements.

a. Minimum Requirements

New structures and substantial improvements should provide architectural relief and interest, with emphasis at building entrances and along sidewalks, to promote and enhance a comfortable pedestrian scale and orientation. Blank walls shall be avoided when practicable by complying with the following minimum requirements:

1. Ground floor windows shall be provided for civic and commercial use types. The main front elevation(s) of buildings shall provide at least 60 percent windows or transparency at the pedestrian level (on corner lots, this provision applies to two elevations). The transparency is measured in lineal fashion (e.g. a 100-foot wide building facade shall have a total of at least 60 lineal feet of windows).

2. Ground floor windows shall be provided for industrial use types. The main front elevation(s) of buildings shall provide at least 30 percent windows of transparency at the pedestrian level (on corner lots, this provision applies to two elevations). The transparency is measured in lineal fashion (e.g. a 100-foot wide building facade shall have a total of at least 30 lineal feet of windows).
3. Ground floor entrances shall include an offset (recesses, extensions or other breaks in elevation) of at least 8 feet in depth and of sufficient width to easily discern the entrance location.
4. In order to break up vast expanses of single element building elevations, building design shall include a combination of architectural elements and features such as offsets, windows, entry treatments, wood siding, brick, stucco, synthetic stucco (e.g. EIFS), textured concrete block, or textured concrete, etc.
5. Provide differentiation between ground-level spaces and upper stories. For example, bays or balconies for upper levels, and awnings, canopies or other similar treatments for lower levels can provide differentiation. Variation in building materials, trim, paint, ornamentation, windows, or other features such as public art, may also be used. Recognizing that other design solutions may be appropriate, a developer may propose alternatives for review and approval by the Director.
6. Ensure privacy in residential developments through effective window placement, sound-proofing, landscape screening, and/or orientation of outdoor living areas (e.g. balconies, porches, patios, etc.). Opposite facing windows at close distances should be offset horizontally, or employ appropriate materials (e.g. glazed, tinted, etc.) to protect privacy.
7. Access shall be designed to minimize interference with traffic circulation. Where necessary, additional right-of-way shall be dedicated to maintain adequate circulation.

0.00.50.09 - Neighborhood Compatibility

a. Minimum standards adjacent to a residential district:

1. New building roof elevation(s) shall gradually step-down so that the height of the proposed structure does not exceed the height(s) of adjacent residential structures(s) by more than one (1) story. This provision applies to that portion of the structure that is closest (20 feet, minimum) to the adjacent residential structures.

2. New development adjacent to residential districts shall incorporate architectural characteristics compatible with residential development. Each new structure shall contain at a minimum at least two of the following elements:
 - a. Roofs with a minimum 4:12 pitch *[this is same pitch that is used in the PA-O district]*.
 - b. Flat roofs with a cornice, or other decorative treatment.
 - c. Horizontal wood lap siding, brick, stone, or other material at the discretion of the Community Development Director that is consistent with residential character.
 - d. Vertical breaks in roof elevation
 - e. Additional off-sets in building elevation
3. The site design shall preserve healthy mature trees on-site, when practicable. Trees which are likely to create a hazard for the development or adjacent properties may be removed, consistent with Chapter 4.2.
4. Artificial lighting shall be arranged and constructed to not produce direct glare on adjacent residential properties.



CORVALLIS PLANNING COMMISSION MINUTES

February 19, 1997

Present

Mary Buckman, Chair
Kirk Bailey
Patricia Daniels
Chick Gerke
Patrick Lampton
Bruce Osen
Kelley Panknin Wirth
Ed Barlow-Pieterick, Council Liaison

Staff

Jim Brewer, Deputy City Attorney
Linda Sarnoff, Planning Division Manager
Kelly Schlesener, Associate Planner
Greg Gescher, Dev. Engr. Supervisor
DeAnne Eilers, Recording Secretary

Excused:

Carlyle Butcher
Michael Schweizer

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
Mixed Use Zone Steering Committee			Bailey, Daniels, Osen, Buckman and Wirth appointed
Minutes: 12/4, 12/18, 1/8, 1/15			Approved as amended.
Public Hearing: PD-976-21, S-96-8 Grand Oaks Summit		Rescheduled to 3/5/97	
Public Hearing: PD-96-20 London Place Townhomes			Approved with conditions
Next Meeting:	3/5/97		

CONTENT OF DISCUSSION

The Corvallis Planning Commission was called to order by the Chair at 6:30 p.m. in the Corvallis Public Library Meeting Room, 645 NW Monroe.

- I. New Business: (beginning at 6:30 p.m.)

A. Mixed Zone Grant

Steering Committee Discussion and Recommendations

Planning Manager, Linda Sarnoff, gave a brief report about the grant for \$20,000 the City received from DLCD to develop a mixed use zone. She said the Planning Commission was identified in the grant as representing citizens' interests and be a steering committee to provide input in the process. The Committee, however, can have a different representation and she asked the Commission for ideas on the makeup of the final committee. She noted the time lines are short and the project needs to be completed by June 30, 1997 as outlined on **Attachment A.**

New language will be developed by the steering committee and will be submitted to the appropriate Comprehensive Plan Work Group for review.

Commissioner Bailey noted people in South Corvallis as well as West Corvallis have expressed an interest in the mixed use zone concept and suggested appointing representatives from those areas to the committee.

Recommendation:

The following Planning Commissioners expressed interest in serving on the core group: Bailey, Wirth, Daniels, Osen and Daniels. In addition, it was suggested appointing interested City Councilors and four citizens that have advised the Planning Division Manager of their interest in developing mixed use zoning.

II. Minutes:

A. December 4, 1996

Commissioner Daniels moved to approve the minutes with one correction on page 3, line 15 to change the word "condition" to concern. The motion was seconded by Commissioner Gerke and it carried with two abstaining votes by Commissioners Wirth and Bailey as they were not present at the meeting.

B. December 18, 1996

Commissioner Lampton moved approval of the minutes with one minor spelling correction. Commissioner Gerke seconded the motion that carried. Commissioners Daniels and Bailey abstained from the question because they were not present at the meeting.

C. January 8, 1997

Commissioner Daniels moved approval and Commissioner Lampton seconded a motion to approve the minutes with the insertion of the word "moved" on page 7, Section P, 1. The motion carried with Commissioners Bailey, Wirth and Gerke abstaining from the question because they were not present at the meeting.

D. January 15, 1997

Commissioner Daniels moved approval and Commissioner Lampton seconded a motion to approve the minutes as presented. The motion carried with Commissioner Gerke and Bailey abstaining from the question because they were not present at the meeting.

III. Public Hearing:

MEMORANDUM

TO: Planning Commission

FROM: Linda Sarnoff, Planning Division Manager *L. Sarnoff*

DATE: February 19, 1997

RE: Scheduled Meetings for Activities Pertaining to Mixed Used Zone
Technical Assistance Grant

The City of Corvallis was recently granted a Technical Assistance Grant from the Department of Land Conservation and Development (DLCD) to develop a Mixed Use Zone. A copy of the grant application, which details the project, is attached for your reference. A summary of the meeting dates is as follows:

February 19, 1997	Steering Committee composition discussed by Planning Commission and recommendation forwarded to Urban Services Committee for finalization
March 12, 1997	Steering Committee conducts public workshop to define objectives for Mixed Use Zone (during regularly scheduled Planning Commission meeting)
April 23, 1997	Steering Committee conducts public workshop to consider draft language of Mixed Use Zone (during regularly scheduled Planning Commission meeting)
June 18, 1997	Steering Committee conducts final public workshop to address final draft of Mixed Use Zone language (during regularly scheduled Planning Commission meeting)
Summer of 1997	Steering Committee forwards Mixed Use Zone language to Planning Commission and City Council

**URBAN SERVICES COMMITTEE
MINUTES**

February 24, 1997

Present

Tony Howell, Chair
Bruce Sorte
Mary Christian

Staff

Jon Nelson, City Manager
Neil Mann, Public Works Director
Mary Steckel, Administration Division
Manager
Linda Sarnoff, Planning Division
Manager

Visitors

Jeff Andrews, Corvallis Disposal Co.

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
I. Corvallis Disposal Company Annual Report	*Yes		
II. Mixed Use Steering Committee			*Council accept the Planning Commission recommendation ... of five Planning Commission members, four citizens appointed by the Planning Commission, and interested Council members
III. Traffic Calming Review Process			*Council approve the NW Tenth Street Traffic Calming Demonstration Project evaluation process proposed in the staff report, and that public input to Council be sought through USC within specific categories...
IV. CSO and Riverfront Projects Status Report	*Yes		

ATTACHMENT D

Councilor Howell inquired about use of yard debris carts and yard composters. Mr. Andrews said that 71% of the customers are using yard debris carts or composters. In response to a question, he said the yard debris cart service has increased this year and added that this is the fastest growing service. Councilor Howell noted that Marion County offers larger composters to its customers at cost and inquired if such an opportunity might be offered to Corvallis residents. Mr. Andrews said that there may be an opportunity in which some shared costs with customers could be offered for those who have more volume.

Councilor Howell inquired about multi-family dwelling recycling. Mr. Andrews said the Company has one route that was a one day a week pick up, and now is five days a week. If the Company is not servicing a building, he said, it is because the owners don't want it. If there are apartments in which the renters wish to recycle, he added, they have been advised to put their bins out on the street and are treated as regular customers. Councilor Howell said there have been complaints in his area about bins left on sidewalks by the drivers. Mr. Andrews said to urge people to call the Company to complain; this way the problem can be tracked and addressed.

Councilor Christian inquired if the recycling industry is working with food manufacturers to reduce the amount of packaging. Mr. Andrews said this must be done on a national level; if customers don't buy a product, the manufacturer will change. He noted that Fred Myer did a good job changing some packaging when that company told its vendors it wanted less packaging; it made an impact. He added that over-seas company demand is now for biodegradable packaging and said this is having an impact on packaging practices.

Councilor Howell inquired how difficult it will be to attain the 50% State requirement. Mr. Andrews advised it is believed this legislative session will continue the requirement. He said in order to hit the 50% rate at the year 2000, Oregon will have to get more creative.

This item was for information only.

II. Mixed Use Steering Committee (Attachment)

Planning Division Manager Sarnoff said that, shortly after Council came out with new goals, the Planning Division asked the DLCDC if it had funds to assist with one of those goals. DLCDC, she said, offered funding for development of mixed use zoning if it could be spent by the end of the fiscal year. Needing a steering committee, staff identified the Planning Commission as a likely candidate as it

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is a DLCDC recognized group for citizen involvement. The Planning Commission discussed the idea and put forward a proposal to use five Planning Commissioners, four citizens, and as many City Council members as want to join. The Planning Commission, she advised, has been helpful on several occasions in the development of legislation and look forward to using an open process. The intent, she added, is to move forward quickly to get the work done by June 30th.

Councilor Sorte voiced appreciation for the articles Ms. Sarnoff included in the staff report. He expressed his hope that the chosen committee will gather information and do research, and suggested a consultant be secured to lay out the costs in public subsidies for neo-traditional development to occur. He referred to the West Corvallis planning effort, and said, if the City wants this type of development, it will have to be subsidized with property taxes.

Councilor Howell said another mixed use strategy is to build upper story residential units to help carry retail development costs. He added that not all mixed use must be within the same building, but within a defined area. He expressed his interest in seeing the application of different types of approaches.

Ms. Sarnoff said the City has retained OTAK consulting firm to undertake the public process; OTAK is the firm developing the South Corvallis Area Refinement Plan.

Councilor Howell inquired if the West Corvallis master planning effort will generate model standards that can be used in this project. Ms. Sarnoff advised that the West Corvallis Master Plan provides models for "greenfield" or bare land sites rather than infill sites.

Councilor Howell referred to the proposed meeting schedule and asked if they are public workshops. Ms. Sarnoff said the meetings scheduled are regular Planning Commission meetings that will provide an open public forum for this topic. She said the mixed use portion of the meeting would be advertised for a time certain and would not be left to the end of the meetings.

Councilor Christian voiced preference that the proposed steering committee be changed to include the same number of Planning Commissioners, Councilors, and citizens, and suggested a 3/3/3 configuration. Ms. Sarnoff assured Committee members that the Planning Commission will be amenable to suggestions. She noted the proposed number of Planning Commissioners

reflects the number interested including the liaisons to the West Corvallis and South Corvallis Area Refinement planning processes.

Councilor Howell voiced concern, not knowing the number of Council members interested, in changing the recommendation. He noted the number of committees and meetings to which Council is currently committed.

Councilor Christian inquired if the citizen members are to be appointed by the Planning Commission rather than the Mayor.

Mr. Nelson said that, given the fact that Council is accelerating into a heavy work load, it was suggested this process be done in a manner similar to the accessory dwelling unit and hillside protection projects in which the Planning Commission, after review and public comment, brought forward a product for Council consideration and approval. With the interest in the South and West Corvallis planning efforts, he said, staff saw an opportunity to wrap more people into this process. He said the proposed committee composition provides an opportunity for those interested to participate, and emphasized that staff needs to move forward on the project.

Councilor Howell stated his preference that the recommendation be left intact and to leave it open to Council members to participate if they desire. Mr. Nelson added that Community Development Director Gibb asked the Mayor her feelings regarding the citizen appointments, and said she is more than amenable.

The Committee recommends, on a two to one vote, with Councilor Christian casting the dissenting vote, that Council accept the Planning Commission recommendation regarding the Mixed Use Zone Steering Committee composition of five Planning Commission members, four citizens appointed by the Planning Commission, and interested Council members.

III. Traffic Calming Review Process (Attachment)

Mr. Mann referred to the brief staff report, noted a copy error, and distributed complete copies of the attachment. He said the transit friendly speed humps and traffic circle in its current concrete configuration were installed on Tenth Street on November 1, 1996. In reviewing the Corvallis Neighborhood Traffic Calming Program (NTCP) guidelines, he said, the City is now at Step Seven of the program: Monitoring and Follow-up. Six months following construction, he advised, staff will review the effectiveness of the devices to determine if they are addressing the problems for which they were installed. He said the

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CORVALLIS PLANNING COMMISSION MINUTES

March 12, 1997

Present

Bruce Osen, Vice Chair (Steering Committee)
Kirk Bailey (Steering Committee)
Patricia Daniels
Patrick Lampton
Kelley Panknin Wirth (Steering Committee)

Excused:

Mike Schweizer
Karyle Butcher
Mary Buckman
Ed Barlow-Peterick (Council Liaison & Steering Comm)

Mixed Use Steering Committee

Baron Jackson
Jenny Hedges
Bruce Hanson
Dave Livingston
Councilor Tony Howell
(Excused - Guy Hendrix)
(Excused - Patrick Peters)

Other:

Joe Dills, OTAK Consultant
Scot Siegel, OTAK Consultant
Mark Radabaugh, DLCD Field Representative
Denis White, Planning Commissioner Elect

Staff

Linda Sarnoff, Planning Division Manager
Kelly Schlesener, Associate Planner
DeAnne Eilers, Recording Secretary

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
Workshop: LDT-97-4 Mixed Use Zone		4/23/97	
Presentation: LDT-97-2 Annexations Text Amendment	XX		
Next Meeting:			3/19/97

CONTENT OF DISCUSSION

The Corvallis Planning Commission was called to order by the Vice Chair at 7:00 p.m. in the Central Park Municipal Building.

Opening:

The Vice Chair welcomed citizens and introductions were made by the members present.

ATTACHMENT E

II. LDT-97-4 Mixed Use Zoning

A. Staff Report:

1. Planning Manager, Linda Sarnoff, briefly outlined the history of the request to comply with requests from the community for a mixed use zone. The development of this zone was identified as one of 1997 City Council goals. Sarnoff said our Land Development Code does not allow mixed use zoning beyond the Central Business District at this time and applicants have either been unsuccessful in their planning efforts or have had to apply for various zone changes.

The Department of Land Conservation and Development field representative, Mark Radabaugh, invited the City Planning Division to apply for a \$20,000 non-competitive Technical Assistant Grant under the category of "Community Assistance Grant." The grant was awarded to the City, but needs to have a draft completed by June 30, 1997. Because of the short time frame, the City's consultants from OTAK that worked on the South Corvallis project were approached and the City was able to extend their contract and include this grant work.

Some goals of the project include the following::

- Encourage development of neighborhood centers
 - Look at specific land uses that are applicable to Corvallis in both established as well as new development nodes. Specific development review plans has been pursued in the West Corvallis and South Corvallis areas that include the mixed use component when available. There is an interest in North Corvallis as well to pursue specific planning efforts.
 - Use the mix of housing types to provide opportunities for more affordable housing
 - Develop draft language that can be Integrated into the Land Development Code
2. Mark Radabaugh, DLCD, confirmed the grant requires a working draft to be completed by June 30. He said the grant proposal was included with a memorandum from Linda Sarnoff to the committee members as outlined in **Attachment A**.

B. Consultant's Presentation

Joe Dills and Scot Siegel, OTAK, Portland, presented various slides depicting examples of mixed use developments in other areas from their company library and

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briefly the concepts that support the mixed use concept that includes both horizontal and vertical building choices.

C. Discussion by the Steering Committee:

The Committee was asked to discuss their definition of mixed use zoning and comments included the following:

1. Transportation elements needs to be included with the goals.
2. Diversity and flexibility were mentioned by several committee members.
3. Break out of the sameness that has developed in the community. Look at other examples around the country that have resulted in a reduction in vehicle miles traveled, but understand the automobile is not going away anytime soon.
4. Review density figures that are needed to support commercial business. Residential area could be an integral part of commercial customer base.
5. Security measures may be needed in mixed use developments and review shared use of impervious surface parking by business and homeowners.
6. Would like to see block size as one standard as well as pedestrian oriented ideas with parking in back of the buildings.
7. Vertical construction could be encouraged on infill lots as a good fit, while horizontal construction would be better on fringe sites with new development.
8. A good example of a mixed use neighborhood in Corvallis is 29th & Grant with a convenience store, coffee shop, garden shop and other services.
9. Industrial sites combined with commercial development such as lunch and service related shops for employees is another concept of mixed use development.
10. Create feel of neighborhood similar to what is available in Europe. These are living centers that often have business integrated into the residences with no parking on the street, but located behind the structures.
11. Small community centers that serve as complete social center environments for children and seniors to live and interact with services available within walking distance.
12. Consider performance standards within zones or neighborhoods.
13. Affordability is a real issue to address as recent studies have shown people drive long distances to live in affordable homes.

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14. Consider incentives in taxing system to encourage a scale of activities that is smaller than what we have been building.
15. Provide opportunities for small shop ownership on residential sized lots.
16. Consider community values & realize people also prefer diverse types of living and personal space. The mixed use zone will not be a hit everywhere.
17. Need input from developers that would like to go ahead with mixed use developments and have the commercial segment the last phase to be implemented to provide the market customers.
18. The process was discussed and steps need be taken to ensure the zone is workable throughout the City.
19. Address whether the zone will be required or allowed. Perhaps it would be allowed in the infill situation and move into a more regulatory setting as development occurs in South and West Corvallis.
20. Suggested a template may exist within the Transportation Plan and the density needed for transit stops. This may be logical for regulated mixed use areas that are far enough from established centers to be market driven.
21. Review other jurisdiction's plans to see if we can "borrow" a template. Chico, California, was mentioned as a possibility. Mark Radabaugh said he has a copy of their plan that he could share with the committee
22. Perhaps the annexation of large parcels would require a mixed use element as part of the process.
23. Recognize that with mixed use developments there is the potential for increased compatibility conflicts.

C. Discussion of areas in the community that had mixed use potential but could not be easily implemented:

1. Building at 12th & Van Buren where the Code had to be changed to allow people to live above a commercial area. (CPA-91-8 Richardson)
2. Subdivision at 7th & Washington and the railroad property that is vacant with a variety of zones and a General Industrial zone adjacent to a Residential zone that the owner feels is almost impossible to develop at this time. (S-96-1 Willamette Valley & Coast RR)
3. Recent annexation proposals for Rivergreen and Owens Farm that would have required a Comprehensive Plan Amendment to mix commercial and residential use.
4. Many examples of the inability to include a mix of housing types such as apartments in low density residential area. (Housing types are the problem,

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not the density.) It was noted detached homes on small lots may be popular in this area.

5. Comprehensive Plan Map Amendment required next to a residential area for a group care facility. (CPA-96-2 Alzheimer's Facility)

C. Action and Next Meeting:

The Steering Committee concurred to meet April 23, 1997. They asked for examples of mixed use code language used in other jurisdictions to review a week prior to the meeting. A summary was also promised from the consultant addressing flexibility, user-friendly concept, area of application, performance standards and voluntary roll-out of new zone.

III. Minutes: February 19, 1997:

Commissioner Daniels moved and Commissioner Lampton seconded a motion to accept the minutes as presented. The motion carried unanimously.

IV. Presentation: LDT-97-2 Annexations Text Amendment

A. Staff report:

Planner Schlesener presented the background on the proposed Land Development Code Text Amendment for annexation applications as outlined in a memorandum to the Urban Services Committee from Ken Gibb dated January 8, 1997. (**Attachment B**)

The request involves three suggested changes to the Code:

1. Remove references to major versus minor annexations as the process is the same.
2. Require an earlier submittal deadline of one month to allow adequate processing time.
3. Expand description of the legal publication which can include the City Newsletter as well as the Gazette-Times.

B. Discussion by the Planning Commission:

The Commissioners concurred with the first two recommendations, but not the recommendation on the publication process.

Commissioner Lampton is concerned that most people look in the newspaper for our legal ads. He suggested that the ads could be smaller and refer citizens to contact staff for the full text. The ad could also address the public hearing process for citizens to testify on the annexation request.

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Commissioner Bailey concurs with Lampton and feels there needs to be a separation of the City's legal notice process from the City's newsletter. He feels there is an expectation in the public that the public's business is conducted in the newspaper of greatest circulation.

Commissioner Daniels does not support using the City's newsletter as the primary vehicle for notice as the newsletter could be disbanded at some point during budget considerations.

Commissioner Wirth concurs that changing the only notice to the City newsletter would amount to reverse learning for the public.

- C. Manager Sarnoff said the text amendment will be returned to the Planning Commission for a public hearing. This has been presented as an information item for Planning Commission discussion prior to a public hearing.

III. NEW BUSINESS: None.

IV. OLD BUSINESS

V. INFORMATION:

- A. The meeting schedule for the next two months as outlined on the agenda was briefly reviewed.
- B. The visioning effort is underway and the ward meetings will be completed next week. The results to the questionnaire are being tallied and the comments are being transcribed for review.

The meeting was adjourned at 9:30 p.m.

DeAnne Eilers 4-2-97
DeAnne Eilers, Recording Secretary

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MEMORANDUM

TO: Planning Commission/Mixed Use Zone Steering Committee

FROM: Linda Sarnoff, Planning Division Manager *Linda Sarnoff*

DATE: March 5, 1997

RE: Defining Objectives - Mixed Used Zone

Thank you for being willing to serve on the Mixed Use Zone Steering Committee. The committee is composed of thirteen members; five Planning Commissioners, four City Councilors, and four citizens at large. A roster of members is attached for your information.

The initial meeting for investigating the development of a mixed use zone will be on March 12, 1997 at 7 pm at the Corvallis Municipal Building, 760 SW Madison Avenue (across from Central Park). Planners from the Planning and Consulting firm OTAK, will be assisting us with this effort. They have asked that the committee be willing to consider these three questions to help us start out:

What is mixed use development to you?

What experiences have you had or would like to have in the Corvallis community that may be a mixed use opportunity but cannot occur under current Code regulations?

This project will be a success if.....

Additional meetings for public workshops are scheduled for April 23rd and June 18th. As we work together in this effort additional meetings may also be needed, but our goal is to have a working review draft by June 30, 1997. This effort is partly made possible by the State Department of Land Conservation and Development who has provided the City with a grant to help fund the development of a mixed use zoning district. A copy of this grant request is attached for your information. Also attached is some background information regarding mixed use developments. If you have any questions, please do not hesitate to call me at (541) 757-6908.

ROSTER

Mixed Use Zone Steering Committee - March 1997

Consultants: Joe Dills & Scot Siegel, OTAK,

J. Patrick Lampton 234 SW 3rd Street Corvallis, OR 97333	Planning Commission	752-6343
Kirk Bailey 742 SW 4th Street Corvallis, OR 97333	Planning Commission	753-9051
Kelley Panknin Wirth 4973 SW Aster Street Corvallis, OR 97333	Planning Commission	757-9683
Patricia Daniels 242 NW Kings Blvd Corvallis, OR 97330	Planning Commission	757-7238
Bruce Osen 1567 NW Terracegreen Pl Corvallis, OR 97330	Planning Commission	752-3062
Ed Barlow-Pieterick 3452 NW Satinwood Street Corvallis, OR 97330	City Council	757-6499
Tony Howell 2030 SE DeBord Street Corvallis, OR 97333	City Council	757-6493
Guy Hendrix 1515 NW Hillcrest Drive Corvallis, OR 97330	City Council	757-6496
Patrick Peters 715 SW 13th Street, #A Corvallis, OR 97333	City Council	757-6491
Dave Livingston/Gary Feuerstein 223 NW Second Street Corvallis, OR 97330	Citizen	754-9517
Aaron Jackson 2839 NW Larkspur Corvallis, OR 97330	Citizen	758-7271
Denny Hedges 3215 SW Cascade Avenue Corvallis, OR 97333	Citizen	754-6101
Bruce Hanson 930 SE Alexander Corvallis, OR 97333	Citizen	752-8863

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Community Development
Planning Division
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339-1083
(541) 757-6908
FAX (541) 757-6936

January 7, 1997

Dale Blanton, Grant Program Manager
1995-1997 Technical Assistance Grant Program
Department of Land Conservation & Development
1175 Court Street NE
Salem, OR 97310-0590

RE: Technical Assistance Grant Application

Dear Dale:

Attached is a Technical Assistance Grant Application from the City of Corvallis. The application is for grant monies to enable the City of Corvallis to develop a "Mixed Use" land use regulation to create new tools that encourage mixed use development of existing neighborhoods and new neighborhood areas.

The City of Corvallis Planning Division has been closely coordinating the ideas associated with this grant application with its DLCDC Urban Field Representative, Mark Radabaugh. Mark has been quite helpful in suggesting ways that both the City of Corvallis and other communities will benefit from the development of this particular project. The Planning Division looks forward to continuing close coordination with DLCDC if the Technical Assistance grant is approved.

Should you have any questions, please do not hesitate to contact myself or Associate Planner Kelly Schlesener at (541) 757-6908.

Sincerely,

Linda Sarnoff
Planning Manager

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EXECUTIVE SUMMARY

Grant Proposal: The City of Corvallis is applying for a non-competitive Technical Assistance Grant under the category of "Community Assistance Grant." The requested grant amount is \$20,000.

Project Description: Develop plan policies and code language to promote mixed land use opportunities within both existing neighborhoods and new neighborhood areas by:

- ✦ developing a mixed use zoning classification that implements and encourages the development of neighborhood centers and which includes uses such as small-scale retail, residential, office, personal services, and possibly limited industrial uses that are not predominantly automobile oriented;
- ✦ developing modified zoning standards and requirements that establish minimum and maximum setback lines, minimum and maximum heights, regulations on the location of garages and parking areas, the ability to integrate residential units in conjunction with commercial and limited industrial uses (i.e. first floor commercial or industrial and second floor residential);
- ✦ formulating specific land uses and development standards in sufficient detail to develop specific standards for pedestrian oriented development in both developed and undeveloped parts of the City;
- ✦ providing an additional tool to achieve development called for in the South Corvallis Area Refinement Plan that balances the need for housing and retail opportunities and the need for the creation of jobs with resource protection and quality of life issues;
- ✦ providing opportunities for housing that is more affordable than current housing within the City, while protecting the integrity of existing neighborhoods and residential areas; and
- ✦ Integrating the new mixed use zoning classification and mixed use zoning standards into the City's Land Development Code.

GRANT APPLICATION CONSIDERATIONS

Project Background:

The Comprehensive Plan for the City of Corvallis was originally adopted in 1980 after more than seven years of work by citizens. It was updated through the periodic review process in 1988-89 to address changes in circumstances, new state laws, goals or land use policies, and State agency plans. As part of the current periodic review process, the City is again engaging its citizens in a dialogue about the City's future. The results will be a revised vision statement and new background information that will undoubtedly result in policy and map revisions to reflect current values and new state laws.

Development pressures have continued to increase within the City and the Urban Growth Boundary. These pressures have indicated that there is a significant need to integrate job creation with housing and commercial opportunities. This Mixed Use development concept is relevant to new development areas, as well as redevelopment and infill situations.

The City's Comprehensive Plan policies, recently adopted Transportation Plan, Proposed West Corvallis - North Philomath Plan, and South Corvallis Area Refinement Plan all incorporate policies, objectives, and/or guidelines that provide authority for and encourage Mixed Use development. Use of the policies, objectives, and guidelines from these local sources will provide a sound basis upon which to build a program for Mixed Use development throughout the Corvallis community.

The City intends to utilize the OTAK consulting firm to conduct a public process, in conjunction with the City's Planning Division, to develop the land use regulations that address Mixed Use development. Since the OTAK consulting firm is developing the South Corvallis Area Refinement Plan, and many of that plan's objectives are similar to the Mixed Use development objectives of this Community Assistance Grant, use of the OTAK firm and its familiarity with the City of Corvallis and its policies will be beneficial to this project. In addition, the combined quality and past performance of both the OTAK consulting firm and the City of Corvallis policies will result in a useful product that may be used by other jurisdictions in Oregon.

Completion of a draft Mixed Use development program for the City of Corvallis is anticipated by the end of the biennium and may have broad statewide applicability. The program may be able to serve as a model which may be copied in communities both larger and smaller than the City of Corvallis. Since many of the goals of a Mixed Use development program are consistent with the State's Planning Goals and Guidelines, a model of this type should have substantial statewide interest.

WORK PROGRAM

A 7-task program has been prepared, of which 6 will be completed as part of the grant. City staff will commence Task 1, establishing a steering committee, immediately upon awarding of the grant. Consultant services will be utilized for Tasks 2 through 6, defining objectives, researching various mixed use zones from other jurisdictions, developing rough draft language for a mixed use zone, developing visual images of the mixed use zone and comparing it with the objectives of the City's Comprehensive Plan, and refining the draft language for the mixed use zone. City staff will conduct Task 7, project approval and implementation, following the completion of Tasks 1-6.

* TASK I: ESTABLISHING A STEERING COMMITTEE

To ensure public involvement throughout the planning process, provide staff with comments on work products, and ultimately formulate a recommendation on the Mixed Use Zone, a steering committee will be established. This steering committee will be established by the Planning Commission and will consist of a maximum of 9 people. Its members will serve for the duration of the project.

To carry out its responsibilities, the Steering Committee will hold three public workshops. City staff will be responsible for scheduling all Steering Committee workshop meetings and keeping minutes of those meetings. Public notice of Steering Committee workshop meetings will be placed in the local newspaper at least 7 days prior to each meeting. The ultimate product of this step will be a community involvement program for the Project which will culminate in a recommendation on the proposed Mixed Use Zone.

Work toward the establishment of the steering committee will start immediately upon the City receiving the grant and is estimated to be completed during the month of February. If the Technical Assistance grant is approved, the Planning Commission will consider the matter on February 5, 1997.

Costs associated with this task are estimated as follows:

<u>City staff:</u>	8 hours planner @ \$28/hour =	\$224
	2 hours secretary @ \$22/hour =	\$ 44
	Total:	\$268

TASK II: DEFINING OBJECTIVES

Part of the process of developing a Mixed Use Zone will include the identification of clear objectives for the project. These objectives will pertain to how and where a Mixed

Use Zone will be applied to the City. To assist in defining objectives for the project, the consultant will develop a packet of information in late February and early March for the Steering Committee. The Steering Committee will conduct a public workshop during a Planning Commission meeting on March 12, 1997.

To facilitate a positive application and testing of the Mixed Use Zone, the idea of initially applying the new zone to selected areas immediately after establishment of the new zone will be discussed with the Steering Committee and Planning Commission.

Costs associated with this task are estimated as follows:

<u>City staff:</u>	8 hours planner @ \$28/hour =	\$224
	5 hours secretary @ \$22/hour =	<u>\$110</u>
	Total:	\$334

<u>Consultant:</u>	45 hours Project Manager @ \$90/hour =	\$4,050
	10 hours planner @ \$65/hour =	\$ 650
	8 hours administrative @ \$30/hour =	<u>\$ 240</u>
	Total:	\$4,950

TASK III: RESEARCHING VARIOUS MIXED USE ZONES FROM OTHER JURISDICTIONS

Part of the process of developing a Mixed Use Zone will include the consultant researching various Mixed Use Zones from other jurisdictions. The consultant's research will provide the City with examples of successful and unsuccessful ideas, as well as assist in further defining the project. The research will be primarily conducted by the consultant in the second half of March, 1997.

Costs associated with this task are estimated as follows:

<u>Consultant:</u>	4 hours Project Manager @ \$90/hour =	\$ 360
	40 hours planner @ \$65/hour =	\$2,600
	4 hours administrative @ \$30/hour =	<u>\$ 120</u>
	Total:	\$3,080

TASK IV: DEVELOPING ROUGH DRAFT LANGUAGE FOR A MIXED USE ZONE

Using the information collected in Tasks II and III, the consultant will generate draft language for a Mixed Use Zone. This language will generally discuss goals, visions, concepts, land use, public and private facilities and services, design and development standards, and implementation. The consultant will develop the draft language in late

March and the majority of April and the Steering Committee will conduct a public workshop on the draft language during a Planning Commission meeting on April 23, 1997.

Costs associated with this task are estimated as follows:

City staff: 40 hours planner @ \$28/hour = \$1,120
6 hours secretary @ \$22/hour = \$ 132
Total: \$1,252

Consultant: 25 hours Project Manager @ \$90/hour = \$2,250
40 hours planner @ \$65/hour = \$2,600
8 hours administrative @ \$30/hour = \$ 240
Total: \$5,090

TASK V: DEVELOPING VISUAL IMAGES OF AND SOLICITING FEEDBACK ON MIXED USE ZONE

Using the information collected in Tasks II - IV, the consultant will generate graphic demonstrations/images of various elements of the Mixed Use Zone. These graphic images will be used to solicit additional community input and feedback and to pre-test whether or not the draft Mixed Use Zone meets the objectives developed in Task II. In addition, the draft Mixed Use Zone will be analyzed by the consultant and City staff regarding consistency with Comprehensive Plan and local ordinances and plans. This work will be conducted in the last part of April and the first 3/4 of May, 1997.

Costs associated with this task are estimated as follows:

City staff: 30 hours planner @ \$28/hour = \$840

Consultant: 8 hours planner @ \$65/hour = \$520

TASK VI: REFINING DRAFT LANGUAGE OF MIXED USE ZONE

Based upon the information collected in Tasks II - V, the public input at the workshops, and the input from the Steering Committee, the consultant will refine the draft language of the Mixed Use Zone. This work will occur in late May and the first 3/4 of June. The Steering Committee will hold a final public workshop on June 18, 1997, where the Committee will direct the consultant to prepare a final draft of the Mixed Use Zone language for consideration by the Planning Commission and City Council.

Costs associated with this task are estimated as follows:

City staff: 40 hours planner @ \$28/hour = \$1,120
6 hours secretary @ \$22/hour = \$ 132
Total: \$1,252

Consultant: 55 hours Project Manager @ \$90/hour = \$4,950
10 hours planner @ \$65/hour = \$ 650.
8 hours administrative @ \$30/hour = \$ 240
Total: \$5,840

NOTE: AFTER COMPLETION OF TASK VI, THE CONSULTANT'S PARTICIPATION IN THE PROCESS AND THE PRODUCT DESIRED FROM THE TECHNICAL ASSISTANCE GRANT WILL BE FINISHED. THE PRODUCT WILL BE FINAL DRAFT LANGUAGE FOR A MIXED USE ZONE.

TASK VII IS NOT PART OF THE GRANT APPLICATION, BUT IS PART OF THE PROJECT

TASK VII: PROJECT APPROVAL AND IMPLEMENTATION

The Steering Committee recommendation will be forwarded to the Planning Commission and City Council for approval. The Mixed Use Zone approval will follow the Development District Change and Land Development Code Text Amendment process as specified in Chapter 2.2 of the Land Development Code. The Mixed use Zone will be forwarded to the Planning Commission and City Council over the summer of 1997.

BUDGET SUMMARY

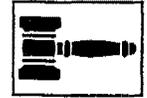
	<u>Grant</u>	<u>Local Costs</u>	<u>Total</u>
Personal Services	N/A	\$3946**	\$3946
Travel	N/A	N/A	N/A
Supplies	N/A	\$ 900	\$ 900
Contractual Services	\$19,470*	N/A	\$19,470
Other	N/A	N/A	N/A
Capital Costs	N/A	N/A	N/A
TOTAL COST	\$19,470	\$4,846	\$24,316

*Consultant: 129 hours Project Mgr. = \$11,610
 108 hours planner = \$ 7,020
 28 hours admin. = \$ 840
 Subtotal: = \$19,470

**City Staff: 126 hours planner = \$3,528
 19 hours secretary = \$ 418
 Total: = \$3,946

COMMITMENT

The Project will be administrated by the City of Corvallis Planning Division. The Planning Division staff include a full compliment of experienced planners, all of whom are at least Associate Planner level. Planning Manager Linda Samoff will lead administration of the Project and the planning staff is committed to ensuring that the Project of developing a Mixed Use Zone is successful. The Division of Land Conservation and Development will be invited to each of the public workshops and close coordination with the City's DLCDC urban field representative will occur throughout the planning process.



CORVALLIS PLANNING COMMISSION MINUTES

April 23, 1997

Present

Mary Buckman, Chair
Kirk Bailey, Steering Committee
Patrick Lampton, Steering Committee
Bruce Osen, Steering Committee
Kelley Panknin Wirth, Steering Committee

Excused: Patricia Daniels
Karyle Butcher
Chick Gerke
Michael Schweizer,

Steering committee:

Aaron Jackson
Bruce Hansen
Ed Barlow-Peterick, City Council
Tony Howell, City Council
Patrick Peters, City Council
Denny Hedges
Gary Feuerstein

Staff

Jim Brewer, Deputy City Attorney
Linda Sarnoff, Planning Division Manager
Kelly Schlesener, Associate Planner
Greg Gescher, Dev. Engr. Supervisor
DeAnne Eilers, Recording Secretary
Mark Radabaugh, DLCD
Joe Dills, OTAK
Scot Siegel, OTAK

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
Minutes: March 26, 1997			Continued to next meeting
Mixed Use Steering Work Session :		May 28, 1997	
Next Meeting:	5/7/97		

CONTENT OF DISCUSSION

The Corvallis Planning Commission was called to order by the Chair at 7:00 p.m. in the Central Park Municipal Building. This is a work session and public hearing procedures do not apply.

- I. **MINUTES:** (March 26, 1997) The minutes were continued to the next meeting so a quorum of those present at the meeting can address them.

II. WORK SESSION

A. Review of code research:

Scot Siegel presented a summary of the direction they received from the Steering Committee at the last meeting on March 12. **Attachment A.** The consultants researched mixed use zoning and included the key features from six other jurisdictions. Information was also included in the report on the strengths and weaknesses based on the six objectives outlined by the Steering Committee as follows:

1. Flexibility
2. User friendly
3. Area of application
4. Performance standards
5. Voluntary roll-out of new zone
6. Neighborhood compatibility

The communities that have adopted mixed use zoning that were described in the report include the following:

1. City of Beaverton - multiple use districts
2. City of Bend- mixed use riverfront zone
3. City of Hillsboro - station community plan districts
4. City of Gresham - civic neighborhood plan district
5. City of Eugene - mixed use district
6. King County, Washington - mixed use development standards

The city of Chico, California was also reviewed and appears to be similar to the Corvallis proposal. This will be presented to the Committee at a later meeting.

Consultant, Joe Dills, said there did not appear to be a single model that would fit the Corvallis project, but rather bits and pieces from each that could be applied to the Corvallis plan. The West Corvallis Draft Plan has identified specific areas by use and is similar to the Chico plan. The Sandy Comprehensive Plan, being rewritten at this time, includes many of the West Corvallis Plan concepts with a neighborhood or village for specific plans and the distance from center to edge of the areas is quite specific as to distance.

B. Proposed Purpose Statement for a Mixed Use Zone:

Mr. Dills presented suggestions for consideration in the purpose statement. These apply primarily to the infill and redevelopment situations recognizing that greenfield situations, i.e., 53rd & West Hills or the Rivergreen development are unique and have existing processes under way. This focuses on areas like the Rain Shed area, Monroe Avenue or the railroad property on 6th & Western.

Suggested purposes included:

1. Provide services at appropriate scale with surrounding neighborhoods
2. Expand housing opportunities
3. All small businesses to locate in a variety of locations
4. Provide options for living, working & shopping environments
5. Minimize potentially adverse impacts
6. Facilitate more intensive use of land
7. Provide options for pedestrian oriented living

The Committee determined the best approach was to try and utilize the existing language in the Code and not reinvent “the wheel.”

C. Discussion by the Committee included the following issues and comments:

1. Compatibility with existing use is important.
2. Transportation is a key element
3. Concerns about future use of an abandoned building being turned into something less desirable from a neighborhood standpoint
4. May be too global and needs refinement to include specific criteria for implementation. (Dills said the purpose statements are used as an interpretive reference and do not usually have specific criteria.)
5. Neighborhood centers were discussed and their location is important to consider as encouraging a mixed use area as opposed to the heart of the neighborhood where there are currently no mixed uses and it is unlikely a neighborhood center would make its way through the process in this situation.
6. Single use zoning was questioned when it appeared a mixed use zone would be beneficial in many existing residential zones to include shopping or commercial uses. There is really no reason not to have mixed use zones in almost every other zoning category. Infill properties adjacent to the downtown are very limited in their development potential under the current zoning structure.
7. Mixed use zones are not new concepts - they fell out of favor in the past when combinations of what became incompatible were put together in one area. There are arguments for both sides of

the argument for and against single use zoning. Integration and compatibility are seen as values, and what is appropriate depends on one's viewpoint. The Boys and Girls Club application is a good example of an issue that split the community.

8. After a brief discussion on implementing mixed zones on maps similar to Chico, California, the consultant said he could see a mapping process being used in Corvallis to support policy, but mapping alone would probably not be a good choice. The Transportation Plan identifies transit stops that could also be identified as possible neighborhood centers.
9. Mark Radabaugh, DLCD representative, said the West Corvallis and South Corvallis refinement areas include good mapping and examples of mixed use concepts.

Suggestions to add to the purpose statement included the following comments:

1. Change the minimum impact to promote compatibility where mixed use is allowed. (Criteria to address compatibility)
2. Encourage positive phrasing of statements
3. Support transportation (include some specific language)
4. Prevent conversion of mixed use to unwanted uses
5. Encourage development of neighborhood centers & enhance existing centers.
6. Define each objective with a purpose statement as specifically as possible.
7. Economic feasibility

D. Review Criteria: Conditional Development Chapter:

The Consultant added Plan Policy review to Conditional Development and asked if the committee wants to retain this for the decision making process. The interpretative part of the current policies is difficult because the policies can be contradictory. Planner Schlesener said recent conferences on land use issues have advised that staff use the Land Development Code to implement the Comprehensive Policies. The Code needs to be structured so it is as definitive as possible. There was discussion on whether or not a separate mixed use chapter

should be included in the Code or whether a mixed use choice should be added to various districts.

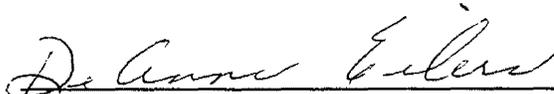
Mark Radabaugh responded to the question about whether or not to include the policies and said in other plans he reviewed it is difficult to get into the type of detail needed to exclude it from the section.

E. Next steps:

1. Matrix: After brief discussion, it was determined the consultant would put together a matrix for the committee to use and identify appropriate land use designations by district. A copy of the existing chart of uses will be included. This will need to be completed and compiled before the next meeting.
2. The next meeting is scheduled for May 28, 1997.

III. ADJOURNMENT:

The meeting was adjourned at 9:15 p.m.


DeAnne Eilers, Recording Secretary

Attachment A

M e m o r a n d u m



17255 SW Boones Ferry Rd.

Lake Oswego, OR 97035

Phone (503) 635-2618

Fax (503) 635-5395

To: Linda Sarnoff, AICP, City of Corvallis
From: Joe Dills, AICP, and Scot Siegel, AICP
Date: March 26, 1997
Subject: Mixed Use Zone Steering Committee Direction

The following summarizes our understanding of the direction we received from the Mixed Use Zone Steering Committee at their March 12 meeting:

Flexibility — The mixed use zone should be successful in a wide range of geographic and economic circumstances, and anticipate changes in the marketplace.

User-friendly — Mixed use zoning should be easy to understand, and provide certainty in the development review process, to the extent possible. The Steering Committee recommended providing "templates" as guidance to developers. Templates are schematic illustrations and/or prescriptive standards used to assist in gaining development approval.

Area of application — The mixed use zone is intended to apply primarily to infill and redevelopment situations. The new zone will support other planning efforts (e.g., corridors and town centers identified in the South Corvallis Area Refinement Plan, North Philomath-West Corvallis Plan, and/or the Transportation Alternatives Analysis).

Performance standards — Performance standards provide the greatest flexibility for designing and evaluating development. As an example, the city's existing codes for *planned developments* and *plan compatibility review* are performance-based. Consideration should be given to allowing mixed use development "outright" in some locations, after the zone has been tested and refined.

Voluntary roll-out of new zone — The mixed use zone should be applied on a voluntary basis, at first, with zoning applications initiated by property owners. If the zone is successful, then the City may want to consider mandatory mixed use zoning as part of its transportation and growth management planning program.

Neighborhood compatibility — The mixed use zone needs to consider neighborhood compatibility issues when contemplating mixed use opportunities.

We welcome further comments and refinements from the steering committee. Please note that the above is a brief summary of the March 12 discussion. For complete documentation of the meeting, please refer to the meeting minutes.

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Memorandum



17355 SW Boones Ferry Rd.
Lake Oswego, OR 97035
Phone (503) 635-3618
Fax (503) 635-5395

To: Linda Sarnoff, AICP
From: Joe Dills, AICP, and Scot Siegel, AICP
Date: April 3, 1997
Subject: Mixed-Use Zone Research

This memo summarizes our research findings on mixed-use zoning, and recommends an approach for drafting a new zone for Corvallis. We have outlined the key features of zone districts from six other jurisdictions, including potential strengths and weaknesses. Our analysis is based on the six objectives described by the steering committee (March 26 memo). Interview notes are provided for the jurisdictions that we were able to interview.

1. City of Beaverton — Multiple Use Districts

The City of Beaverton has adopted multiple-use zoning for its downtown area, town centers, main streets, and areas near light rail stations.

Key Features

- New zone districts oriented to light rail station areas (generally 1/2 mile radius)
- Minimum housing densities and floor area ratios required
- Limits the size of free-standing retail uses to 5,000 or 10,000 square feet
- Requires parking under, behind, or to the sides of buildings
- Requires a mix of land uses, with a maximum percentage of each type of land use
- Limits retail uses to those serving local (light rail station) area
- Establishes design standards for building entrance orientation, pedestrian weather protection, and open space (residential uses).

Strengths

- Provides clear direction on what is permitted, required, not allowed, etc.
- Applies to infill/redevelopment sites as well as vacant lands
- Ensures neighborhood compatibility through prescriptive land use standards (e.g., limits the size of retail and office buildings)

Weaknesses

- Prescriptive standards are not flexible; may not be able to respond effectively to changes in the marketplace.
- Relies upon major transit investment to attract development; may not be transferable to communities without light rail
- Lacks incentives for quality development; does not encourage creativity.

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- "Mandatory" adoption and implementation is inconsistent with steering committee direction for a voluntary roll-out.

Notes

Nike, which owns most of the land north of the Beaverton Creek light rail station, has unsuccessfully tried to amend the code to remove a minimum housing requirement. They would like to use all of their property for campus industrial uses. For further information, contact Nadine Smith, Senior Planner, City of Beaverton.

2. City of Bend — Mixed-Use Riverfront Zone

The City of Bend adopted a mixed-use plan and zoning district in 1995 for it's Riverfront district, which includes a former mill site adjacent to the Deschutes River.

Key Features

- Site specific to Bend's Old Mill property
- Allows a wide range of industrial, commercial, residential and public uses, but does not require a mix of uses
- Retail uses limited to 15,000 square feet
- Prohibits motor vehicle repair, sales, storage, and drive-up windows
- Special standards for automobile service stations
- Requires a Master Development Plan, including facilities plan and master development plan (i.e., concept development plan)
- Requires design review (i.e., detailed development plan)
- Standards for public facilities, landscaping, open space, and streets are performance-based
- Provides incentives for reduced parking (shared parking, parallel parking on-street)
- Cross-references other related code sections (riverfront setbacks and grading)
- Requires conditional use review for building height greater than 35 feet
- Prohibits pole signs
- Allows private streets as alternative to public streets

Strengths

- While the mixed-use district is specific to the Old Mill property, this type of planned development approach could be used in a wide range of geographic settings.
- Balances performance-based standards with non-discretionary standards
- Allows a broad range of land uses
- Old Mill site has both infill and redevelopment characteristics
- Master Development Plan similar to Corvallis' planned development process
- A mix of uses is optional
- Ensures neighborhood compatibility with transportation, site design, and emissions standards; manufacturing processes and storage must be within buildings.

Weaknesses

- Purpose statement may be too general to provide meaningful direction to staff,

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developers and decision-makers (e.g., the code states, *provids a variety of employment opportunities and housing types*, though a mix of uses is optional).

- The code is not directly transferable to Corvallis because it is site-specific, with the Deschutes River serving as a key planning feature.

Notes

The City created the mixed-use district in partnership with the property owner. A master development plan was approved for the Mill Site last year, consistent with the mixed-use plan and zone code. The development includes housing, offices, retail and open space along the river. For further information, contact Anita Powell, Planner, City of Bend.

3. City of Hillsboro — Station Community Plan Districts

The station community plan districts include policy language and zoning codes for areas around light rail stations, including downtown Hillsboro. The employment and industrial station area zones was adopted last year, but the primary mixed-use zone (residential village) is pending.

Key Features

- New zone districts oriented to light rail station areas (generally 1/2 mile radius).
- Minimum housing densities required
- Requires mix of residential and commercial uses in "village" districts; a planned development approach is used in these areas
- Prohibits "bulk" retail uses greater than 40,000 square feet, except in some station-area employment zones; requires minimum floor area ratios where large retail uses are allowed.
- Requires parking under, behind, or to the sides of buildings
- Prohibits free-standing retail uses in some zones; allows retail uses up to 15,000 square feet when they are directly related to, or primarily serve, employees in industrial and institutional zones.
- Maximum block perimeter of 2,000 square feet
- Maximum off-street parking requirement
- Requires that residential uses be located on or above second stories
- Establishes design standards for building entries and orientation, ground floor windows, open space, building step-backs

Strengths

- Provides clear direction on what is permitted, required, not allowed, etc.
- Applies to infill/redevelopment sites as well as vacant lands
- Ensures neighborhood compatibility through prescriptive land use standards (e.g., limits the size of retail buildings)
- Provides flexibility in allowing larger retail uses in some zones when they support employment in those zones

Weaknesses

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Mixed-Use Zone Research

4/13/1997

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- Prescriptive standards are not flexible; may not be able to respond effectively to changes in the marketplace
- Relies upon major transit investment to attract development; may not be transferable to communities without light rail
- Lacks incentives for quality development; does not encourage creativity
- "Mandatory" adoption and implementation is inconsistent with steering committee direction for a voluntary roll-out

Notes

At this time, Hillsboro is still in the process of adopting its station area code amendments. No development applications have been approved in mixed-use areas under the new regulations. Single-use industrial and commercial development has been approved in other station areas. Staff believe that *design* will be key to implementing mixed-use, as most sites are infill in neighborhoods. Design guidelines will be adopted as part of specific neighborhood plans. They will most likely address density, height and mass limitations, facade treatments, privacy (e.g., side windows and views of private yards), and limitations on commercial uses. Some neighborhoods want strict limits on commercial land use (e.g., allow it only a half-block deep adjacent to light rail), while others are interested in creating larger districts. Hillsboro has a prescriptive code; staff suggested considering the following issues for a performance-based code: traffic, signage, design of structure, noise, hours of operation. For further information, contact Debbie Noble, Senior Planner, City of Hillsboro.

4. City of Gresham — Civic Neighborhood Plan District

Gresham adopted its Civic Neighborhood Plan in 1995. The plan area is adjacent to downtown, and includes city hall. A new light rail line is proposed for the area once it reaches a certain threshold of employment and housing.

Key Features

- New zone districts oriented to city hall
- Minimum housing densities required
- Prohibits free-standing retail uses greater than 10,000 square feet; limits the size of retail businesses within multi-tenant buildings to 10,000 square feet.
- Establishes a future street plan for district
- Requires parking under, behind, or to the sides of buildings
- Maximum building setbacks required on all street frontages
- Minimum building heights required (22 feet)
- Maximum off-street parking requirement
- Requires that residential uses be located on or above second stories
- Establishes design standards for building entries and orientation, ground floor windows, open space, building step-backs
- Limits auto-dependent uses, and prohibits drive-through facilities as a primary use
- Establishes general architectural design guidelines

Strengths

- Provides clear direction on what is permitted, required, not allowed, etc; strong

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(iv) Use Zone Research
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purpose and intent statement

- Ensures neighborhood compatibility through prescriptive land use standards (e.g., limits the size of retail buildings), and architectural design guidelines

Weaknesses

- Prescriptive standards are not flexible; may not be able to respond effectively to changes in the marketplace
- Relies upon major transit investment and proximity to civic center to attract development; may not be transferable to different contexts
- Lacks incentives for quality development; does not encourage creativity
- "Mandatory" adoption and implementation is inconsistent with steering committee direction for a voluntary roll-out

Notes

The civic center plan and zone district were developed in partnership with developers, property owners, and downtown representatives. Gresham has conducted pre-application conferences for property in the civic neighborhood district, but no buildings have been developed to date. The city is making over \$10 million in infrastructure improvements (main street and utilities) to encourage redevelopment. A new light rail station is nearly funded. A plaza is not yet funded. Property tax abatement and system development charge reimbursement is available to encourage high densities, housing affordability, and structured parking. The district allows for reduced traffic system development charges due to the integration of housing and jobs. For further information, contact Max Talbot, Community Development Director, City of Gresham.

5. City of Eugene — Mixed Use District

The City of Eugene has had mixed-use zoning criteria on the books since 1977.

Key Features

- Planned development approach, requires special study to apply zone; allowed uses and development standards are tailored to each site.
- Criteria for applying zone include: minimum of one city block; internal and external land use compatibility; at least 50% of lots already developed; existing development is "mixed"; conventional zoning not appropriate for mixed-use per study; meets zone change criteria.
- Allowable uses and development standards are determined on a case-by-case basis, consistent with the special study
- Does not provide scope or evaluation criteria for special study

Strengths

- Most flexible system reviewed in terms of implementation, allowed uses, and development standards
- Is appropriate for areas with a history of mixed-use development
- Special study requirement, with emphasis on neighborhood compatibility

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Weaknesses

- Limited to areas with existing pattern of mixed-use development
- Lack of consistency in code administration and political decision-making could make this process not user-friendly
- Lacks clear and objective standards for preparing and evaluating "special studies"

Notes

The city is presently updating its zone code, including the mixed-use provisions. The existing chapter has had limited use, with some success in three neighborhoods. Most recently, a zone change for a portion of the Whitaker Neighborhood (north of downtown) was appealed to LUBA and remanded. The change from industrial and commercial to mixed-use was part of a neighborhood planning process which recognized an existing pattern of mixed-use (including some residential areas), and recommended a site review process to encourage compatible infill. Local property owners opposed the site review element, and LUBA remanded the decision to the city based on the following concerns: site review process may impact housing affordability; additional housing may encroach on and displace industrial uses; and zone change should adequately address citywide land inventory and state goal compliance issues. The city revising the zone as part of its general code update and periodic review. For more information, contact Theresa Bishow, Senior Planner.

6. King County, Washington — Mixed-Use Development Standards

King County, which includes the City of Seattle, is Washington's most populated county. The county code regulates land use in unincorporated areas outside of Seattle, including both urban and rural areas. King County allows mixed-use development in all of its commercial zones. These zones include: neighborhood business, community business, regional business, and office.

Key Features

- Allows residential use in commercial zones with limitations on floor area
- Allows for density calculation to be based on entire site area
- Allows increased floor area ratios for buildings with residential use
- Allows increased floor area ratios when all required parking is in common parking structure
- Allows a reduction in parking requirements of up to 20% with shared parking facilities

Strengths

- Optional standards/incentives
- Quantitative standards are user-friendly
- May be applied to any commercial zone; does not require creation of new zone
- Performance-based system encourages creativity and flexibility
- Voluntary system

Weaknesses

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Use Zone Research

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- Narrow scope does not address new mixed-use areas (i.e., where commercial zoning does not already exist)
- Does not address neighborhood compatibility (may be addressed by other code sections)

Notes

For further information, contact:

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Conclusion

Based on our research, and the direction received from the steering committee, we recommend using the following approach in preparing a mixed-use zone for Corvallis:

Create an overlay zone for the greatest flexibility in location

The overlay zone should *allow* mixed-use, but not mandate it. Provide a clear purpose and intent statement, and objective criteria for approving overlay zone map amendments. It should be easy to receive mixed-use zoning when objective criteria are met (consider using a template approach).

A property owner should be able to initiate the zone change at any time
This is the same approach used in the city's planned development ordinance.

Provide a table of permitted uses, including any conditional uses and uses with special limitations

Require a site analysis, and off-site analysis, as part of the development application

This can help in defining compatibility concerns, and in advising the applicant on mitigation.

Use performance-based development standards for neighborhood compatibility

Standards could address such issues as traffic and parking generation, design of structure and relationship to adjacent structures (e.g., privacy), hours of operation, signs, noise, etc. Mixed-use development proposals could be required to go through plan compatibility review, as outlined in Chapter 2.13 of the Land Development Code.

Some prescriptive standards may be necessary to ensure that mixed-use development is pedestrian-friendly, and supportive of transit service.

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CORVALLIS MIXED USE ZONE PROJECT
APPROACH AND KEY CONCEPTS
April 14, 1997

PURPOSE STATEMENT FOR A MIXED USE ZONE

The following statements are suggested for the "purpose" section of the LDC chapter selected to implement mixed use:

- Provide services at an appropriate scale for the surrounding neighborhood
 - Expand housing opportunities
 - Allow small businesses to locate in a variety of locations
 - Provide options for living, working, and shopping environments
 - Minimize potentially adverse impacts
 - Facilitate more intensive use of land
- Provide options for pedestrian-oriented living

HOW TO PERMIT "INFILL" MIXED USE IN THE CORVALLIS LAND DEVELOPMENT CODE

1. *As Permitted Uses* Example: Housing above retail in the Shopping Area District
2. *As Special Development* Example: Coffee shops in the High Density Residential District (RS-20)

Special Development is the city's mechanism for discretionary reviews. It includes Conditional Development, which require hearings, and Plan Compatibility Reviews, which are administrative reviews with notice. "Planned Developments" are a type of Conditional Development review.

Note: For newly developing areas, a third option exists to create new districts. An example is the Mixed Use District being developed for the West Corvallis North Philomath Plan.

CORVALLIS MIXED USE ZONE PROJECT
APPROACH AND KEY CONCEPTS

April 14, 1997

PROCEDURAL APPROACHES

1. CREATE A MIXED USE OVERLAY DISTRICT

Comments: Would function like the Planned Development process
Adds two chapters to the code
May not be good for small proposals (e.g. Rain Shed)
Existing application requirements are extensive

2. MODIFY EXISTING CONDITIONAL DEVELOPMENT CHAPTER

Comments: Makes use of an existing process and code chapter
CD chapter introduction is clear
Review criteria include compatibility criteria
Review criteria include plan policy consistency - this adds lots of findings to all reviews
Modifications would need to include:
A. Additions to the purpose statement
B. An additional review criterion requiring consistency with mixed use development guidelines, and the guidelines themselves

3. CREATE A NEW MIXED USE CONDITIONAL DEVELOPMENT CHAPTER

Comments: Would function like the CD process, but would be in a stand alone (new) chapter

Staff preference: Staff prefers Option 2 because it makes use of an existing process and can be modified to achieve the "purposes" intended for mixed use.

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CORVALLIS MIXED USE ZONE PROJECT
APPROACH AND KEY CONCEPTS
April 14, 1997

CONDITIONAL DEVELOPMENT CHAPTER - ROUGH DRAFT MODIFICATIONS

<i>Background</i>	No change	e zon
<i>Purposes</i>	Expand to add mixed use purposes	is las
<i>Application Requirements</i>	No change	
<i>Review Criteria</i>	Consistency with purposes Consistency with plan policies (?) Compatibility factors review Compliance with mixed use development guidelines	
<i>Mixed Use Development Guidelines:</i>	Add. See the list below.	

POTENTIAL MIXED USE DEVELOPMENT GUIDELINES

Applicants would be required to demonstrate compliance with at least 5 of the following, with the option for the planning commission to require any five:

- a. New buildings and expansions must be oriented to the street
- b. Pedestrian amenities required along the frontage
- c. Maximum setback of ___ feet
- d. Weather protection along sidewalk
- e. Second floor spaces must have balconies
- f. Corner entrances required on corner lots (new buildings only in specified districts)
- g. Cross-over easements and connections with adjacent properties required
- h. Street trees of at least ___-inch caliper
- j. No blank walls visible from street
- k. Public entrances required from all sides with street frontage, in selected districts

CORVALLIS MIXED USE ZONE PROJECT
APPROACH AND KEY CONCEPTS

April 14, 1997

PARKING FOR INFILL DEVELOPMENTS - A KEY ISSUE

Issue: In developed areas, infill development (mixed or not) has the potential to cause parking conflicts. The conflict occurs when parking demand exceeds conveniently located supply.

There is the potential for parking conflicts to be a significant issue in the review of mixed use proposals.

Existing

Policy: The Corvallis Code requires, as do most codes, a specified number of off-street parking spaces. Flexibility to reduce parking is provided in a few situations (e.g. shared parking and demonstrated bike/walk customers in the SA(U) district).

Potential

New Policy: The city should consider modifying its code to add flexibility for parking, and to clearly state situations where a parking reduction is acceptable, thereby reducing discretion. Examples include:

- A. For small developments (specified by number of square feet or another measure), allow an automatic reduction of ___% of the off-street parking requirement.
- B. Allow parkable frontage to count toward the off-street requirements.

DETERMINING WHAT USES TO ADD TO VARIOUS DISTRICTS

It is recommended that the first review of uses to be added into the code be focused as follows:

Add uses to: The medium to high density residential districts: RS-9, RS-12, RS-20.

Three commercial districts: Shopping Area, Community Shopping, Linear Commercial

The Limited Industrial District (with addition of selective uses to the General and Intensive Industrial districts.

CORVALLIS MIXED USE ZONE PROJECT
APPROACH AND KEY CONCEPTS
April 14, 1997

Leave as is: The low density residential districts: RS 3-5, RS-5, and RS-6.

Four commercial districts: Central Business, Central Business Fringe,
Regional Shopping Center, Special Shopping District.

Next Steps

Staff will prepare a matrix of the districts and potential uses that can be added. Steering Committee members will then check those uses they believe ought to be considered for addition as mixed use conditional developments.



23 April 1997

Corvallis Mixed Use Zone

Linda Sarnoff
City of Corvallis Planning Department
501 SW Madison Ave
Corvallis, Oregon 97333

Dear Linda:

Some initial thoughts about OTAK's 14 April Mixed Use Zone materials:

1. Positive Ideas

- A. Emphasis on infill and redevelopment parcels makes perfect sense since these are established areas which have often defined their own character and many times are not sympathetically understood by the zoning code. Similarly, in order to open more progressive options, it makes a good opportunity for specially designated fringe districts.
- B. Voluntary is the right way to encourage acceptance.
- C. Reduced Parking options, encouragement for infill properties that are within walking distance of complementary uses.
- D. The Eugene code is my favorite, but they all have advantages. In our case, the Existing Conditional Development Chapter is a good avenue. I like the idea of simply adding allowed uses to existing zones. What difference does it make to anyone if housing occurs in a GI zone, the developer is willing to take the chance, and the occupants are receptive?

2. Negative Ideas

- A. The "Village" concept is too contrived. Let's build Corvallis.
- B. Design standards. Excellence is not a product of an artificial format. Design standards do not prevent lousy buildings; they do prevent extraordinary ones.
- C. An Overlay Zone is dysfunctional. They have all the ambiguity of the underlying zone with the uncertainties of a major planning effort.

3. Caution

- A. A limit on single use sizes strikes me as a good measure, but I can imagine that it could revert to a punitive limitation in some cases. I generally favor the idea, but let's be open about the wording.

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Linda Sarnoff
23 April 1997

Corvallis Mixed Use Zone
Page 2 of 2

B. 1. Minimum Housing Densities has merit in many cases, but there are exceptions. I would favor it under the right wording.



Gary Feuerstein

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CORVALLIS PLANNING COMMISSION MINUTES

May 28, 1997

Present

Bruce Osen, Vice Chair

Kirk Bailey

Karyle Butcher

Patricia Daniels

Patrick Lampton

Mike Schweizer

Mixed Use Steering Committee

Aaron Jackson

Denny Hedges

Bruce Hanson

Gary Feuerstein

Councilor Tony Howell

Barlow-Peterick (Council Liaison & Steering Comm)

Other:

Joe Dills, OTAK Consultant

Mark Radabaugh, DLCD Field Representative

Staff

Ken Gibb, Community Development Director

Kelly Schlesener, Associate Planner

DeAnne Eilers, Recording Secretary

MARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
Minutes: March 26, 1997		5/7/97	
Work session LDT-97-4 Mixed Use Zone			Consultant to prepare draft language
Next Meeting:			6/25/97

CONTENT OF DISCUSSION

The Corvallis Planning Commission was called to order by the Vice Chair at 7:00 p.m. in the Central Park Municipal Building.

- I. Minutes: March 26, 1997: The minutes were continued to the next meeting due to quorum requirements.
- II. Consultant's Report: LDT-97-4 Mixed Use Zoning
 - A. Consultant Joe Dills, OTAK, presented a summary report on the mixed use survey as outlined on Attachment A with the additions and summary made at the meeting.

1. Mr. Dills said at the last meeting there was general agreement to try the approach of a district by district addition of selected uses and combining those with standards that would be incorporated into the Planned Development and Plan Compatibility Review sections of the Code. He suggested the Committee focus on what uses would be appropriate in various districts.
2. The Committee discussed the summary report and made the following suggestions and comments. (Included as part of Attachment A)
 - a. Residential Use Types: A broader range of housing should be allowed that could meet affordable housing needs while keeping overall density the same. The focus would be primarily on infill situations and not greenfield construction. The low density areas are the most sensitive to change and it was suggested that the ordinance language address medium to high density residential first and see how that is accepted by the community. Emphasis was placed on architectural compatibility as one means of blending in with an existing neighborhood.
 - b. There was some concern and discussion about whether or not a distinction should be made between renters and home owners. Staff cautioned against categorizing land use based on this criteria which could be discriminatory.
 - c. There was some discussion on whether or not it is more intrusive to have existing homes converted into duplexes or new construction on single lots.
 - d. There are standards that could be put into the ordinance such a limit in the number of units in a neighborhood, setbacks, design, etc. Perhaps one unit would need to be owner occupied similar to the accessory dwelling provision in the Code.
 - e. It was suggested that residential units be allowed as secondary uses in a commercial and/or industrial zone, rather than primary uses in order to maintain existing land use inventories.
 - f. Some of the allowed uses in the residential districts would probably meet some of the City's affordable housing needs, i.e. converting single family homes into duplexes. These recommendations could be referred to the Periodic Review Housing Work Group for analysis.
 - g. Consider a mixed use similar to that in the downtown area for inclusion in industrial and commercial areas that would incorporate industrial, commercial and residential uses. This would put people where the jobs are and eliminate the mandatory use of automobiles.

- h. It was suggested that multi-use employment sites be considered to include such uses as restaurants, banking and day care. Day care should be an accessory use in most of the districts.
- i. Agricultural sales should probably be left where they are because they may not fit in all commercial districts next to residential areas.
- j. Consider including convenience sales or personal services (similar to professional/administrative office use) in some of the residential and industrial districts. The new zones would include a variety of uses with more flexibility.
- k. Scale or size is an important issue to consider in locating commercial areas in a residential area. A small restaurant or mini-mart might be acceptable, but a large structure might not be compatible with the neighborhood.
- l. Consider a "reverse index" to identify uses to zones as well land use designations.
- m. Density needs to be sufficient to attract commercial use.
- n. There was discussion on the proposed nodes that are being suggested in the South Corvallis and West Corvallis areas as the result of recent studies. The consultant suggested preparing a first draft of the zones that are being proposed as part of the South Corvallis Refinement Plan called the Mixed Use Commercial and the Mixed Use Employment zones to include in the Land Development Code.

3. Summary:

- a. The consultant will do a first draft of language that would apply to mixed use commercial and mixed use employment zones that would include about 60-80% of detail. There seems to be less sensitivity to this set of uses.
- b. The consultant will draft language of how to add commercial nodes and uses to specified residential districts with attention to appropriate size or scale.

The next meeting is scheduled for June 25, 1997. Mr. Dills stressed that a draft of the ordinance language needs to be finalized and submitted to DLCD by June 30, 1997, with the understanding that this is only a draft and there will need to be final work on the project needed.

III. New Business:

A. Land Development Hearings Board

The Planning Commission concurred to schedule a public hearing on June 18, 1997 to hear an appeal on a Director's Decision: DD-97-4 Sunset Center, following the regular Planning Commission Meeting.

B. Process at hearings:

Commissioner Bailey asked if a Planning Commission hearing could be continued on behalf of the Planning Commission if they feel more information is needed on an issue from the applicant or Planning Division staff. Commissioners Lampton and Daniels said this is an option that they have pursued in the past on an infrequent basis.

The meeting was adjourned 9:05 p.m.

DeAnne Eilers 4/25/97
Recording Secretary, DeAnne Eilers

Memorandum

RE: Attachment A
RECEIVED AT 5-28-97
PLANNING COMMISSION



17355 SW Boones Ferry Rd.
Lake Oswego, OR 97035
Phone (503) 635-3618
Fax (503) 635-5395

To: Mixed Use Steering Committee
From: Joe Dills, AICP, and Scot Siegel, AICP
Copies: Linda Sarnoff, AICP
Date: May 27, 1997
Subject: Results of Mixed Use Survey

Otak has prepared the attached survey results for the steering committee. We have also provided copies of additional written comments which were returned with the surveys. Key survey findings include:

Residential Use Types

- *Duplex and zero-lot line (up to 2 units)* - Add to the RS-3.5 and RS-5 districts, subject to density limitations of those districts. check.
- *Duplex conversion of single family house* - Add to RS-3.5, RS-5, and RS-6 districts, and all commercial districts (except RSC and SSD) subject to conditional use (C) or plan compatibility review (PCR) criteria.

Townhouse (2-5 units) - Add to RS-5 district subject to PCR criteria, and density limitations of the district. Add to SA, CS, and LC districts, subject to limitations and PCR criteria.

secondary to conjunction with commercial on same property.

Multi-dwelling - Add to RS-6 and RS-9 districts subject to conditional use criteria, and density limitations of those districts. Add to SA and LC districts, subject to limitations and PCR criteria.

Accessory dwelling - Allow in all districts, except intensive industrial, subject to PCR criteria (currently allowed in RS-3.5 and RS-5 districts).

Family day care - Allow as accessory use in SA and CS districts.

Group residential and care - Add to the RS-9 district (conditional use) and P-AO district (permitted use).

Home business - Allow as accessory use in SA and CS districts.

Residential in Industrial Districts - Nodal

Day care as accessory use in many/all districts.

G-5

(2)

Civic Uses

Clinic services - Add to P-AO, SA, CS and RSC districts as permitted or conditional use.

Community recreation - Add to P-AO, SA, CS, and LI districts.

Cultural exhibits and libraries - Add to P-AO and RSC districts, subject to limitations or plan compatibility review.

Lodge, fraternal, civic assembly - Add to the P-AO district, subject to conditional use or plan compatibility review.

Postal services - Add to RSC and SSD districts.

Public safety - Add to RSC and SSD districts, subject to plan compatibility review.

Religious assembly - Add to P-AO and SA districts, subject to plan compatibility review.

Commercial Uses

? **Agricultural sales** - Add to SA, CS, RSC, and LI districts, subject to plan compatibility review.

Agricultural services - Add to the LI district, subject to plan compatibility or conditional use review.

Animal sales and services - Add to P-AO, CBF, and RSC districts, subject to limitations (e.g. limited to sale of animals for household pets, and related veterinary services).

Automotive and equipment - Add to the LI district, subject to plan compatibility review.

Business support services - Add to the SA and RSC districts.

Construction sales and services - Add to the SA district, subject to limitations and plan compatibility review.

Convenience sales and personal services - Add to RS-6, RS-9, RS-12, and RS-20 districts, and the LI and GI districts, subject to limitations. Conditional use review is recommended in residential districts. Plan compatibility review is recommended for industrial districts.

Notes

Commercial in conjunction w/ Res. - add scale stds.

Eating and drinking establishments - Add to the RS-20, P-AO, CS, RSC, and all industrial districts, subject to limitations (e.g. no drive-in establishments in residential districts, limit seating, etc.). Conditional use or plan compatibility review is recommended.

• May be stds which would allow this in lower res. districts.

G-6

Civic Uses

Clinic services - Add to P-AO, SA, CS and RSC districts as permitted or conditional use.

Community recreation - Add to P-AO, SA, CS, and LI districts.

Cultural exhibits and libraries - Add to P-AO and RSC districts, subject to limitations or plan compatibility review.

Lodge, fraternal, civic assembly - Add to the P-AO district, subject to conditional use or plan compatibility review.

Postal services - Add to RSC and SSD districts.

Public safety - Add to RSC and SSD districts, subject to plan compatibility review.

Religious assembly - Add to P-AO and SA districts, subject to plan compatibility review.

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Automotive and equipment - Add to the LI district, subject to plan compatibility review.

Business support services - Add to the SA and RSC districts.

Construction sales and services - Add to the SA district, subject to limitations and plan compatibility review.

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May be stds which would allow this in lower res. districts. G-7

Mixed Use Steering Committee
City of Corvallis Planning Commission Workshop
May 28, 1997

Direction to Staff and Summary of Key Points

Direction to Staff

- A. Prepare drafts (60-80% level of detail) of two new zone districts: Mixed Use Commercial and Mixed Use Employment.

Note: These new zones are intended for consideration in the South Corvallis Refinement Plan and as possible replacement of existing zoning in other parts of the community. The committee agreed to focus on the district language in order to finish the grant funded work by June 30, 1997. Additional work will be needed after that time, including the mapping component of where appropriate mixed use nodes should be located.

- B. Prepare ideas on how to add appropriately scaled commercial uses to selected residential districts.

Summary of Key Points

The following are selected key points from the discussion - see also the attached notes recorded on the transparency from the meeting.

1. Adding more housing types to the low density districts is a sensitive issue, due to design compatibility and perception of adverse impacts from more rentals.
2. Town homes and multi-family in commercial districts should be secondary to a commercial use to minimize potential for loss of commercial land.
3. Consider residential in industrial areas at nodes.
4. Day care should be an accessory use in many/all districts.
5. Initial impression of civic use additions is that they look acceptable.
6. Agricultural sales may not be appropriate for addition to commercial districts because they do not generally serve surrounding neighborhoods.
7. Adding commercial services in the residential districts is a sensitive issue. Focusing these uses at nodes and adopting scale and design standards will help promote compatibility. Linking them to residential uses on the same property is desirable. Allowing but not requiring the linkage provides the option.
8. Add a "reverse index" to the code so it is very easy to fit uses to zones (and zones to uses).
9. High level of interest by the committee in focusing mixed use at nodes within the community - see summary of direction and note above.



ENDEX

ENGINEERING, INC.

223 NW SECOND STREET
CORVALLIS, OREGON 97330
(541) 754-9517 Fax (541) 754-8111

RECEIVED

MAY 15 1997

14 May 1997

City of Corvallis Planning Department
Corvallis Mixed Use Zone

Linda Sarnoff
City of Corvallis Planning Department
501 SW Madison Ave
Corvallis, Oregon 97333

Dear Linda:

Attached are marked up Zone/Use Matrices. Accompanying comments:

Residential Zones

1. To encourage mixed use, a limitation on single family residences in the denser zones is appropriate.
2. Accessory dwellings are a positive mixed use tool that should be encouraged.
3. Neighborhood markets, Eating/Drinking Establishments, and Food/Beverage Sales are OK in higher densities, even moderate densities with Compatibility Review.
4. It makes perfect sense to locate laundries, even commercial facilities near the points of use. PCR seems best, but maybe Conditional or Accessory.
5. Personal Services and Professional Offices can be an OK complement to higher density residential.

Commercial Zones

1. Single Family Detached and Duplex should be minimized in all commercial zones. They are not efficient where land is recognized as suitable for commercial uses.
2. Where there are single family houses in commercial zones, conversion to duplex or multi-family should be encouraged.
3. LC and CS zones need all the help they can get. Any expansion of the uses in these two zones would be beneficial.
4. SA zone, with review, could benefit from residential as well as an expansion of the commercial uses.

G-9

Linda Sarnoff
14 May 1997

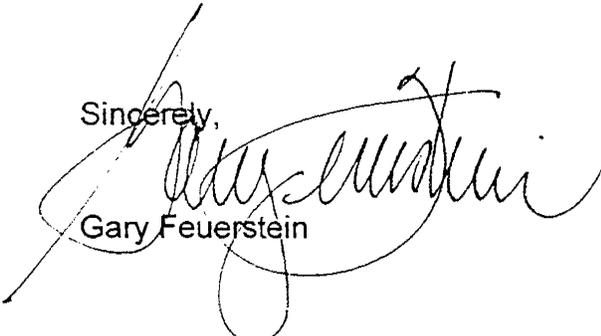
Corvallis Mixed Use Zone
Page 2 of 2

and the
support
high in
the

Industrial Zones

1. Residential, Civic and Commercial uses in LI and GI zones can be perfectly compatible. It works just great downtown. There is no reason not to allow such a mixed use in other areas, pending site specific review.
2. Industrial/commercial activities such as Building Maintenance Services, Construction Sales, Communications Services, Animal Sales/Services, Electronic Assembly, Research Instruments, Electronic Products, Medical/Dental Supplies, and others can be accommodated on LI and GI property that are now prohibited. These types of businesses are essential to healthy mixed use - they should be cautiously encouraged in the Industrial zones along with a compatible mixture of currently permitted and potentially new uses.

Sincerely,


Gary Feuerstein

G-10

RECEIVED

May 13, 1997

MAY 16 1997

Attention: Linda Sarnoff

Comm Dev Admin

Dear Corvallis Planning Commission,

I appreciate the opportunity to bring in front of you and your "mixed use planning" work session my particular needs. I was able to find and purchase a house in Corvallis last August. My house is at 622 N.W. 11th street, it was built in 1912 and was dubbed the Corbett Rental House. I learned this historical fact when I recently received a letter from the Historical Preservation Advisory Board informing me that my house was under consideration for listing on the Corvallis Register of Historic Landmarks. I couldn't be more thrilled with all of this as I am very in to the belief that our oldest buildings deserve our greatest consideration and stewardship.

Currently, my house is being rented to a low income family through an assistance program from Housing and Urban Development. HUD has inspected the house on three occasions and found it to be sound and quite appropriate for their Section 8 assistance program. My goal is to keep it within the Section 8 program until June of 1999, at which time I plan to occupy it as my primary home.

My hope is that your committee will help me achieve the goals I have developed for my historic home. These goals are reasonable and compatible with the era my house represents. Simply put, they are as follows:

1. A continuous foundation under the house and carriage garage including pavement out to the street.
- 2 Building in the "inclusive" porch to become heated house space with the appearance and effect of a sun room porch including pane windows and a glassed entry door. This project would require opening an archway in the current external wall to the dining room.
3. Opening up about 4 feet of interior wall in one upstairs room to create a larger space and a walk-in closet in one effort.

The Problem

These rather conservative goals would not change the "footprint" of this house, it would only provide additional room by including the porch in livable space and it would look very compatible to 1912 when it was finished, but, my neighborhood is currently zoned industrial and thus I'm limited by section 1.430.01 of the Corvallis Building Code which states:

"No building, structure, or land area devoted to a nonconforming use shall be enlarged, extended, reconstructed, moved, or structurally altered unless such development conforms to the provisions of this Code."

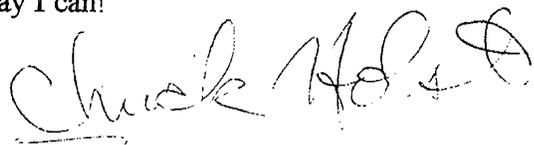
The block my house sits on only has two truly industrial businesses, Bug Works, which is a repair shop for Volkswagens and one other warehouse of some sort. The rest of the dwellings are owner occupied homes and one rental for college students, but all of these structures are homes, not apartments.

G-11

Please consider helping me to achieve my goals by restructuring the zoning code in my neighborhood. I want to preserve Corvallis' historical identity, I want to live in a home I can be proud of and inspire a vision of Corvallis over 80 years ago. I believe my neighborhood deserves this flexibility so that families can live long term in the area. I plan to.

The Corbett Rental House will be maintained and improved to represent a more current Corvallis without any loss of respect or dignity for the past it represents. I'm happy to help your effort in any way I can!

Sincerely,

A handwritten signature in cursive script that reads "Chuck Holst". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Chuck Holst
Corvallis resident since 1962.
Owner of 622 S.W. 11th Street

J-12

CORVALLIS PLANNING COMMISSION
June 25, 1997
*** MINUTES**

Present

Mary Buckman, Chair
 Patricia Daniels
 Kirk Bailey
 Karyle Butcher
 Chick Gerke
 Bruce Osen

Staff

Jim Brewer, Deputy City Attorney
 Fred Towne, Associate Planner
 Ken Gibb, Community Development Director
 DeAnne Eilers, Recording Secretary

Excused:

Patrick Lampton
 Michael Schweizer
 Kelley Panknin Wirth

7:15 p.m. LDT-97-4 Mixed Use Zone:

Present: Joe Dills & Scot Siegel, OTAK Consultants

Mixed Use Committee Members

Mark Radabaugh, State DLCD
 Kirk Bailey
 Patricia Daniels
 Bruce Osen
 Tony Howell, City Council
 Ed Barlow-Pieterick, City Council
 Denis White, Planning Commissioner Elect
 Gary Feuerstein, Citizen
 Denny Hedges, Citizen

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
Minutes: May 28, 1997			Approved as presented
Public Hearing: CD-97-1 Western PCS			Approved with conditions
LDT-97-4 Mixed Use Zone Work Shop			Draft language proposed
Next Meeting:	7/2/97		

CONTENT OF DISCUSSION

The Corvallis Planning Commission was called to order by the Chair at 6:00 p.m. in the Corvallis Public Library Meeting Room, 645 NW Monroe.

- I. MINUTES: May 28, 1997

The Planning Commission adjourned at 7:00 p.m.

Mixed Use Zone Work Discussion:

A. Opening:

Bruce Osen called the meeting of the Mixed Use Zone Steering Committee to order at 7:15 p.m. It was suggested by staff that members focus on ideas and direction rather than closure on the exact wording of the text

B. Consultant's Report:

Joe Dills, OTAK consultant, presented a memo dated June 16 and draft language of two new mixed use zones: **Attachment B**

1. Mixed Use Commercial (MUC)
2. Mixed Use Employment (MUE)

The fundamental purpose of the zones is to add some uses along with design standards and a nodal approach in the commercial and industrial districts.

He also suggested a third mixed use zone that could be called **Mixed Use Residential (MUR)**. The Mixed Use Residential would add appropriate neighborhood level of uses into the residential area - again nodally. The key difference is that the MUR would be a smaller scale (about 3,000 square feet) to serve an adjacent neighborhood.

Development review would use the existing criteria and process such as planned development, conditional development and plan compatibility reviews, and those would be templates for applicants to use. The new element would be design standards and guidelines. Proposed areas for the new zones were outlined by the consultant for the new districts - there are no size proposals at this time.

Planner Towne presented a map outlining industrial, commercial and residential lands zoned RS-9 and above. Low density residential areas would not be incorporated at this time for the mixed use zones. Existing professional office space in low density residential areas may need to be reviewed so a coffee shop could be incorporated as part of the site.

Dills also recommended some site area testing to be sure what is proposed works on some test properties in the community.

Scot Siegel responded to a question about the difference between MUC and MUE. MUC includes the introduction of residential and civic uses into an area that might otherwise be limited to commercial, with promotion of street activity and transit. The MUC allows grocery stores and larger retail activities.

Mr. Siegel said the reetail participation MUE is much smaller in scale and they are not located on major streets so traffic volume is not a consideration.

Mr. Dills said in order for the mixed use zones to operate effectively, staff needs to take a proactive approach at development review.

C. Discussion on Mixed Use Commercial by the Committee:

1. There may be some overlap with mixed use employment and some criteria needs to be identified. The key may be density and what is next to the proposed mixed use. If it is next to low density, it would lean toward the MUR.

2. The primary use concept could be reviewed similar to that used in the accessory dwelling text amendment. It was suggested that 50% or more of the site needs to be used by the primary district with the mixed use as an accessory use.
3. Multiple story buildings may be preferred in some locations and single story buildings denied.
4. Enough density needs to be created in greenfield situations to create a commercial market that is successful financially.
5. Drive through uses would be managed through the design process.
6. Gas station and fuel sale uses need to be added to the draft language in both districts.
7. Building orientation should be facing the street. Dills said in some jurisdictions, businesses prefer a driveway that is designed like a street with sidewalks and street trees that access the building's primary entrance in back. There may need to be some flexibility to allow alternatives especially with infill applications.
8. There was discussion on the vertical development of residential use in the commercial zone. For example there could be two stories of commercial and three upper stories of residential use above the commercial. There would be no limit on the residential use as long as the commercial use on the main floor is 50% or more of the space.

D. Discussion on Mixed Use Employment (MUE):

1. Scott Siegel said the key difference is that limited manufacturing is allowed outright. The zone allows people to live and work in the same area.
2. Mr. Siegel also said retail stores need to be limited in size, but a specific number is not yet determined.
3. The MUE balance may not work for a general industrial area, and caution needs to be exercised concerning compatibility issues.
3. There will be decisions that will need to be made on each application depending on the balance of uses in an area. A ratio may need to be developed such as that currently used in the RTC District that limits commercial types to 20% or less of the floor space.
4. More work needs to be done on the scale and size of the development. There are some large facilities that have few employees on site because most functions are automated.
5. Staff said the scale of retail makes a difference between the zones. The retail is intended to serve the workers on the site. There would probably be less retail in the MUE district.

E. Discussion on Mixed Use Residential (MUR):

1. Mr. Siegel said scale is an issue in this proposed mixed zone as well and size needs to be addressed and may vary. Greenfield situations would probably be larger than infill site. Commercial uses may be permitted in residentially oriented structures within neighborhoods to provide services.
2. Staff responded to a concern that this may be unnecessary and the need could be met by the MUC zone. However, both the Rivergreen and Grand Oaks developments are examples where the MUC would not provide needed services.

3. Mark Radabaugh said general areas need to be defined perhaps as part of periodic review or during annexation of land. A MUR could also be discussed with developers as new projects come along.
4. It is difficult to predict where the market will be successful and it was pointed out the small convenience stores at Witham Hill and 35th/Country Club Drive did not survive and were converted into housing.

F. Next steps:

Mr. Dills suggested the next steps would be to refine the language in the MUD and MUE and work out a draft for the MUR proposal. The current draft will be forwarded to the state as part of the grant process by the end of June.

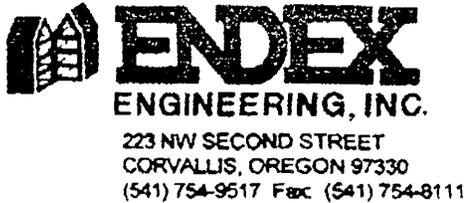
In response to a question about site plan testing, Mr. Dills said usually two or three real properties are picked to apply the mix of uses and design standards.

Mark Radabaugh said he has enjoyed working with the Committee and there is probably enough interest at the State level to continue working on this project later in the fall. Mr. Gibb said they would like to reconvene the Steering Committee to continue work on the next draft and thanked the members for their time and work on this planning project.

There was no further discussion and the meeting was adjourned at 9:30 p.m.


DeAnne Eilers, Recording Secretary

* Approved as amended August 6, 1997.



24 June 1997

Corvallis Mixed Use Zone

Linda Sarnoff
City of Corvallis Planning Department
501 SW Madison Ave
Corvallis, Oregon 97332

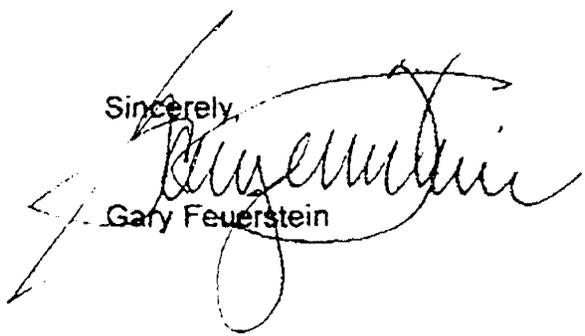
Dear Linda:

Congratulations to the Planning Department and OTAK for their work on the Mixed Use draft. I think its a reasonable and workable alternative for Corvallis. The following are comments for your consideration as the draft is completed:

1. Parking More aggressive reductions may be permitted for common use parking spaces between residential and commercial, for example, or as approved, even encouraged, through a variance request.
2. Zones The differences between the proposed MUC and MUE zones appear to be trivial. A better zone would be a combination of the most liberal features of each of the proposed zones. Use compatibility review to screen any concerns.
3. Shadow Plan Please define Shadow Plan, or better, just get rid of this oblique term and irrelevant graphic exercise. Site Plan is a perfectly understandable term in which all the necessary information can be conveyed.

Thank you for your work on this new zone. It is a positive option for Corvallis development.

Sincerely,


Gary Feuerstein

H-5

**Mixed Use Committee
September 17, 1997
MINUTES**

Mixed Use Committee members

Mark Radabaugh, State DLCD
Patricia Daniels
Bruce Osen
Tony Howell, City Council
Ed Barlow-Pieterick, City Council
Aaron Jackson
Gary Feuerstein, Citizen
Bruce Hanson

Staff

Linda Sarnoff
Kelly Schlesener
Dee Eilers

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
LDT-97-4 Mixed Use Zone Work Session			Draft language proposed
Next Meeting:	9/24/97		

CONTENT OF DISCUSSION

The Mixed Use Zone Committee was called to order by the Planning Commission Chair, Bruce Osen, at 7:05 p.m. in the Central Park Municipal Building.

I. Opening & Review of Project Status:

A. Planning Manager, Linda Sarnoff, addressed the information that was prepared by the Otak consultants based on the direction received from the Committee at the last meeting. The technical assistance grant period for the initial work on this project ended June 30, 1997. The staff acknowledged DLCD for their assistance in awarding the Technical Assistance Grant for this project. The draft information was sent to committee members and consisted of two work products as follows:

1. Consultant's Work Product #1: Mixed Use Zones: Language draft of MUR, MUC and MUE
2. Consultant's Work Product #2: Mixed Use Draft Ordinance Project

B. Questions from the Committee:

1. Ms. Sarnoff responded to a question about the process and said the ordinance proposals would be presented as part of the City's ordinance process through the Corvallis City Council. If the City Council approved the proposals, then we would have new mixed use zones.

2. Property owners in the affected districts would be encouraged to apply for the mixed use district that would then be reviewed as outlined in the criteria in the ordinance. It is also expected the Land Use Policy Group that is reviewing the Comprehensive Plan Periodic Review document will have input on map changes regarding where to locate the proposed zones.
3. Ms. Sarnoff also responded to a question and said the City may pursue additional technical assistance from the State to finalize the project. Mr. Radabaugh said the grant process is not specific at this time, but he felt they would be receptive to a small grant application from the City.

C. Correspondence:

A letter from Gary Feuerstein was distributed to the members addressing concerns about the MUR Zone implementation, consideration of reduced parking in all zones, and combining the MUC and MUE Zones into one MU zone that would be applicable to all existing Commercial and Industrial Zones. **(Attachment A)**

II. Discussion of the Consultant's Work Products:

A. Discussion on Mixed Use Zones:

Mixed Use Residential: The Committee was asked by staff to defer this discussion until after the committee discussed the proposed MUC (Mixed Use Commercial) and MUE (Mixed Use Employment) districts.

B. Discussion on Work Products:

1. Gary Feuerstein asked for more information on the difference between the commercial and employment zones. Planner Sarnoff said the commercial mixed use would basically encourage some residential use in the commercial zones. The Mixed Use Employment zone would primarily encourage some commercial and restricted residential use in the industrial zones. The intent is to preserve the industrial base in the industrial zones and the commercial base in the commercial zones.

Mr. Feuerstein said he feels the tone is the same in both of the zones and the distinctions are not developed in the language section of the product.

2. Aaron Jackson asked if there is an employee district as the term "employee" is used in the Mixed Use Employment zone. Staff responded the term is meant to imply industrial."
3. Undeveloped areas could have mixed zone areas designated and Tony Howell said this is being proposed in the South Corvallis Refinement planning.
4. Most industrial areas are employee centered, however, it needs to be clear that the primary use for the zone is industrial and not just employment. It was suggested that requiring a base of 50% for the base zone may not be sufficient to preserve the zone as intended. A higher percentage or other criteria should be considered as part of the language. Traffic patterns will help determine future locations.

The Committee concurred that each section should begin with a definition of the primary use of the zone.

5. Staff addressed "permitted uses" in a zone and said applications that are permitted outright do not go through the public hearing process. There was some concern that the

permitted use list in each zone be carefully reviewed to try and reduce conflicts and minimize compatibility issues.

Staff said they would prefer to process more applications through the public hearing process rather than have conflicts arise among neighboring parcels. Mr. Howell outlined a recent application for a permitted use in the South Corvallis area that is a concern to their steering committee because it is a warehousing operation rather than the customer oriented operation that is proposed for the surrounding Town Center Plan.

6. Language consistency: Staff said they have noted some language inconsistencies and will make corrections before the next draft. One example is the reference to “participant sports and recreation - indoor facilities” on one page. The next page refers to the use as “spectator sports and entertainment”.

C. Mixed Use Commercial:

1. Rewrite the purpose statement as discussed earlier to define the primary purpose of the Commercial Zone as being commercial use.
2. Remove the reference on page 1 to the South Corvallis Refinement Plan until it is completed.
3. Consider requiring both functional criteria under locational criteria on page 1 by changing “or” to “and.”
4. Consider a PD overlay on mixed use locations in greenfield situations that would require public review.
5. Consider criteria in the “Development Standards” section other than allowing up to 50% of another use in the zone, so the mixed use does not override the basic use of commercial land. Consider a “no net loss” policy.

Staff reiterated they would like to leave the process as open as possible to encourage opportunities for all parcels in identified zones to apply for mixed use status. The proposal will have to be reviewed by the Periodic Review Land Use Committee as well as ordinance revision process before a final product is approved.

D. Mixed Use Employment:

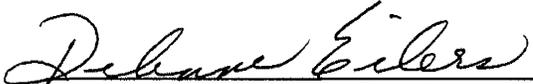
1. Rewrite the purpose statement as discussed earlier to define the primary purpose of the Commercial Zone as being commercial use.
2. Remove the reference on page 1 to the South Corvallis Refinement Plan until it is completed.
3. Remove single detached from permitted uses on page 2 1. (b).
4. Consider criteria in the Development Standards” section other than allowing up to 50% of another use in the zone so the mixed use does not override the basic use of the industrial zone.
5. Develop criteria that meets State Goal 9 (Economic Development).
6. Discussion on requiring more than one story for residential or commercial uses in a commercial zone. (This may be a hardship on certain commercial providers.)

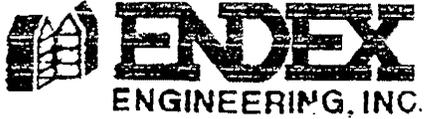
7. Staff suggested removing "fleet storage" in permitted uses on page 3, Commercial use types.
8. Animal service sections be limited to small animals to avoid compatibility issues.
9. Review list and consider reduction in the permitted use types.
10. Add "Production in association with sales" to add to list. (This would allow small business operations to make, produce and sell their products on one site.)
11. Leave 45' for building height as 35' may be too restrictive.

III. Action and next meeting:

- A. Staff will make the revisions outlined above as well as make suggestions for other revisions including the following sections:
- Page 7, Street connectivity, internal circulation, and driveway locations.
 - Developing diagrams for detailed explanation
 - Review both districts for compatibility concerns with adjacent property.

The next meeting is Wednesday, September 24, 1997 at the Public Library Meeting Room at 7:00 p.m.


DeAnne Eilers, Recording Secretary



223 NW SECOND STREET
CORVALLIS, OREGON 97330
(541) 754-9517 Fax: (541) 754-8111

16 September 1997

Corvallis Mixed Use Zone

Linda Sarnoff
City of Corvallis Planning Department
501 SW Madison Ave
Corvallis, Oregon 97333

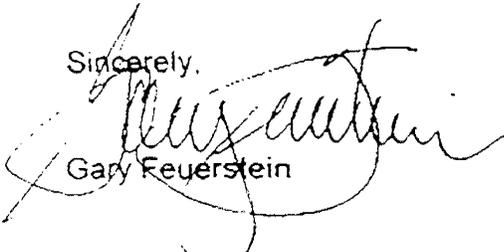
Dear Linda:

Please consider the following comments as final decisions are made on the proposed Mixed Use Zones:

1. MUR Zone - This zone is the most troublesome of the 3 proposed zones. I do not favor this zone because it is the most fragile - it is a target for conflict and reservation, as it has already been in the draft stage, and it may very well give the other Mixed Use zones a bad reputation in its implementation. It does offer some interesting options for residential zones, but the impact is minor and it is not worth the risk at this time. Maybe later as we get more familiar with the mixed use options.
2. Parking all Zones More aggressive reductions may be permitted for common use parking spaces between residential and commercial, for example, or as approved, even encouraged, through a variance request. We want to encourage conditions in which the mix of uses offers a lifestyle less dependent on private autos.
3. MUC and MUE Zones The differences between the proposed MUC and MUE zones appear to be trivial. A better zone would be a combination of the most liberal features of each of the proposed zones - simply combine the permitted uses and make the MU zone applicable to all existing Commercial, Industrial Comp Plan zones. It would be OK to use compatibility review or Planned Development to screen site specific concerns, or to encourage site specific opportunities.

Thank you for your work on these new zones. They offer positive options for Corvallis development.

Sincerely,


Gary Feuerstein

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MIXED-USE ZONE COMMITTEE

Minutes

September 24, 1997

Present

Bruce Osen, Planning Commission Chair
Ed Barlow-Pieterick, City Councilor
Tony Howell, City Council
Aaron Jackson, Committee Member
Gary Feuerstein, Committee Member
Kirk Bailey, Planning Commission

Staff

Liz Ortman, Recording Secretary
Linda Sarnoff, Planning Manager
Kelly Schlesener, Associate Planner

Absent

Patricia Daniels, Planning Commission
Bruce Hansen, Committee Member

SUMMARY OF DISCUSSION

Agenda Item	Action Taken
I. Call to Order	Called to order at 7:06 p.m.
II. Review of September 17, 1997 minutes	Accepted as written, see comments below.
III. Discussion of Mixed Use Employment (MUE)	Discussion
IV. Review of Changes Made to Mixed Use Commercial (MUC)	Slightly behind schedule.
V. Other Business	Reviewed and discussed.
VI. Adjourn	Adjourn at 9:15 p.m., next meeting October 22, 1997 at 6 p.m.

CONTENT OF DISCUSSION

I. **CALL TO ORDER:** The meeting was called to order at 7:06 p.m., in the Central Park Municipal Building, by Bruce Osen, Chair.

II. **REVIEW OF SEPTEMBER 17, 1997 MINUTES**

Linda Sarnoff received several questions regarding minutes of the September 17, 1997, Mixed Use meeting. She expressed that she wanted to clarify how the minutes were done. Linda had directed staff to do less detailed minutes because of the time constraints. Staff was asked to capture "action items" rather than details of the discussion. Two discussion items were brought to Linda's attention as not being captured. One was Gary Feuerstein's memo where items in the memo were discussed; and the other was Ed Barlow-Pieterick's discussion of nodal versus linear mixed use development. These items were not captured in the minutes because no action was decided upon and Linda offered her apologies but she emphasized was trying to ensure that consensus items and decisions were captured while getting the minutes out quickly.

Ed Barlow-Pieterick asked if the minutes should be accepted the way they are as incomplete or should some of the discussion of the last meeting be reincorporated into the minutes. It was decided that these items could be covered in the minutes of this meeting as they will be discussed tonight and some resolution will most likely be reached.

ATTACHMENT 5

Tony Howell wanted to clarify for the record that under "D. MUE, item #6", his suggestion about multiple stories' requirements that upper stories would not be restricted to residential use. Hopefully it would provide an opportunity for residential but it shouldn't be limited to that.

The minutes were accepted as written.

II. DISCUSSION OF MIXED USE EMPLOYMENT (MUE)

Discussion of Item #11 on page 4 of the draft "Leave 45 feet for building height as 35 feet may be too restrictive." was initiated. The height limit for the Industrial Zone is currently 75 feet. It was agreed to leave the MUE at 75 feet, with the MUC at 45 feet. Further discussion followed with a reminder that current height limitation of Commercial in the downtown area is 75 feet.

Kirk Bailey stated that it wasn't clear whether or not this was going to be an additional overlay zone or if this would be a "stand-alone", but it appears to be written as a "stand-alone". Staff stated that it was seen as going both ways. In areas that are undeveloped it will be a "stand alone", where it can be applied to individual properties or on a nodal-type concept. In the developed portions, the flexibility was provided for a property owners to ask for a district change. This district change would not trigger a Comp Plan amendment change. Changes could be reviewed at a public hearing so that compatibility issues would be addressed. New areas would be focused for application but in developed areas it would be something a property owner could ask for as a redevelopment tool.

Tony Howell was concerned that within the South Corvallis area someone could put in a 75 foot structure next to structures that were one or two stories and the taller structure would be out of character. But it might work better if it is part of a PD. One approach might be to force a review by having the more restrictive height and include the 75 feet. Since this would go through a public hearing process anyway this could be identified to be reviewed. Staff stated that in a redevelopment situation someone would have to ask for this particular district change, and it would require a public hearing process. If it was within that nodal development area, as identified in the South Corvallis Refinement Plan, it could potentially be a permitted use and would not require a public hearing.

Aaron Jackson clarified that if someone wanted to get a MUE district approved in an existing district, such as a LI (Limited Industrial), district and even if the proposed use is permitted outright under the MUE section of the ordinance, they would still have to go through a hearing. But once the MUE is established, then those uses that are permitted outright could be developed without a public hearing. But there would always be a hearing if, there were changes in standards as allowed in the Planned Development provisions. It would also be possible to apply the MUE district to particular parcels as part of a citywide review process.

Kirk Bailey was uncomfortable with the maximum height without some review. Linda Sarnoff suggested that 45 feet be permitted outright, with anything more than that requiring a PD review. But Gary Feuerstein pointed out that then the ability to do industrial buildings on GI properties is reduced and that would be a loss. What we are trying to do is embellish the zones not add restrictions. Tony Howell stated that without a PD it would have to be within the height restriction of the underlying zoning and the uses contained in that zoning. Otherwise it could be any use allowed in the MUE to a height within the underlying zone.

Ed Barlow-Pieterick asked for clarification. If someone took an acre and developed it with a 75 foot tall building, making the first floor GI and the other six residential, would this meet the intent? Staff said only if they met other performance standards as well. Originally it was discussed that the ground floor was the key. Multiple stories were allowed and what those contained weren't the issue, or whether they were MUC or MUE. Kelly Schlesener stated that it was done that way because of the state's requirements of ensuring adequate land for all uses. The last meeting we got into this idea of "no net loss" and this would be one way

to address the states concern.

Ed Barlow-Pieterick stated that he believes that density belongs in the center of town where transit can service it, where it can support things other than itself. He felt that the likelihood of two urban centers would be encouraged if a transit line were put out away from everything because development would start to occur around it to provide for the needs of the residents. Kirk Bailey reiterated that it basically mixed use development would need to be close to transit. In a sense it is better than what we have now where there are no requirements to be close to transit.

To avoid that kind of a situation in the MUE zone staff suggested having locational criteria related to parks, schools, or something similar to prohibit a seven-story high-rise apartment going in a location far from schools or other services. But Aaron Jackson spoke hypothetically that permitting a retirement home such as the one on Highway 22 west of Salem would be workable. It was noted there are no guarantees in the design review process and is no way of enforcing limitations related to who the ultimate occupants could be. There is no legal way to make a distinction between a retirement home and other residential users.

Orphan high-density developments may satisfy some criteria, however, there are only a few places where they could occur and be within a quarter of a mile from transit. Staff directed attention to land use/transit maps on the wall with a circle diameter template of a 1/4 mile. You can identify the outer edge of any mixed use development area.

Kirk Bailey acknowledged that there is statistical basis for the support 1/4 of a mile which is the area a person will comfortably walk to a transit facility, but given that mixed use is a special purpose, why couldn't it be made smaller than a 1/4 of a mile. Staff said that it was conceivable but the 1/4 mile came from the Transit Alternative Study and that is the maximum distance most people feel comfortable walking. Since this is a special opportunity with the intention of being very pedestrian oriented, Kirk wasn't sure that we should make it even more restrictive and felt that mixed use should be oriented towards transit rather than just generic commercial.

Kelly Schlesener suggested language similar to "all portions of the MUE needed to within a quarter of a mile from transit. That way you don't have any portion of the MUE that is outside of the circle. That should be manageable because most would be less than a quarter of a mile. Aaron Jackson noted that this would cluster MUEs along the transit corridors, which is what we want. But Tony Howell noted that assuming transit would eventually go further south, MUEs would not be more internal than the railroad tracks along South 3rd. It would solve the Commercial zones, but a whole chunk of General Industrial would not be included unless a transit route went internally. It is possible, and hopefully it would occur but it would also be more costly. Staff said that the west side of 3rd Street, would be eligible for MUE, but the east side it would not because it is zoned residential. MUCs could be included because there are intermittent parcels. Assuming that the MUC would support Residential and the MUE support Industrial, some residential could be allowed on the west side as well but make it a node.

Basically, there are no Commercial areas outside of the loop. Linda Sarnoff said that Commercially districted areas are generally located along 9th Street, along South 3rd Street, the node at Walnut and Kings (Timberhill) and along Kings Boulevard where there are nodes between Circle and Taylor. Ed Barlow-Pieterick believes that the key is to figure out how many different points we can make that would point to solutions that are intended and point away from solutions that we would like to not see happen. Part of that is the double advocacy that we've discussed and how do you take the plan and try to apply the worst case scenario to it.

Bruce Osen asked about the status of transit service at the Industrial Park at Sunset Research Park. Linda Sarnoff stated this area is now served and future transit routes would be placed where they would most likely serve the most population. Assuming that these are the kinds of places that would want to use mixed use development they would become further densified.

Kirk Bailey asked how future transit routes would affect the possibility of mixed use at the Rivergreen development site. Kelly Schlesener replied that she has discussed this with Steve Rogers, Public Works, who is heading up the transportation effort, and if in fact overtime there are changes which allow mixed use within Rivergreen, Steve believes there is a way to serve that area by extending a route down the collector street.

Gary Feuerstein asked if the concern about a remote 75 foot tall development was resolved. Ed Barlow-Pieterick felt it hadn't been and he was still concerned about putting a remote seven story structure out away from the core and it seemed to be inappropriate. He could see juxtapositions being created that he wouldn't want to advocate. Aaron Jackson stated that sometimes height restrictions can have reverse effects. In other words, if you don't build vertically and you build horizontally then more land is used. Kelly Schlesener noted that the a GI zone already allows a 75 foot structure. Tony Howell added that if the South Corvallis Plan gets implemented as now mapped, there won't be much GI, so putting a MUE with this definition would allow the extra height, which in some cases may be appropriate. Gary Feuerstein suggested that we go back to underlying zone height with a review to go higher and as long as it does not exceed 75 feet and there is a policy written to instruct the Planning Commission to determine if a particular request was creating the kind of juxtaposition that we did not want to see.

Kirk Bailey suggested to take this nodal kind of design and make all mixed use proposals, planned developments, so that by definition they would always go through a public hearing review. Kelly Schelesner said the current proposal, which would allow a property owner to request a mixed use district would always require a hearing for the district change. Kirk suggested that once the district is set up the ability to have uses go forward would go through a public hearing. Kelly noted this process would discourage some folks from applying just to avoid the public hearing.

The issue of General Industrial outright permitted uses was brought up. The worse case scenario would have to be imagined. Linda Sarnoff suggested that the Committee discuss impacts to surrounding properties which is the differentiation the code identifies between General and Light Industrial uses. Limited Industrial has few if any nuisance factors. She has a matrix of uses which she will bring to the next meeting and cautioned that it is not official so it shouldn't be considered the "last word" but it could be useful in determining the type of uses allowed in each district.

For example, a scrap operation would be a GI use that would not be appropriate in a commercial area. Linda was directed to come up with a list of things that may need to be excluded, and brought back for the Committee's review. Gary Feuerstein has some concept in mind of either LI and GI uses that would be appropriate and he thought they could go into discretionary review fairly easily. It would probably be difficult to anticipate all the wrong uses for that kind of a zone. In addition to a list, a general description that identifies the general intent of what should be required for discretionary review would be helpful. We want few if any nuisance characteristics.

Kirk Bailey asked if a discretionary review would discourage people from applying or would removing the public hearing be adequate enough to allow them to proceed? And could a discretionary review be made a requirement of an equivalent conditional review at a non-public hearing level for everything that fit the general characteristics, and have the exceptional characteristics require a public hearing? Staff said that could work. We now have a level of discretionary review called plan compatibility review. This does not require a public hearing, but does require a public notice. This wouldn't be seen as the same road bump as a public hearing is. Developers in the community would rather subject their development plans to a review by staff, where staff notifies people that a decision will be forthcoming, rather than being subjected to a full public hearing. Kirk questioned if mixed use items should always have staff review and not have any permitted outright uses?

Gary Feuerstein recommended that there not be any more discretionary review than we have downtown. He feels that development is not out of control and it has never been close to being out of control. Yet a lot

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of the uses anticipated in MUE are allowed downtown along with residential and every other use available. He thinks that some discretionary review would be fine for some level of general industrial scrap sorting, or rendering plants, etc. But uses are going to be changing and it is going to be difficult to anticipate them but we can accommodate mixed uses like we do downtown. There are limits built into what we are doing. Tony Howell sees a problem trying to go through a list of all the permitted uses and trying to list uses which we think are not permitted. He thinks it would be better to provide a low level of review to catch those things all of the time rather than trying to anticipate what we think will happen in 2020.

This is the reason that performance standards are in here and stringent. This gives people assurance that there is a list of uses which could occur and a list of uses which are conditional, etc. But people would have to understand that the following performance standards would have to be developed into whatever site plans the developer chose and uses could be permitted outright. Kirk Bailey stated that he thought that the Committee could come up with a list of things that wouldn't cause problems and it could be used when selling one of these ideas. He is concerned however, of trying to come up with a list of all the things that you don't want to have happen.

If this ordinance passes will there be any area that will start out as mixed use? Kelly Schlesener stated that in greenfield areas, such as in the South Corvallis plan, they are planning on establishing an actual comp plan designation and zoning district to do that. But until then, this district would be requested by a property owner unless this Committee decided that they wanted to apply the district to particular sites. Aaron Jackson noted that the idea of mixed use areas is just an option, they can use it or they can choose to not use it. Tony Howell stated that he thinks that potentially, under any comp plan update process, other undeveloped areas should be looked at so there is that potential. The Transportation Alternatives Analysis effort is trying to identify areas for additional development potential too.

Aaron Jackson thought that the Committee would want to do the same thing in undeveloped areas. The whole idea is to influence land use. Ed Barlow Pieterick thought that the Committee was at that point last June and we were going to designate parts of the commercial areas and parts of the industrial areas to all mixed use. Aaron Jackson thought that we may go back to that after we got the ordinance where we wanted it and then we would designate one zone or another. It's harder to go locating this before we know what the zone allows. So we will go back at some point before this is all over and decide which areas could be redesignated to mixed use.

Gary Feuerstein noted that although it seems like a whole other stage there is a time element with all of this and we just don't have all the options available. Consequently bad decisions are being made because we are unable to implement these mixed-use zones today. We need to get this done and not let it drag on. Tony Howell suggested that perhaps we could continue in stages where a draft goes forward for review and while the draft is going through a public process we continue looking at application areas. This can be discussed later but we need to get the ordinance together so that these options are available so that they can be applied.

Linda Sarnoff suggested that the Committee refer back to the Land Development Code and rather than defining all the uses that couldn't be, define the nuisance conditions that we would find unacceptable, such as: continuous, frequent repetitive noise or vibration; noxious or toxic fumes; odors or emissions; electrical disturbances or night illumination into residential areas. Anything that has those characteristics would not be acceptable. (Section 3.0.30.04C.2 of the Land Development Code). If we wanted to consider uses with these characteristics, then a discretionary review process could be initiated.

Aaron Jackson pointed out that there may be potential abuse or repercussions from that approach. The repercussions may be for instance, in the language on page 10, a 4., under "Neighborhood Compatibility". The sentence "Artificial lighting shall be arranged and constructed to not produce direct glare on adjacent residential properties, or otherwise interfere with the use and enjoyment of adjacent property." The repercussion of that may be that any adjacent property owner, who for whatever reason, may not want that to happen and would try to obstruct the process. This language is really naive. "Otherwise, interfere with

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the use and enjoyment of adjacent property” could cover just about anything that somebody might find objective. Linda Sarnoff stated that the intent was for the “reasonable use” of the property. Kirk Bailey added that as a neighborhood compatibility issue the existing code basically says that lights have to stay on your own property. Aaron suggested that we place a period at the end of the word “properties” and get rid of the section that goes onto say and “or otherwise interfere with the use and enjoyment of adjacent property”. It was also suggested to add “to not produce direct or indirect glare on adjacent residential properties”. Gary Feuerstein asked if there wasn’t already wording about cut-off light fixtures in the code. Staff said that while we don’t have cut-off light fixtures, we do have provisions that the light cone must be pointed downward rather than allowed to provide indirect light that spills over.

Kirk Bailey didn’t see any particular reason to make MUE zone regulations more restrictive to adjacent property owners than the basic zoning already is. Gary Feuerstein agreed. If GI property already has noise ordinances, those can be enforced, and if residential is adjacent to GI zones, why reduce the standard for the GI use? There is no need to beef up the protection for adjacent properties but protect the use inside the zone.

Kelly Schlesner restated that in the Conditional Development section in the MUE District, the Limited Manufacturing needed to delete the words “or requiring a state of federal air quality discharge permit”, and substitute the phrase “and not reasonably resulting in the nuisance factors of LDC Section 3.2.4.20.

In response to a question regarding whether or not compatibility criteria will be necessary, Kelly Schlesner said that the compatibility issues would arise on the site design. When someone asks for a mixed use employment district in a developed area, compatibility criteria will need to be addressed as part of a district change. However, the additional neighborhood compatibility requirements of the MUE District address such things as architectural compatibility, etc. The review criteria that we currently have shows up in PDs, CDs and District Changes, etc. These include Visual Elements, Noise Attenuation, Noxious Odors, Lighting, Signage, Landscaping for buffering and Screening, Traffic Effects of Offsite Parking, any Effects on Air and Water Quality, etc.

Kirk Bailey felt that it is important to keep looking at the change in the district because when you look at the proposed set back differences, etc., this could be used as a mechanism to severely intensify what would otherwise be allowed. Kelly Schlesner said that these other criteria are more development plan related and not necessarily criteria for the district change and are in addition to the things listed above. Kirk asked about architectural compatibility. Kelly said that the RS-12 U zone has some architectural requirements as does another district called Professional and Administrative Office. She said that architectural concerns have come up on some occasions in some of the older parts of town. Examples include Kirk’s neighborhood, the university district, office buildings in Timberhill, and by the marina development off of 2nd Street. There is a definition of architectural compatibility in the RS-12U District, but that concept is defined in terms of specific and objective criteria.

It was suggested that the phrase “architectural compatibility” be replaced with a set of specific and objectively measurable criteria. The wording in the RS-12 U District does add a little bit in terms of new developments that are designed to minimize negative visual impacts affecting the neighborhood by considering the scale, bulk and character of nearby structures in comparison with those structures. Elements of concern include roof style, offsets of buildings, exterior walls and the types of materials and other architectural details. The scale issue is a subjective item that shows up under review criteria for visual elements and is not defined.

There hasn’t been much experience with the 12-U and the 9-U Districts. Kirk Bailey stated that one of them doesn’t work. Some of language needs to be changed in one of them. The only building that it was applied to was never constructed.

Aaron Jackson said this ordinance seemed vague. He agrees with the need for compatibility but thinks that

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it should be required in the ordinance in a way that is objectively and specifically verifiable, measurable or concernable. Gary Feuerstein said there are a lot of communities that do some level of design review and it is almost never objectively defined. The Portland Development Commission makes up rules as they go. They use the architectural compatibility phrase specifically and Corvallis actually does do more of that compared to most communities that are our size or larger. Ed Barlow-Pieterick said that it was used once in a Planning Commission decision in an office park by CH2M Hill where they tried to apply the standard.

Bruce Osen suggested that the community should decide on the kind of result that is wanted. He thinks pedestrian-friendly sorts of amenities and the kind of permeability of the building facade and weather protection are appropriate and could be performance oriented. Tony Howell thought it may help staff to have an expanded list of the features. Kirk Bailey suggested looking at the wording in the RS-12U. There are 4-5 pages that talk about brick and horizontal lap siding and that kind of thing. There may be a way to generalize one or two pages. Staff suggested that we do something similar like the pedestrian amenities section where you pick four out of the five, or one out of the three, and list them in the ordinance.

A point was brought up about dealing with an existing structure. Some of the requirements only apply to new development, so this needs to be clarified. Would new development mean adding to an existing structure or does it mean building from the ground up? It appears that it means building from the ground up. Ed Barlow-Pieterick said that new construction is new construction and any portion of a structure that wasn't there previously would be considered new construction. Bruce Osen recommended that the wording may be more appropriately "new construction" instead of new development.

Tony Howell recommended to discuss this more, because it seemed like the building orientations in 50.02 were not included in the MUE District. Staff said they felt they should all be the same. Staff felt that anything applied to Commercial and Residential should be applied to Industrial through the whole district. The Committee agreed in concept. Tony Howell asked about page 8 and in the General Building design standard. Kelly Schlesener suggested to add Industrial Buildings to this and asked Tony if this was what he had in mind? Tony replied that either that or if there was a need to be different then they should have building design standards for Industrial that are different but still have some of these elements. What staff is shooting for is if you are in an MUE you will have a different environment than being right next to an Industrial building that is just straight industrial. So if you are going to have the capability of having this mix of residential, commercial and industrial it should be a nice design for the whole complex. In the MUE District we've even discussed the fact that maybe the 50% Industrial use requirement is inadequate and the number should be 75 or 80%. That would result in a mix of industrial/commercial and a very small component of residential. It's a different animal all together where there is primarily employment based uses with a small element of residential. Staff also referred to the concept. Gary Feuerstein said that concept is what the Committee heard from Mark Radabaugh, the DLCD representative, because DLCD wanted to make sure that the Commercial and the Industrial inventories were definable and maintainable.

Gary Feuerstein said he thought that Mark was saying to make sure to maintain a minimum use of that site for the underlying use, whether it is commercial or industrial. In other words, as if the site were developed as a one-story development. However, if multi-stories were added, it shouldn't penalize the additional use. Six stories of residential could be added over an industrial use as long there was minimum use for the commercial or industrial activity. Did everyone understand it that way? Aaron Jackson thought that Mark's concern was not that there would be vertical addition of a different use but that there would be horizontal dilution of the square footage.

Aaron Jackson thought that if you required 50% you could require the district, no matter whether it became MUE or MUC, to maintain the original percentage fix. We would consider maintaining our supply so that we would have at least the equivalent of using the ground floor under its current zoning designation. Bruce Osen said it seemed like what you want is to intensify things and he didn't think that you're going to need that extra commercial capacity. He felt that if you required the 50%, and you wanted to build a three story apartment on top of a commercial area, half of the three-story residential structure would have to

commercial. Kirk Bailey said that it may provide a way to do something that we may not want to have happen. Ed suggested that perhaps a limitation be placed on it that no matter what, it would still have to be half and not have more than half of it as an alternate use. So in a 50,000 square foot building, 25,000 of it would have to be the intended use, the other half can be this mixed-use. Tony was concerned that it is a compatibility concern that we are trying to attack in an indirect way. There is more of a compatibility concern rather than a loss of industrial space because most industrial uses tend to be single story. There might be more potential for commercial that people would pursue with some additional floors but not to the extent if they had more freedom to do residential. Part of his goal is to get more of those other uses in there and he would rather deal with the compatibility issue.

Aaron Jackson would like a reformulation of the sentence under a-5. on page 10. He would like the sentence "access shall be designed to traffic circulation", to say "density shall be limited so as not to unreasonably interfere with" . The other thing is that if there were compatibility problems with low density neighboring district then a PD could be applied when the district change is made to take care of that, or suggest in the language at the time of district change that a PD should be considered if compatibility issues with neighboring are anticipated. Staff said that we could try something like that too. Again that would only apply to a posed district change that was adjacent to a residential area.

The architectural compatibility could be shifted into another compatibility issue, but on page 9 there are minimum requirements. It was suggested to flush out the architectural compatibility and say that these characteristics of the development shall be consistent with the adjacent development. For instance, with respect to ground floor windows and to offsets, and with respect to differentiation between ground level spaces and upper stories. This would give some consistency, but if you have a situation where you are trying to upgrade, you wouldn't want to make them mimic something that was already bad. The idea is to improve.

IV. OTHER BUSINESS

Tony said that one thing that wasn't in the minutes that we talked about last time was the topic of block size. He didn't know if those would need to be done differently in the MUE versus MUC District. What were your block sizes again? Tony said perimeter rather than length should be addressed and that he was going to bring up at South Corvallis meetings was a bike and pedestrian perimeter of 1,000 feet - which is similar to a downtown block, and then an auto perimeter that would be somewhat bigger than that which would be 1,400-1,600. Gary asked Tony to clarify if it was a maximum perimeter? Tony responded that it meant that you had to have either pedestrian and bike or auto connections in terms of block size that would be 1,000 feet to get around the block, and that is what a downtown block is - 200 by 300.

Linda suggested to have two standards; one is an infill situation where blocks are already established, because in existing situations it's hard to retrofit. But at the same time it seems like it would depend upon the size of the infill. Bruce was thinking that if you take Albertson's shopping center it would make some sense to have some maximum block sizes, even if they are private drives, and that development be oriented like public streets.

Ed said that for next time, he'd like to see examples of mixed use regulations from other cities and asked if we could go back and see if any of their experiences could be beneficial to us at this stage? Linda will pull out some of those examples that we started with and will mail out this to everyone to look at again.

Table MUR until after this comp plan review is done. The focus will be on MUCs and MUEs.

V. ADJOURN

The next meeting is scheduled for 6- 9 p.m., Wednesday, October 22, 1997, the city will provide food. Staff will take tonight's comments and those from the last meeting and put them into a revised draft and get them.

back to the Committee for a review before the meeting. Ed suggested that Committee members be E-mailed the draft.

Overall, staff would like to proceed as quickly as possible so as soon as the Committee feels comfortable with a draft, it will be scheduled for review by the Planning Commission. A 20 day public notice will be required but we will aim for December 10. Gary wanted to encourage everyone to be thinking about bringing this to a point to where these zones can be usable. Staff will do their best to get a draft back for comments and E-mail them back to staff for their computation. The city will include their E-mail address so comments can be returned.

The meeting was adjourned at 9:15 p.m..

Respectfully submitted,



LIZ A. ORTMAN
RECORDING SECRETARY
attachment

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23 September 1997

Corvallis Mixed Use Zone

Linda Sarnoff
City of Corvallis Planning Department
501 SW Madison Ave
Corvallis, Oregon 97333

Dear Linda:

Comments on the Mixed Use Committee minutes from 17 September 1997 meeting:

C. Mixed Use Commercial

6. We discussed briefly the 35% open space in section 0.00.40.06 of the Draft. My sense is that this mandate is much too high for the more intensive uses we are attempting to encourage. This standard could be reduced in order to allow more uses at grade level while still maintaining the same net area available for Commercial Use. The 20% requirement stated in the MUE zone seems about right to me.

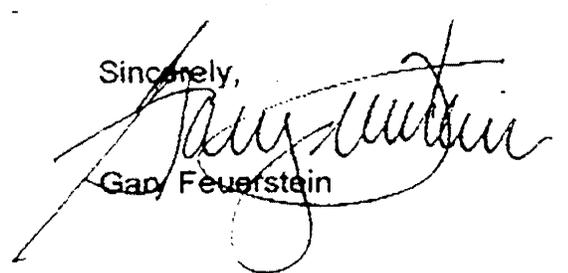
D. Mixed Use Employment

7. Reference to "commercial" should be changed to "industrial"
11. 45' height applies to the MUC zone. MUE building height is correctly stated in the draft as 75'.

We also touched on the residential densities. I would like to see the standards remain at RS-20 for both MUC and MUE. If you felt it necessary to be more critical about the densities, I'd rather see it shifted into Discretionary Review.

Thanks for your efforts.

Sincerely,


Gary Feuerstein

J-10

DRAFT

MIXED USE ZONE STEERING COMMITTEE October 22, 1997 MINUTES

Staff

Present

Bruce Osen,
Kirk Bailey
Gary Feuerstein
Bruce Hansen
Tony Howell
Pat Lampton
Ed Barlow-Pieterick (arrived 6:25)
Aaron Jackson (arrived 6:35)

Linda Sarnoff, Planning Manager
Kelly Schlesener, Associate Planner
DeAnne Eilers, Recording Secretary

Citizen: Mary McCoy

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
Minutes: September 24, 1997			Approved as amended
Draft Mixed Use Employment Section			Revisions made
Next Meeting:			November 5, 1997

CONTENT OF DISCUSSION

I. Opening:

Bruce Osen called the meeting to order at 6:10 p.m. at the Central Park Municipal Building.

II. Minutes, September 24, 1997:

The minutes were approved as presented with one amendment by Mr. Lampton changing his attendance status to "excused".

Mr. Lampton moved approval of the minutes as amended. The motion was seconded and carried unanimously.

III. Mixed Use Employment (MUE) District Draft

A. Linda Sarnoff, Planning Manager, said she and Kelly Schlesener prepared a revised draft based on the consensus items from the last meeting. Items that were revised as the result of this meeting are outlined on the new draft that is attached dated 10/29/97,

Generally, they include the following items:

ATTACHMENT K

1. Section 0.00.10 Purpose: This was rewritten based on the last meeting to emphasize residential uses at a scale appropriate to surrounding employment.

2. Section 0.00.20 General Provisions, a. Locational criteria

Staff indicated an application was recently received for property in the marina area. As the project is located in the General Business District, staff reviewed it to see how the proposed mixed use ordinance would fit. They found the project did not meet the transit requirement of being within 1/4 mile of transit service.

Staff also noted the Rivergreen Estates project in South Corvallis does not qualify for transit services. If the South Corvallis Refinement Study identifies mixed use in that area, it could not meet the 1/4 mile criteria.

3. Add "a3" from the last draft back into the document (The MUE district shall be located in areas determined, through a Planned Development Review, to be necessary to provide mixed use opportunities and services to adjacent areas.)

4. Section 0.00.30 Permitted Uses

a. Civic Use Types: **Add: Uses over 5,000 sq ft need to demonstrate that they primarily serve the immediate area.**

b. Commercial Use types: Automotive and Equipment. It was noted this is presently used and is compatible in the downtown area. However, it was decided to move this use type to Conditional Development.

Commercial Use Types: Retail sales. **Add: Size limitation of 10,000 sq ft. per building**

c. Industrial Uses Types: There was discussion on the word "unreasonable" that was added at the last meeting with regard to nuisance impacts. It was pointed out that this is not currently in the Code language, but it was determined to strike the word from the document.

4. Section 0.00.30.02 Special Development, Type 1, Conditional Development.

a. **Delete 6. Swap Meets** (This is covered in the Municipal Code.)

b. Limited Manufacturing: Delete the word "unreasonable" from this section.

5. Section 0.00.40 Development Standards

- a. **0.00.40.01 Land supply:** Staff explained the typical floor area ratio (FAR) that is used for development. Staff recommended using a .5 FAR to ensure that the City is able to address Goal 9 regarding an adequate supply of industrial land.

The Committee discussed the pros and cons of having more residential use than industrial if a multi-story building were constructed with industrial use on the main floor and residential uses on the remaining floors, with conceivably more residential use than industrial. It was pointed out that this is in existence in the downtown area. Persons that buy into existing zones should be aware of the adjacent uses that are permitted to mitigate conflicts. The market as well as innovative uses would drive the combined development.

It was suggested this would be an “upside down cake” with one floor of industrial use and high rise apartments on top. Staff was asked to review phasing and planned development options for this section.

- b. **0.00.40.02 Setbacks:** The memo (**Attachment A**) from Gary Feuerstein was discussed with a question about setbacks of not less than 25 ft for development adjacent to a residential district. Staff clarified that the 25 foot setback would apply to non-residential development and that residential development would be subject to RS-20 development standards.
- c. **0.00.40.05 Parking:** A discussion ensued regarding the potential for parking reductions through the LDO or PD process. Staff was asked to develop some language to provide the possibility of further parking requirement reductions for pedestrians oriented development.

6. Section 0.00.50 Design guidelines and standards:

- a. **0.00.50.01** The first paragraph was discussed and the phrase “logical” extension of public facilities and services. Staff said the term was used in the Transportation Plan and in facility master plans. It was proposed that “efficient” also be added and **there was consensus to add “efficient” to the sentence.**
- b. **0.00.50.02 Building orientation:** The committee wants to be sure that a drive through lane could occur between the sidewalk and the street which would discourage pedestrian traffic. It was suggested that adding “not allowing to cross the line of traffic” could be added to clarify the intent.
- c. **0.00.50.04** Weather protection: There was discussion on whether or not this was excessive. Requiring protection along the entire frontage of a

structure might be overkill in an industrial area. Staff noted, however, it is useful to have a covered entry at minimum for protection. It was suggested this section be modified and entry awnings and canopies be inserted for industrial structures. It was further suggested that commercial uses adjacent to sidewalks provide weather protection along their building frontages.

- d. **0.00.50.06 Block size: (Attachment B).** This was faxed to the Committee from the consultant, Otak, with information on block size from Washington County.

Suggestions included various block sizes for vehicles and pedestrians. The nature of the site is large and with the industrial nature of the property would probably have limited access and security fencing. It was determined a block perimeter with a maximum of 1800 feet would be appropriate unless a different number was approved through a planned development process.

7. **Section 0.00.50.07 Pedestrian Amenities:**

Staff was directed to add additional weather protection to the pedestrian amenity list. said the amenities are taken from the building code.

8. **General Building Design Standards - Minimum Requirements:**

- a. **0.00.50.08** Staff was directed to rearrange the wording on #4 to clarify and to provide a few more examples.
- b. Add "metal" to #4 about building materials.

9. **Section 0.00.50.09 (renumbered) Neighborhood Compatibility**

- a. Remove the word "typical" from #2 before residential development.
- b. There was discussion on metal buildings and staff said the intent was to remove vast expanses of agricultural metal buildings. There was **consensus to substitute the word "compatible" for "consistent" and delete the references to metal siding being prohibited.**

IV. **Next meeting:**

November 5, 1997, Public Library Meeting Room.

V. **Adjournment:**

There was no further discussion and the meeting was adjourned at 9:15 p.m.

DeAnne Eilers, Recording Secretary

Note: The meeting was recorded, however, due to the acoustics of the meeting room and the need for professional sound equipment, the meeting tapes were close to inaudible.



ENGINEERING, INC.

223 NW SECOND STREET
CORVALLIS, OREGON 97330
(541) 754-9517 Fax (541) 754-8111

22 October 1997

Corvallis Mixed Use Zone

Linda Sarnoff
City of Corvallis Planning Department
501 SW Madison Ave
Corvallis, Oregon 97333

Dear Linda:

Comments on the draft MUE and MUC zones:

Mixed Use Commercial

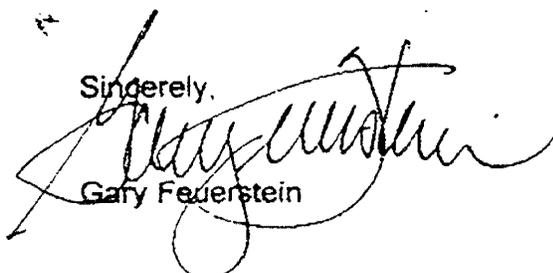
- 0.00.30.02. b. Plan Compatibility Review should apply to Projections taller than 45 feet, the maximum height noted in section 0.00.40.03.
- 0.00.40.04 65% site coverage seems too low to me. There are infill sites which could only be viable if underground parking and full lot coverage are allowed. Perhaps this coverage criteria can be limited to the underlying zone use, but disregarded for the additional mixed uses.

Mixed Use Employment

- 0.00.42.2 Just a confirmation of the setback standards. Item b. seems to require a 25 foot setback from any residential use, but item c. seems to say that where residential uses occur in a MUE building, then the setback standards of RS-20 apply - in some cases as little as 5 foot setback. This makes sense to me if the MUE uses are compatible, but I want to make sure that this reading is accurate.
- 0.00.50.08 Two sections with this number.
- 0.00.50.08 Neighborhood Compatibility
a. 1. ... applies to that portion of the structure that is closest (16 feet, minimum) ...

Thanks for your efforts. Both drafts appear to be in working form.

Sincerely,


Gary Feuerstein

K-6

DRAFT

MIXED USE ZONE STEERING COMMITTEE

November 5, 1997

MINUTES

Present

Bruce Osen,
Kirk Bailey
Tony Howell
Pat Lampton
Ed Barlow-Pieterick

Staff

Linda Sarnoff, Planning Manager
Kelly Schlesener, Associate Planner

Citizen: Mary McCoy

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
Minutes: October 22, 1997			Deferred to Next Meeting
Draft Mixed Use Commercial Section			Revisions made
Draft Mixed Use Employment Section			Revisions made
Next Meeting Planning Commission Public Hearing on MUC & MUE Districts:			December 10, 1997

CONTENT OF DISCUSSION

- I. Opening:

Bruce Osen called the meeting to order at 6:05 p.m. at the City/County Public Library Meeting Room.
- II. Minutes, October 22, 1997:

The minutes were deferred to the next meeting to enable enough time to review them. However, two amendments were identified. The first was located at the bottom of Page 1 and was a correction to the spelling of Planner Kelly Schlesener's name. The second was located at the bottom of Page 3 under section 6b. The phrase "drive through land could occur..." was corrected to "drive through lande could not occur...".
- III. Mixed Use Commercial (MUC) District Draft
 - A. Linda Sarnoff, Planning Manager, said she and Associate Planner Kelly Schlesener prepared a revised draft based on the consensus items from the last meeting. The new draft is attached and is dated 10/29/97.

B. The Mixed Use Steering Committee made changes to the 10/29/97 draft, generally as follows:

1. Section 0.00.20.01 - Establishment of the MUC District: The Committee modified the reference to Land Development Code Chapter 2.2 to be more specific by referencing Land Development Code Section 2.2.30.
2. Section 0.00.20.01.a - Locational Criteria: The Committee modified the layout of the information to be more clear. The words "and either" and "or" were specified to be bolded and to be centered between items. In addition, items #2 and #3 were specified to be indented so that it was clear that they were subcategories of #1. Finally, the word "Review" was changed to "process" in the second line of item #3.
3. Section 0.00.20.01.b - District Size and Dimensions: The Committee directed staff to replace the language in #1 with language requiring that an MUC site consist of at least one "whole" legal lot and that when multiple lots are included, they shall include each additional legal lot in its entirety.
4. Section 0.00.40 - Development Standards: The Committee directed staff to add the following language to the beginning of this section:

"The following provisions identify development standards within the MUE District. Additional flexibility (e.g. alternative design options) is provided through the Planned Development (Chapter 2.5) and Lot Development Option (Chapter 2.12) review processes."
5. Section 0.00.40.01.b - Preservation of Commercial Land Supply: The Committee corrected a "typo" by changing the floor area ratio number from ".5" to ".4".
6. Section 0.00.40.02.a - Minimum Lot Area and Setback Requirements: The Committee asked that the following language be added to the end of this section:

"Alternatives to this standard may be considered through the Planned Development process."
7. Section 0.00.40.02.b - Minimum Lot Area and Setback Requirements: The Committee asked that language be added to the end of this section that required a Planned Compatibility Review (PCR) process.
8. Section 0.00.50.03 - Corner Building Entrances: The Committee deleted this section number and directed staff to make the standard "d" under section 0.00.50.02. The Committee also directed staff to renumber the remaining sections accordingly.

9. Section 0.00.50.06.b - Street Connectivity and Internal Circulation: The Committee modified this section as follows:

"The maximum block length perimeter (or distance between pedestrian ways) shall be ~~300~~ 1200 feet. Alternatives to this standard may be considered through the Planned Development process, provided that direct pedestrian access is maintained at least every 300 feet.

10. Section 0.00.50.06.c - Street Connectivity and Internal Circulation: The Committee directed staff to replace the language with the following:

"Traffic lanes shall be internal to the site and not located between the building(s) and the sidewalk(s), except as provided in "d" below."

11. Section 0.00.50.08.a.1 - Minimum Requirements: The Committee deleted the phrase *"for civic and commercial use types"* from the first sentence.

12. Section 0.00.50.08.a.3 - Minimum Requirements: The Committee deleted *"dryvit or"* from the parenthetical phrase in the fourth line, corrected the spelling of EIFS (from EFIS), and added the word *"textured"* in front of *"concrete block"* in the fourth line.

13. Section 0.00.50.09.a.5 - Neighborhood Compatibility: The Committee directed staff to remove this section from standards adjacent to a residential district and place it in the standards for all districts.

IV. Mixed Use Employment (MUE) District Draft

- A. Linda Sarnoff, Planning Manager, said she and Associate Planner Kelly Schlesener prepared a revised draft based on the consensus items from the last meeting. The new draft is attached and is dated 10/29/97.
- B. The Mixed Use Steering Committee made changes to the 10/29/97 draft, generally as follows:
1. Section 0.00.20.01 - Establishment of the MUC District: The Committee modified the reference to Land Development Code Chapter 2.2 to be more specific by referencing Land Development Code Section 2.2.30.
 2. Section 0.00.20.01.a - Locational Criteria: The Committee modified the layout of the information to be more clear. The words "and either" and "or" were specified to be bolded and to be centered between items. In addition, items #2 and #3 were specified to be indented so that it was clear that they were subcategories of

#1. Finally, the Committee deleted the phrase "*legislative and quasi-judicial*" from the first line and the word "*Review*" was changed to "*process*" in item #3.

3. Section 0.00.30.02.a.8 - Conditional Development: The Committee directed staff to indent the word "**Exceptions:**".

4. Section 0.00.40 - Development Standards: The Committee directed staff to add the following language to the beginning of this section:

"The following provisions identify development standards within the MUE District. Additional flexibility (e.g. alternative design options) is provided through the Planned Development (Chapter 2.5) and Lot Development Option (Chapter 2.12) review processes."

5. Section 0.00.40.01.a - Preservation of Industrial Land Supply: The Committee changed the language at the end of the section as follows:

"This provision does not apply when a commercial use in an industrial district is applied to an existing residential building that existed prior to the adoption of this MUE District. this provision also does not apply when a residential use is applied to an existing commercial building within an industrial district that existed prior to the adoption of this MUE District."

6. Section 0.00.40.01.b - Preservation of Industrial Land Supply: The Committee corrected a "typo" by changing the floor area ratio number from ".5" to ".4".

7. Section 0.00.50.06.c - Street Connectivity and Internal Circulation: The Committee directed staff to replace the language with the following:

"Traffic lanes shall be internal to the site and not located between the building(s) and the sidewalk(s), except as provided in "d" below."

8. Section 0.00.50.08.a.4 - General Building Design Standards: The Committee deleted "*dryvit or*" from the parenthetical phrase in the fourth line, corrected the spelling of EIFS (from EFIS), and added the word "*textured*" in front of "*concrete block*" in the fourth line.

9. Section 0.00.50.09.a.5 - Neighborhood Compatibility: The Committee directed staff to remove this section from standards adjacent to a residential district and place it in the standards for all districts.

IV. The Mixed Use Steering Committee directed staff to make the changes that it identified and prepare a staff report for public hearing on the Mixed Use Commercial (MUC) and Mixed Use Employment (MUE) Districts. The Committee further directed staff that the Planning

Commission public hearing on the legislative amendments to create these districts should be held December 10, 1997.

V. **Next meeting:** **December 10, 1997, Public Library Meeting Room.**

VI. **Adjournment:**

There was no further discussion and the meeting was adjourned at 9:15 p.m.

DeAnne Eilers, Recording Secretary

L-5



3 November 1997

Corvallis Mixed Use Zone

Linda Sarnoff
City of Corvallis Planning Department
501 SW Madison Ave
Corvallis, Oregon 97333

Dear Linda:

Comments on 10/29/97 MUC and MUE Zone Drafts:

Mixed Use Commercial

- 0.00.20.01, b. The one (1) acre minimum will eliminate many infill properties that would otherwise be excellent candidates for Mixed-Use. I would prefer to see this area as small as 5,000 sf.
- 0.00.30.01, a, 1 Wholesaling, Storage, and Distribution seem to be very mild uses that could be fully compatible with a commercial/residential mixed use. In our efforts to promote mixed-use occupancies for better efficiency, I would like to see these uses allowed at some level more encouraging than "existing prior to Code adoption". A Conditional Development review would be OK - at least it offers the mechanism.
- 0.00.40.01, b. ".5 FAR" should change to be consistent with the ".4 FAR" in section a.
- 0.00.40.02 Setbacks and site coverage as stated may not be palatable for many infill properties. If these can be modified with a variance or PD, then OK, but if further approval mechanisms are necessary, I would like to see them stated here.
- 0.00.50.03 "Street setbacks of greater than 20 feet ..." sentence looks like it belongs in previous section 0.00.50.02,c.

Mixed Use Employment

- 0.00.40.01,a "Commercial" should be revised to "Industrial"
- 0.00.40.01, b ".5 FAR" should change to be consistent with the ".4 FAR" in section a.
- 0.00.50.08 Two sections with this number.

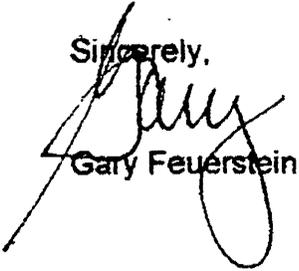
L-6

Linda Sarnoff
3 November 1997

MUC, MUE Zone Drafts
Page 2 of 2

Thanks for your efforts and good luck with the completion.

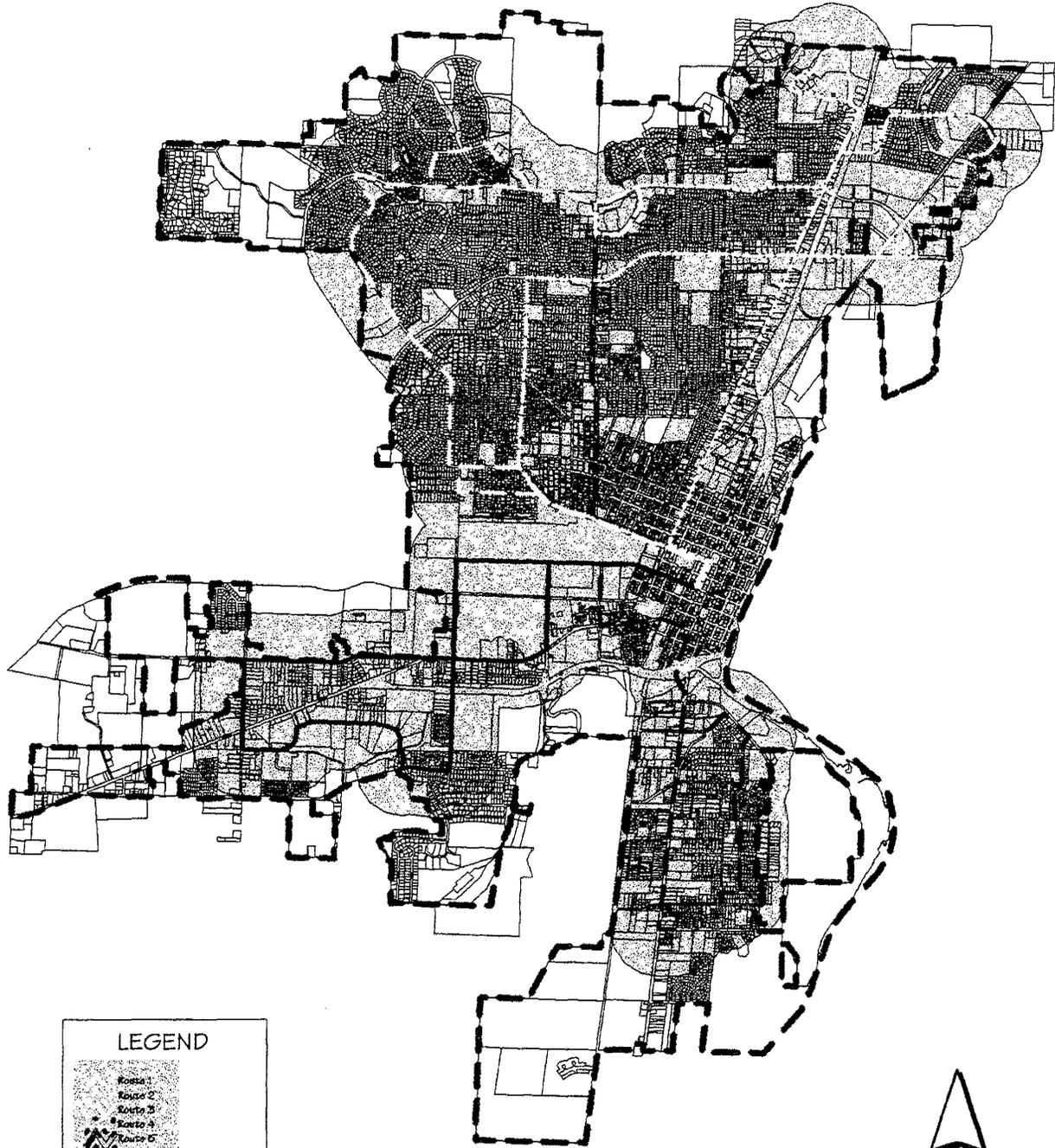
Sincerely,



Gary Feuerstein

L-7

Areas within 1/4 Mile of a Transit Route



LEGEND

- Route 1
- Route 2
- Route 3
- Route 4
- Route 5
- Route 6
- Route 7

Area within 1/4 mile of transit

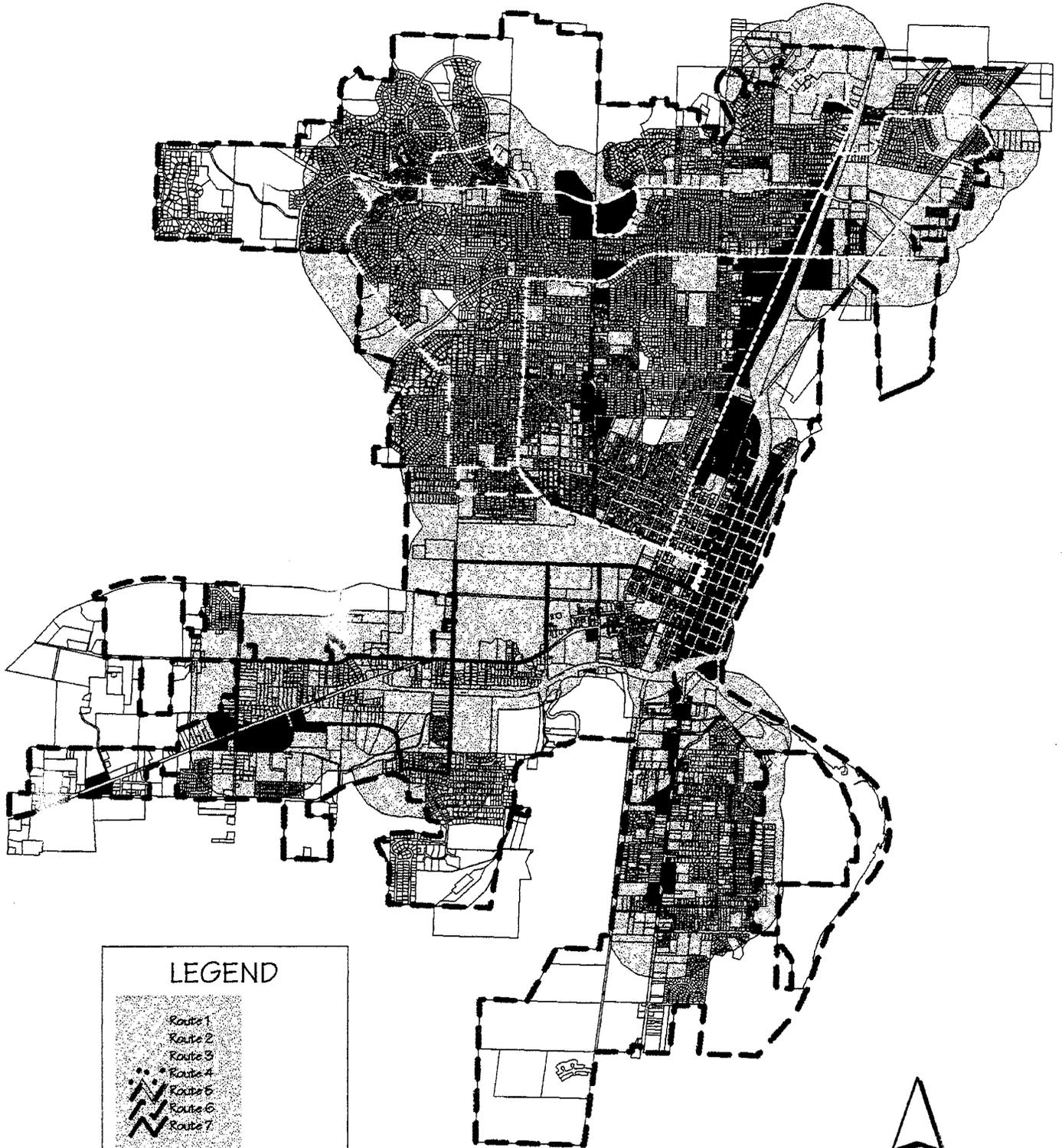
City Limits



500 0 500 Feet

ATTACHMENT M

Commercial Areas



LEGEND

- Route 1
- Route 2
- Route 3
- Route 4
- Route 5
- Route 6
- Route 7
- Commercial Areas
- Areas within 1/4 mile of transit
- City Limits

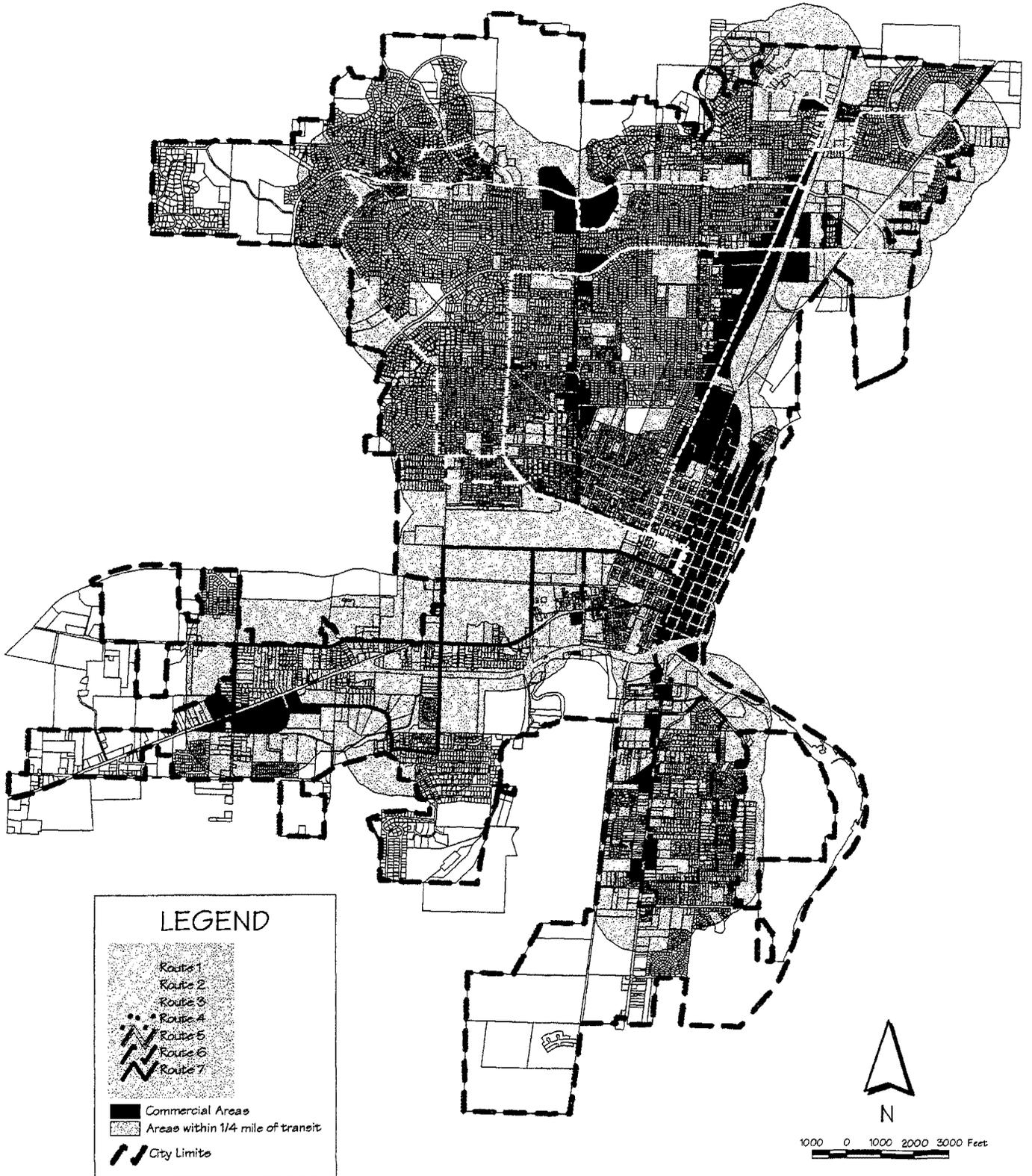


N

1000 0 1000 2000 3000 Feet

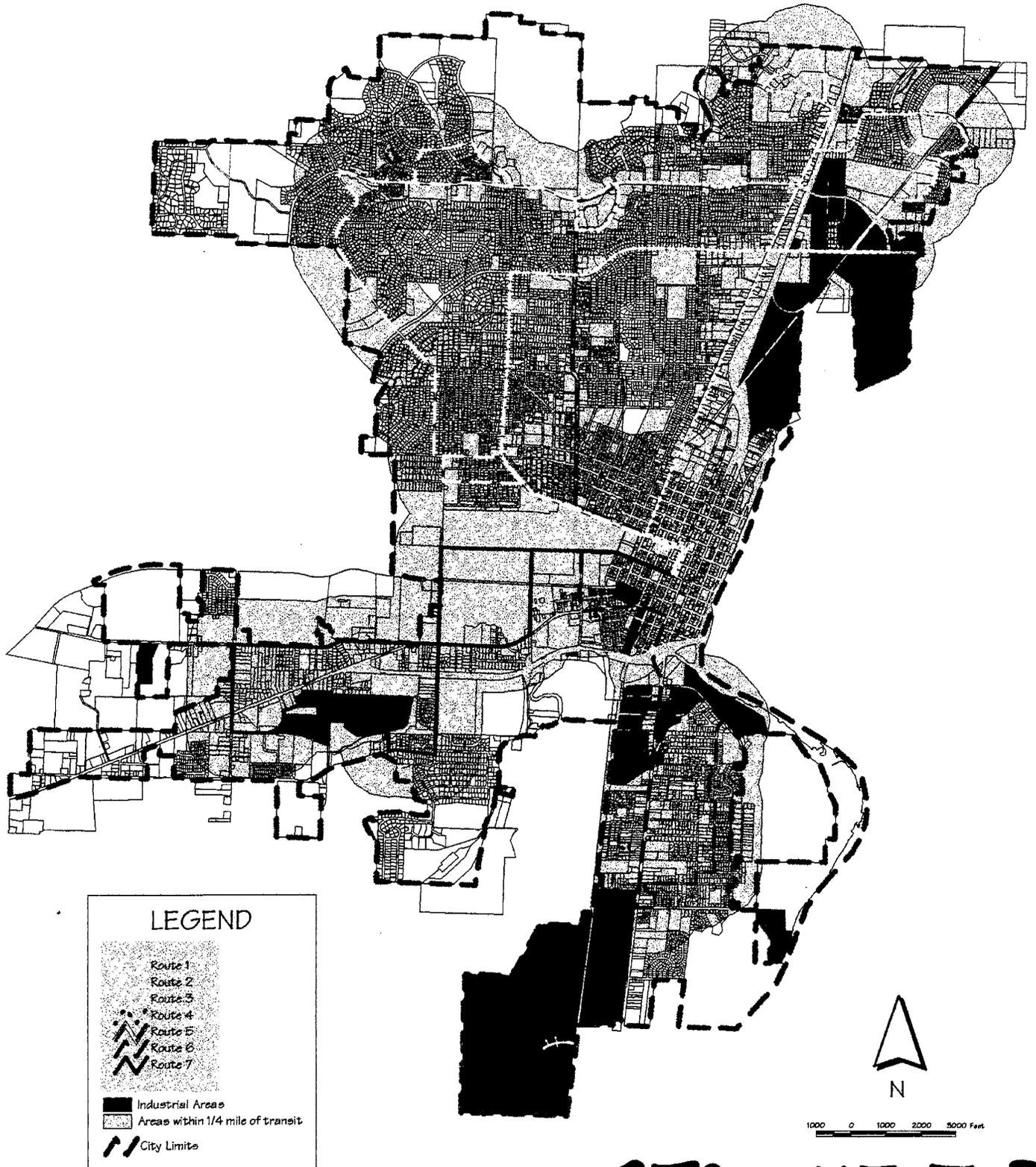
ATTACHMENT N

Commercial Areas Fully Within 1/4 Mile of a Transit Route



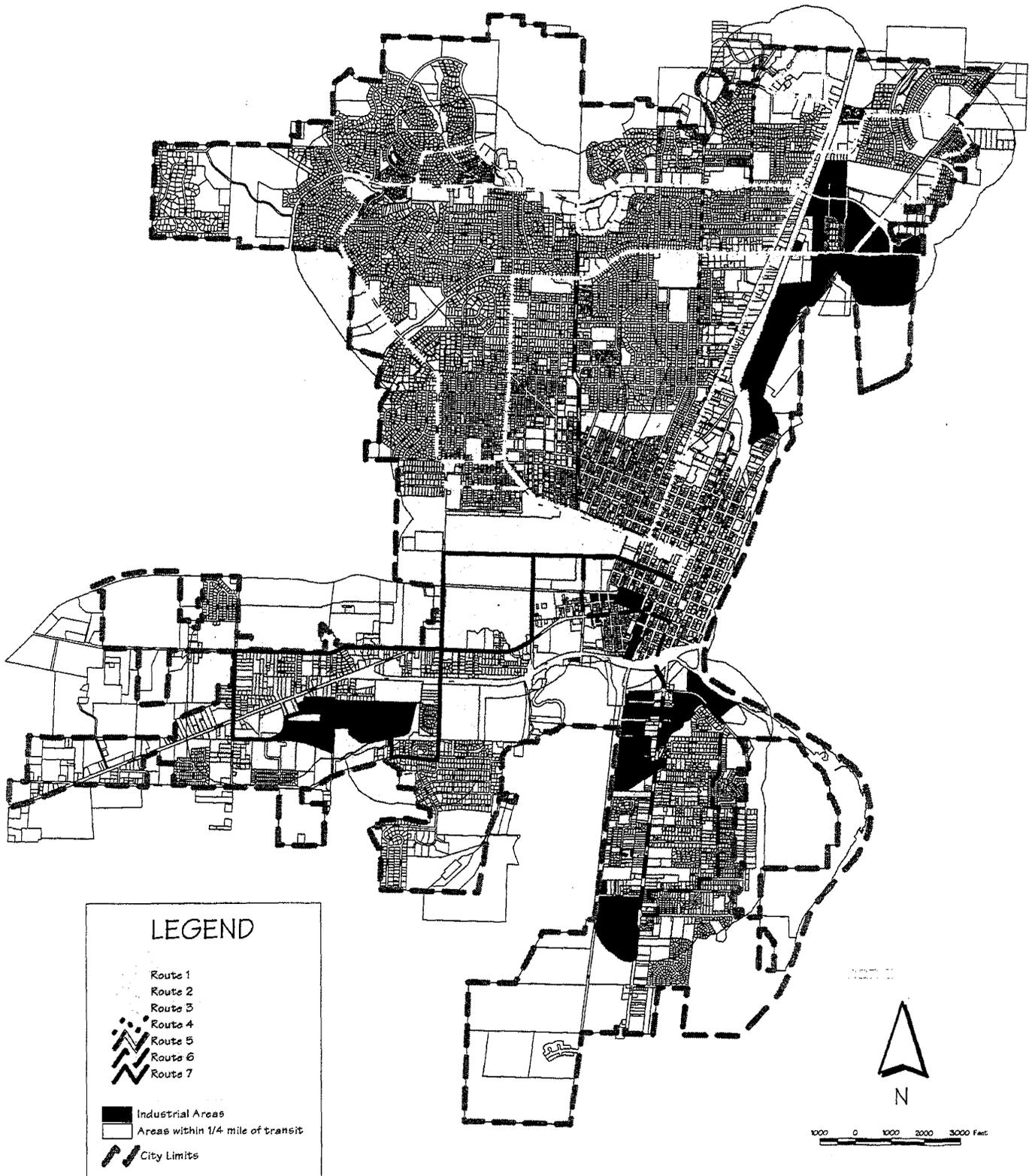
ATTACHMENT O

Industrial Areas



ATTACHMENT P

Industrial Areas Fully Within 1/4 Mile of a Transit Route



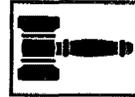
ATTACHMENT Q

ATTACHMENT IV

**DECEMBER 10, 1997 PLANNING
COMMISSION MINUTES**

ATTACHMENT IV

CORVALLIS PLANNING COMMISSION MINUTES



December 10, 1997

Present

Bruce Osen, Chair
 Kirk Bailey
 Mary Buckman
 Patricia Daniels
 Chick Gerke
 Patrick Lampton
 Michael Schweizer
 Kelley Panknin Wirth
 Ed Barlow-Pieterick, Council Liaison

Staff

Ken Gibb, Comm. Dev Director
 Linda Sarnoff, Planning Division Manager
 Kelly Schlesener, Associate Planner
 Kathy Seeburger, Associate Planner
 DeAnne Eilers, Recording Secretary

Excused:

Denis White

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
Minutes: November 19, 1997			Approved as corrected
Public Hearing: LDT-97-4 Mixed Use			Recommend approval to City Council
Public Hearing: LDT-97-6 Mixed Use			Recommend approval to City Council
Next Meeting: January 7, 1998			

CONTENT OF DISCUSSION

The Corvallis Planning Commission was called to order by the Chair at 7:03 p.m. in the Corvallis Public Library Meeting Room, 645 NW Monroe.

I. MINUTES: November 19, 1997

Commissioners Bailey, Wirth and White made minor amendments to the minutes that were noted by the Recording Secretary prior to the meeting.

Commissioner Schweizer noted he should be listed as excused at the meeting.

Commissioner Buckman moved approval of the minutes as amended. Commissioner Gerke seconded the motion that carried unanimously.

II. PUBLIC HEARINGS: LDT-97-6 Mixed Use Employment Zone and LDT 97-4 Mixed Use Commercial Zone

A. History and Overview:

Planner Sarnoff outlined the history of the legislative text amendments to the Land Development Code.

1. Implementation of Steering Committee:

At the February 19, 1997, meeting the Planning Commission unanimously voted to establish a Mixed Use Steering Committee to review and develop a Mixed Use Ordinance.

2. State Technical Assistance Grant:

Discussions about the project with the State resulted in application and receipt of a \$20,000 Technical Assistance Grant from the Department of Land Conservation and Development (DLCD) to assist in developing a draft Mixed Use Ordinance. The Planning Division began administering the project and the funds were used to hire Joe Dills, Otak, Portland, as the consultant in March 1997.

3. Process:

The Mixed Use Steering Committee held a series of public workshops from March - June regarding the development of a mixed use ordinance. As the development of the mixed use ordinance progressed, the Steering Committee decided to separate the mixed use proposal into three separate districts as follows:

- a. A Mixed Use Commercial (MUC) district that would allow the introduction of some residential and industrial uses in areas designated as commercial on the Comprehensive Plan.
- b. A Mixed Use Employment (MUE) district that would allow the introduction of some residential and commercial uses in areas designated as industrial on the Comprehensive Plan.
- c. A Mixed Use Residential (MUR) district that would allow the introduction of some commercial and industrial uses in areas designated as residential on the Comprehensive Plan.

4. Drafts submitted to State:

In July 1997 the Planning Division submitted drafts of three work products to the Department of Land Conservation and Development (DLCD). One was the Mixed Use Commercial (MUC) district, the second was the Mixed Use Employment (MUE) district, and the third was the Mixed Use Residential (MUR) district.

5. Public workshops:

In September 1997 a second series of public workshops was held to finalize the drafts of the mixed use districts. At that time the Committee decided to hold further work on the Mixed Use Residential district based primarily on compatibility issues and to gain some more experience on issues related to implementing mixed use zones. The Mixed Use Committee continued to meet in October and November and finalized the language for the MUC and MUE districts.

B. Staff Report: LDT-97-6 Mixed Use Commercial District

1. Revised language:

Associate Planner Kelly Schlesener outlined the district as proposed and said she would be presenting several slides outlining examples of the Mixed Use Commercial District as implemented in other areas. A revision to the language for both districts was proposed by staff and copies were distributed that added one phrase to Section 0.00.20 - General Provisions. The revised language includes a phrase that states the district may be applied to the designations on the Comprehensive Plan Map ***or to lands designated through a legislative process.***

2. Definition: Mixed Use Commercial (MUC) is a new overlay district that can be requested or applied on Commercially designated properties within the City of Corvallis. This district permits some residential use. A second type of use that is permitted would include industrial uses such as distribution and warehousing facilities. The third type of use that is permitted is limited manufacturing which is also an industrial type use.
2. Transit route criteria: Planner Schlesener displayed a map of the transit routes in the City with the commercial district areas highlighted that are within 1/4 mile of a transit route. This meets one of the locational criteria for the zone that requires the commercial property to be within 1/4 mile of planned transit routes. Most of the commercial areas are served by transit service and meet the criteria.
3. Floor area ratio: Goal 9 of the State Land Use Goals requires that commercial and industrial lands be available for these types of land uses. The Steering Committee proposed a formula to retain the district's primary use by implementing a minimum floor area ratio of .4 for every parcel in its underlying zone or in this case the commercial zone. This would mean that a 10,000 square foot lot would need to ensure that 4,000 square feet are developed for commercial uses. This ensures the vacant land inventories are protected. This ratio needs to occur at every phase of the development.
4. Density: Residential use would be developed at RS-20 standards.
5. Buildings: The buildings are meant to be pedestrian friendly with the buildings pushed up toward the street and parking behind the building. Weather protection would also be required. A window area of 60% is also required on the structures within the mixed use commercial areas to create a friendly atmosphere where pedestrians can look into the buildings similar to those buildings in the downtown area.
6. Compatibility: There are special compatibility standards within the district that would handle compatibility issues next to residential areas. These standards address stepped down building heights, buffering and landscaping between the two uses.

Ms. Schlesener showed several slides outlining examples of the district as implemented in other cities.

C. Staff report: LDT-97-4 Mixed Use Employment

Planner Sarnoff outlined the Mixed Use Employment (MUE) district. This district will allow the introduction of some residential and commercial uses in areas designated as industrial on the Comprehensive Plan Map. This new district allows opportunities for residential or commercial uses in the industrial area such as support service businesses.

1. Transit route criteria: The locational criteria is the same for this zone as the previous zone and properties need to be located 1/4 mile from a transit route. A map was displayed similar to the map for the Mixed Use Commercial zone with the transit routes outlined and the commercial property located on the map. While most of the commercial property meets the 1/4 mile criteria, there is significant property in South Corvallis that does not have transit service at this time and therefore does not meet the criteria.
2. Floor area ratio: The floor area ratio is also required for this zone similar to the MUC district to preserve the industrial land inventory.
3. Pedestrian amenities: Pedestrian amenities are also required, but are less than what is required for the MUC district. The areas are primarily industrial in nature, and do not usually require as much pedestrian orientation. The district includes provisions that include a maximum pedestrian

block perimeter of 1,800 linear feet and compatible building requirements including materials that can be used to enhance compatibility.

4. Street windows: Street side windows are encouraged, but the requirements are less than for the Mixed Use Commercial district.
5. Weather protection: Weather protection is required only over the primary entrance of the industrial building.

Ms. Sarnoff identified the members of the Mixed Use Committee and thanked them for all the work they did on the project.

Mixed Use Zone Steering Committee

Pat Lampton	Planning Commission
Kirk Bailey	Planning Commission
Kelley Panknin Wirth	Planning Commission
Patricia Daniels	Planning Commission
Bruce Osen	Planning Commission
Ed Barlow-Pieterick	City Council
Tony Howell	City Council
Guy Hendrix	City Council
Patrick Peters	City Council
Gary Feuerstein	Citizen
Aaron Jackson	Citizen
Denny Hedges	Citizen
Bruce Hansen	Citizen

C. Questions from Commission:

1. Commissioner Bailey questioned the wording in the last sentence on page 23 and Planner Sarnoff said the second word in the sentence should be "industrial" to read: "The **industrial** uses on an MUE site are required to be developed prior to or concurrently with residential and commercial uses, with the exception of residential and/or commercial uses that are in existence as of the adoption of this MUE District." The same change needs to be made on page 25 under the "Modifications" section in the last sentence in section "a."
2. Commissioner Lampton asked about floor area ratios and Planner Sarnoff said it applies to the total build out area. On a typical parcel, the first floor of a building would be used for the primary use and secondary permitted uses could be put on additional floors. Planner Schlesener also responded to a question about parking and said if there is room on the site, parking can be behind or under a building. Shared parking is another option permitted in the Land Development Code for reduced parking requirements. Each application is reviewed on a case by case basis.
3. Liaison Barlow-Pieterick asked for clarification about whether the entire development needs to be within 1/4 mile of transit service, and staff confirmed this is the intent.
4. Liaison Barlow-Pieterick noted with the floor ratio area requirement, there is a possibility that the overall project could result with more residential space than commercial space. One scenario would be the main floor constructed in the primary industrial or commercial use with three or four floors of residential or apartments that would result in more secondary use than the primary use.

D. Public Testimony:

1. Gary Feuerstein supports the mixed use ordinances. He said the mixed use zone offers opportunities for the community to build a better City. Mixed use zones make better use of

geography and permit better management and design. The zones also promote pedestrian livability that become key elements as the community grows.

He responded to the previous comment on the floor area ratio and said the alternatives were explored and said this is intended to maintain the overall land supply in the zones. The Committee was also encouraged by the DLCD representative to develop the ratio or some other schematic to ensure utilization of the land for its intended purpose. That is what started the floor area ratio discussion. He understands the intent is to mix the uses and put residences into areas that would otherwise not be permitted. As long as the land supply is maintained, the City can multiply the ability to use the land efficiently. He supports leaving the language as it was developed by the Committee and reflected in the ordinance.

2. Mary McCoy distributed written testimony to the Commission that she said is similar, but more complex, to what she distributed previously to the Steering Committee. She does not concur with the floor area ratio and feels it will be a disaster. Many of the spaces above the retail shops were originally used as residential apartments, but most of the tenants have been replaced by commercial uses.

Ms. McCoy suggested putting commercial use on the first floor with parking areas and apartments on the top floors. The top areas could be green areas to reduce pollution. She does not feel building should be encouraged below the ground surface as it is subject to flooding in this area. Another scenario might include a child care area incorporated with the apartments. She also suggested the buildings could be constructed in such a way that additional stories could be added if necessary in the future. **Attachment 1.**

3. Aaron Jackson, member of the Mixed Use Committee, said he supports the ordinances. He said the Committee discussed the details and he feels there will be another opportunity at the City Council to further discuss them again. He feels the key elements of the districts are the diversity and the transportation issues that are incorporated. He noted his experience with restrictive or mono-zoning in Texas and said he does not feel it works very well and is an inefficient use of land. The land use planning philosophy in Texas is not the same as Oregon's philosophy and long term planning concepts are not usually addressed.

He favors anchoring the districts to established transit routes with the diversity of use that encourages pedestrian use. The district concentrates development around transit routes and allows people to live and work in the same areas and encourages use of alternate transportation.

4. Bruce Hansen, member of the Mixed Use Committee, supports the proposal. He said he was also a member of the South Corvallis Refinement Plan Committee and wants to comment on the plan in the context of the South Corvallis Refinement Plan. One of the primary motivations he saw in the refinement plan was the desire by the community to reduce vehicle usage without expanding the lanes on South Third Street. Because South Corvallis has most of the industrial land in Corvallis, he feels they support the mixed use district as one of ways to try and reduce the dependence on vehicles.
5. Marlyn Weaver, also has been interested in South Corvallis and feels the new districts provide opportunities for development in the area. His only concern is that the zones may be too detailed and this constricts the marketplace to work within the detailed structure.

Mr. Weaver said this is not a new concept because the Central Business District is a mixed use zone. He said the industrial zone used to be a mixed use zone that allowed almost anything until the Comprehensive Plan was adopted.

6. Sue Anne Doolen, supports the mixed use concept and feels this helps to restore the environment and encourages people to use alternative transportation.

7. **Emily Black**, supports the mixed use zones because it encourages less dependence on automobiles and she said she enjoys being able to walk to the stores and library from her home. She also supports the remodeling of the railroad yard that appears to incorporate mixed use concepts.

D. Close the public hearing:

Commissioner Daniels moved and Commissioner Bailey seconded a motion to close the public hearing that carried unanimously.

E. Discussion and Action by the Commission:

1. Discussion - LDT-97-4 Employment:

- a. Commissioner Gerke asked about structure height of 45 feet and said it would not support a five-story building. Planner Sarnoff said 45 feet is the current structural height allowed in the Limited Industrial Zone. This was used as the height limit in areas currently districted as Limited Industrial. The permitted height in the General Industrial District is 75 feet which is the maximum height allowed if MUE is incorporated on the sites.
- b. Planner Schlesener responded to a question about the 20% open space requirement and said landscaping as well as pedestrian amenities are included in the calculation.
- c. Liaison Barlow-Pieterick said the outright permitted uses are approved by staff after the district designation is put in place. He would prefer a more conservative approach with a review by the Planning Commission. However, he understands the reasoning for streamlining. Planner Sarnoff said this is true, but said there is a provision for Planning Commission review if the site is more than five acres or involves multiple parcels.

2. Motion:

Commissioner Buckman moved to recommend approval of LDT-97-4 Mixed Use Employment Zone to the City Council, and the motion was seconded by Commissioner Gerke.

a. Discussion on the motion:

- 1) Commissioner Buckman supports the ordinance because she feels the Committee has diligently worked on this and paid attention to details to address concerns the Commission has voiced in the past. It encourages less dependence on transportation and permits more opportunity for infill projects. It also addresses the long term consequences of planning efforts and promotes forward thinking.
- 2) Liaison Barlow-Pieterick questioned the consequences of congestion and how livability standards are maintained as the City grows. Planner Sarnoff said she discussed this issue with Greg Gescher in the Engineering Division. Mr. Gescher said the City monitors the level of service as outlined in the Transportation Plan to address future needs. The needs are then addressed in several ways one of which is through the Capital Projects Improvement Plan. Trip end calculations and systems development charges are other mechanisms the City can use to project and address needs. The City does not typically require developers to make improvements to remedy existing situations.

Mr. Gibb said as mentioned earlier by Mr. Hansen, in the South Corvallis planning effort, the mixed use opportunities and programming that are included in the long-term transportation planning was seen a benefit instead of a detriment. This is true even though it is anticipated there will be more intense development in

certain parts of South Corvallis. This results in an overall reduction in cross-town traffic.

- 3) Commissioner Lampton supports the project for all the reasons given by Commissioner Buckman and also feels this is a step toward a maturing city that offers its citizens more choice in residential development as well as commercial and industrial opportunity. It also supports the goals identified in the City to comply with State standards.

The question was called and the motion carried unanimously.

4. Motion:

Commissioner Daniels moved to recommend approval of LDT 97-6 Mixed Use Commercial Zone to the City Council, and Commissioner Schweizer seconded the motion.

5. Discussion - LDT-97-6 Mixed Use Commercial:

- a) Commissioner Daniels supports the ordinance because it offers a diversity of housing choices and a reduction in vehicles miles traveled. Her experience living within one-quarter mile from transit and restaurants has encouraged less use of a vehicle which she feels would apply to similar situations. The mixed use zones also densifies transit corridors which in turn makes them more feasible.

The biggest appeal is the efficient use of land as a finite resource. Public and private costs are reduced when resources are coordinated and confined to smaller areas. She feels this is a positive step that offers residents more choices in a lot of different ways.

- b) Commissioner Wirth supports the ordinance because it encourages the use of alternate modes of transportation and it helps meet affordable housing with more density. It also promotes infill development that protects the Urban Growth Boundary.
- c) Commissioner Lampton asked if the Commission is approving by consensus the amended language recommended by staff to add to the General Provisions section of the ordinances as referenced earlier. The Commission concurred the language is included in the motion.
- d) Commissioner Bailey supports the motion, but said he is concerned about the impact of residential use in the industrial zones. He feels a lot of effort has been made to mitigate any adverse effects.

The question was called and the motion carried unanimously. Staff said this will go forward to the City Council and the residential portion of the mixed use zone will be forwarded at the direction of the Council.

IV. NEW BUSINESS:

A. Administrative Signage review: PDM-96-12 Salbasgeon Inn:

Planner Sarnoff said the Planning Commission approved the Salbasgeon Inn application in August 1996. The decision was appealed, and the City Council upheld the Planning Commission's decision. There was considerable discussion on the signage and public access to the site from Garfield Street. Based on these facts, staff determined the Planning Commission should be advised of the request for administrative approval for revised signage.

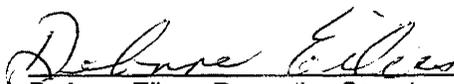
1. The applicant has asked staff if they can split a proposed 100 square foot sign on the west side of their building into two, 50 square foot signs for better visibility from Garfield and 9th Street for prospective visitors. The two signs would be located in such a manner as be more visible if the two motels adjacent to Garfield are full and customers are looking for other accommodations.
2. In response to a question, staff said there are no adjacent and affected residential properties. There are two motels adjacent to the site and they previously approved a public access easement for public access to the Cedarwood Plaza property from Garfield Street.
3. Planner Sarnoff said typically a developer can divide approved signage as they wish. There is no additional notice required unless the amount of signage is increased.
4. Commissioner Buckman remembered the controversy about the public easement between the existing motels that has been recently used primarily as a private pathway between the two motels to access the shared swimming pool. However, a request to vacate the public easement was never filed, and while it not used for many years, it remained in effect as a public easement to the adjacent property.
5. Commissioner Lampton feels signage has a purpose and feels it is the best interests of the City as well as reducing travel miles to have good signage. Visitors need good direction, especially at night and he supports the request.
6. The Planning Commission concurred that the signage can be split as requested at the staff level.

V. OLD BUSINESS

- A. The Planning Division has not yet received an appeal on PD-97-17 Willamette Riverside, but the applicant has indicated an appeal will be filed.
- B. The Buildable Lands Committee has met and the definitions will be reviewed by the work groups before being forwarded to the Planning Commission and the City Council.

VI. ADJOURNMENT:

The meeting was adjourned at 8:25 p.m.


DeAnne Eilers, Recording Secretary

16-10-97
A

High-tech TREASURES of the WILLAMETTE VALLEY



Gazette-Times

The sprawling Hewlett-Packard campus in northeast Corvallis is the hub of high-tech industry in the mid-Willamette Valley. Monday, October 13, 1997, Corvallis Gazette-Times, Corvallis, Ore.

Note not only the large expanse of parking, which has worried many Corvallis citizens, but the equally large expanse of roof, which is equally impermeable.

Having just parking onto the roofs would eliminate the parking problem. Putting apartments and a public park there, in housing/commercial combination would also have relieved housing problems.

2020 Vision of Corvallis
Housing Code Planning Commission
Combined Commercial/Residential

Mary T. McCoy
830 N.W. 23rd St., Apt #1
Corvallis, OR 97330-4379
Phone: 541-753-2712

Apartment/Commercial Complexes

1.

Originally, this proposal was intended primarily for combined housing/shopping complexes, with their convenient access to various shopping needs. However, the attached picture of the Hewlett-Packard campus and buildings, (which was published in the Business Section of the Corvallis Ore, Gazette-Times on Monday, October 13, 1997), shows the great easing of the housing/parking/loss-of-green space-problem which planning for such combined housing-parking would have made for such Hewlett-Packard employees as would prefer living close to work, and for such other persons, as space was available, who would find the location convenient.

Retrofitting Hewlett-Packard is probably impossible. Almost certainly, the foundations would not stand the load, and ventilation and other facilities were not designed with that in mind. However, such design should be required from the beginning of other high-tech industries coming to Corvallis. Granted that building such a complex would be much more expensive than Hewlett-Packard's design, but the expense would be returned in rental payments over the life of the industry. After all, such complexes, spread over the countryside, and spoiling Corvallis attractiveness, are very popular income generators. Combinations such as this would solve many problems, both for the Industry and for Corvallis, which are troubling both Hewlett-Packard and Corvallis right now!

2.

These design proposals include 4 pages of written suggestions, with explanations, and 4 pages of very generalized Apartment Design Drawings. These are NOT to scale, and are VERY generalized, but they include certain specific amenities which I consider important.

3.

Since the Apartments would be built ABOVE the commercial areas, they MUST be built "from the ground up" new construction. Present shopping centers were NOT designed to bear that load, nor were their plumbing and electrical systems designed with that in mind, any more than Hewlett-Packard's were.

4.

In my original proposal, I said that the Complexes, as a whole, should be based, for size and shopping, on Payless/Albertson's/ Fred Meyers/, and on some of the present downtown blocks, NOT on Heritage,

or similar big Malls. This objection is still valid, and is due to the fact that I feel such big Malls unsuitable for the kind of Corvallis I visualize. The same objection does NOT apply to big (in area, if not in height) INDUSTRIAL complexes, which would supply much needed Rental Housing without the out-of-area-shoppers attraction of big Malls. Such Apartment Complexes should be enormously attractive to prospective out-of area employees, PARTICULARLY if the area presently (in current area designs) covered by parking lots are instead made into parks, playing fields, swimming pools, etc., for which space is presently unavailable.

5.

These complexes over shopping areas can be designed either as low-income rental, or medium to high Condominiums. The cost and price differences would be in internal detail, including individualized internal apartment area design, NOT in structural safety!

6.

As originally designed, these Apartment Complexes were to be 10 to 12 stories high. however, I have been reliably informed that our present Fire Equipment will not reach higher than the tallest of the present OSU buildings, which are taller than the current City Height Regulations. I still think that taller buildings will be needed. Present "Over Commercial" Apartments, whether recently occupied, or closed due to deteriorations, are NOT being continued or upgraded into usable homes. Instead, RIGHT NOW, they are being eliminated as housing by business expansion. In fact, RIGHT NOW, we need MORE low cost rental housing, NOT LESS! Where have those renters pushed out by business expansion gone? Does any one know? Could they be among the 6,000 odd who cannot (any longer) afford to live in Corvallis?

7.

For all the above reasons, I suggest that the Complexes be DESIGNED for taller; i.e., for the extra needed "load bearing", and additional pipe and wire extensions, BUILT NOW only up to the tallest OSU building height.

Note that building thus for easy "building taller" in the future is a recognized, and successful, practice. Designed thus for the future, they would be ready for upward expansion when this was needed, and when present fire trucks, currently inadequate for higher buildings, would be ready for replacement. They could then be replaced by taller trucks, and whatever else was needed for taller buildings.

8.

Many citizens have been vocal about NOT wanting Mixed Commercial/ Residential in Corvallis. Not all of us feel that way. My suggestion is that these Complexes be built ONLY in present or later-designated COMMERCIAL districts, NOT in present or future RESIDENTIAL areas, as Residential is now defined.

I am seriously concerned about the present Park Vandalism, and Car Vandalism and Robbery. I believe the answer is in 24-hour watch, which is presently impossible. This is why I pushed for Apartments above the stores facing on Riverfront Park. Anybody, anytime, day or night, could look out of an Apartment window, and call 911 if a problem were seen.

To provide the same Neighborhood Watch" oversight, I recommend tubing for the wiring, and "built-in" locations, for Closed Circuit TV, covering the Rooftop Park 24 hours a day, with Computer Controlled "occasional" views of the Car and Bike Parking Areas, so the Parking would also be continually "spot checked" from the various Apartments. Park coverage would have available, if wanted, 2 way voice communication to individual "Walkman" type headsets. Thus Parents could monitor their children, by sight and voice, without disturbing others.

The TV equipment, together with the Walkman communicators, should be provided at cost. Granted, the temptation to "make a profit"; but I feel that this would be shortsighted. The low-cost, and the nice view of the park, together with the protection offered to cars and bikes, would make it a desirable amenity. The "profit" would lie in the lack of expensive repairs due to vandalism.

Note that the Monitor could be set up in any room, at the choice of the Apartment Resident. Though paid for by the Tenant, it would NOT belong to the Tenant. Upkeep and Repair would be by the Management, and the Monitor and Walkman would become permanent equipment, and would remain when the tenant moved. A new tenant could, if he/she/they wished, "buy" an additional set for another room.

I am aware that the construction costs, as apart from installation of the Monitors, sounds expensive. I do not believe it will be as expensive as it sounds. These Complexes are NOT going to be built tomorrow! Installation of predesigned tubing, and an inset wall space for the Monitors, would be a minimal addition to New Construction Costs. Present wiring costs are already far below old metal wiring, and the Monitor installation costs will be part of the "cost" of the Monitor itself, paid for by the Tenant.

Five points about the Drawings: First, I have placed balconies outside every apartment. I consider these essential, in giving apartment dwellers a "private place" where they can be outdoors without needing to interact with neighbors. Either the Roof Park or the Public Community Room are the places for general socializing, as distinct from invited friends.

Second, the Balconies are made both private and more useful by the Storage Sheds between them. I lived, at one time, in such an apartment, and found the Storage most useful, both for privacy, and for the storage of such items as are inconvenient in a clothes closet.

Third, I placed all bath and kitchen facilities "above" each other, reducing plumbing costs, and making the finding of "Where is the problem?" easier for repair persons.

Fourth, kitchen, bath AND CLOSETS are along the fire walls between apartments. This provides extra "sound insulation" between apartments, at practically NO extra cost; after all, closets are a necessity; the sound insulation is a "freebie" bonus! And will be much appreciated by anyone who has ever lived in a thin-walled apartment next to even reasonably quiet neighbors, let alone noisy ones!

Fifth, I have made the Women's Restroom in the Public Community Room larger than the Men's. Recent investigation has shown, what women have known all along, that women, with their need always to use a cubicle and toilet, rather than a common urinary, really DO need more Restroom Space than Men!

10.

I have mentioned "Roof Parks" frequently in this document. I have put my reasons for believing them important here, at the end, NOT because I consider them unimportant; but because, considering them vital to the "livable Corvallis" we all want, I want them to stay in your memory as the last and most emphatic of all my suggestions. More and more, as empty spaces, within the City and around the outskirts, are built up and paved over, trees and other greenery will be lost, and smog, both from vehicles and from our own breathing will inevitably increase. Replacing that natural, open-space greenery with roof-top parks will to a large extent counter that problem.

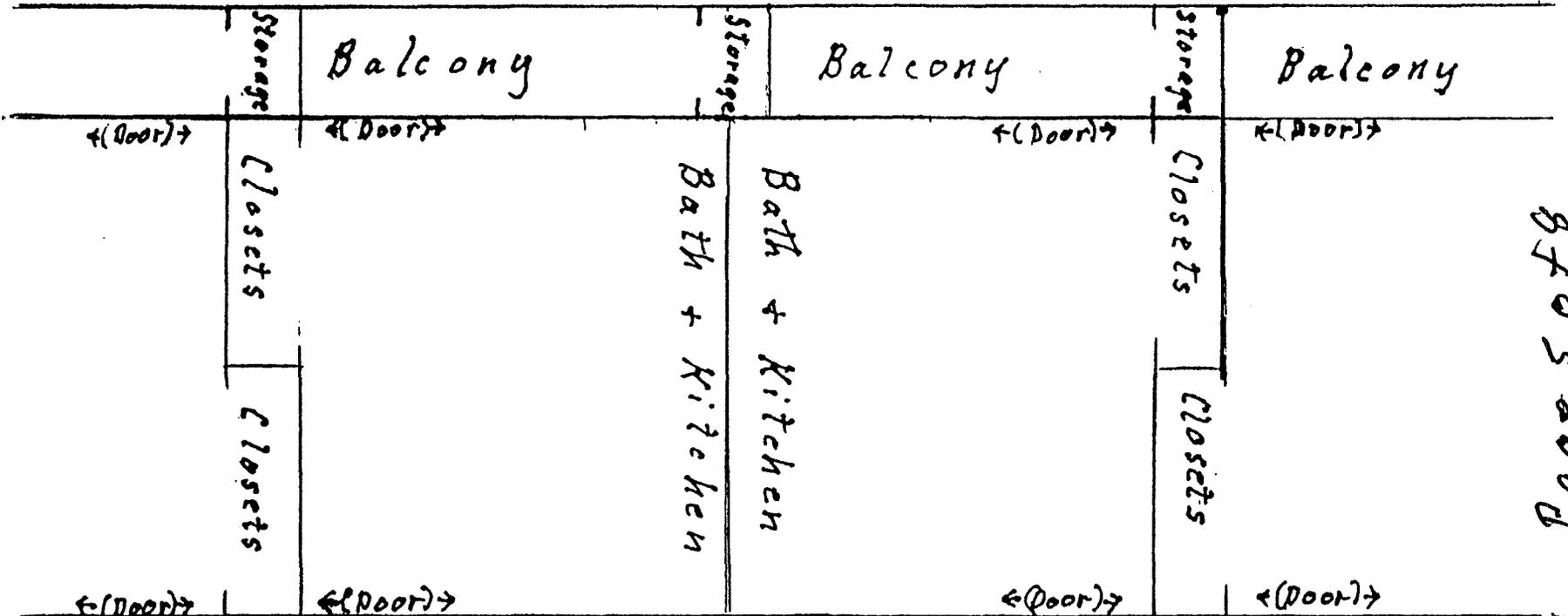
Moreover, as Corvallis population grows, more and more it will be difficult to find parks easy to get to, and uncrowded. A park as part of your own Apartment complex will have more and more popularity. Even now, at my own apartment. people, particularly in summer, but even now, when the weather is fine, and even with the swimming pool unusable, sit out in the grassy area in the open courtyard in the center of the Complex, to enjoy the fresh air and company.

After all, "roof gardens" are no new thing. They date back to the famous "Hanging Gardens of Babylon", where all soil, vegetation, and daily watering had to be carried up stairs by hand; an expensive business in terms of labor. Surely we, with our technology, can carry the much lesser expense of providing breathable air and a continuation of the "green spaces" which have made Corvallis so attractive to so many people!

* * *

Suggestion for Apartments Over Stores (For New Construction)

Scale & Estimated! by Mary T. McCoy, April 14, 1997



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Public Hall

To Elevator(s) & Stairs →

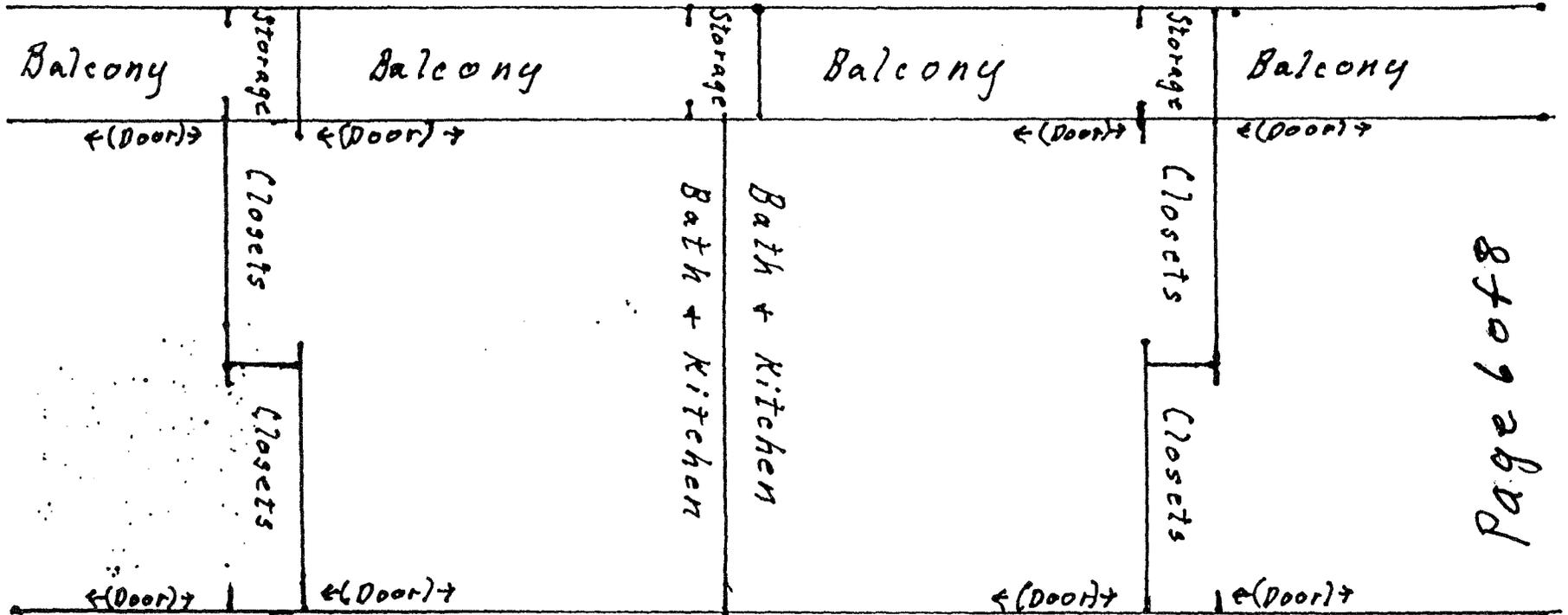
Provide, on
Parking Floor,
Bike Parking,
Both Public
& for Tenants
Only.

More Apartments

{ Put Cars on Top
Floor, Car Ramp or
Elevator at End →
Public Park/tub Garden
On Roof

Suggestion for Apartments Over Stores (For New Construction)

Scale Guestimated! by Mary T. McCoy, April 14, 1997



Page 08

Open Public Access Porch

To Elevators + Stairs →

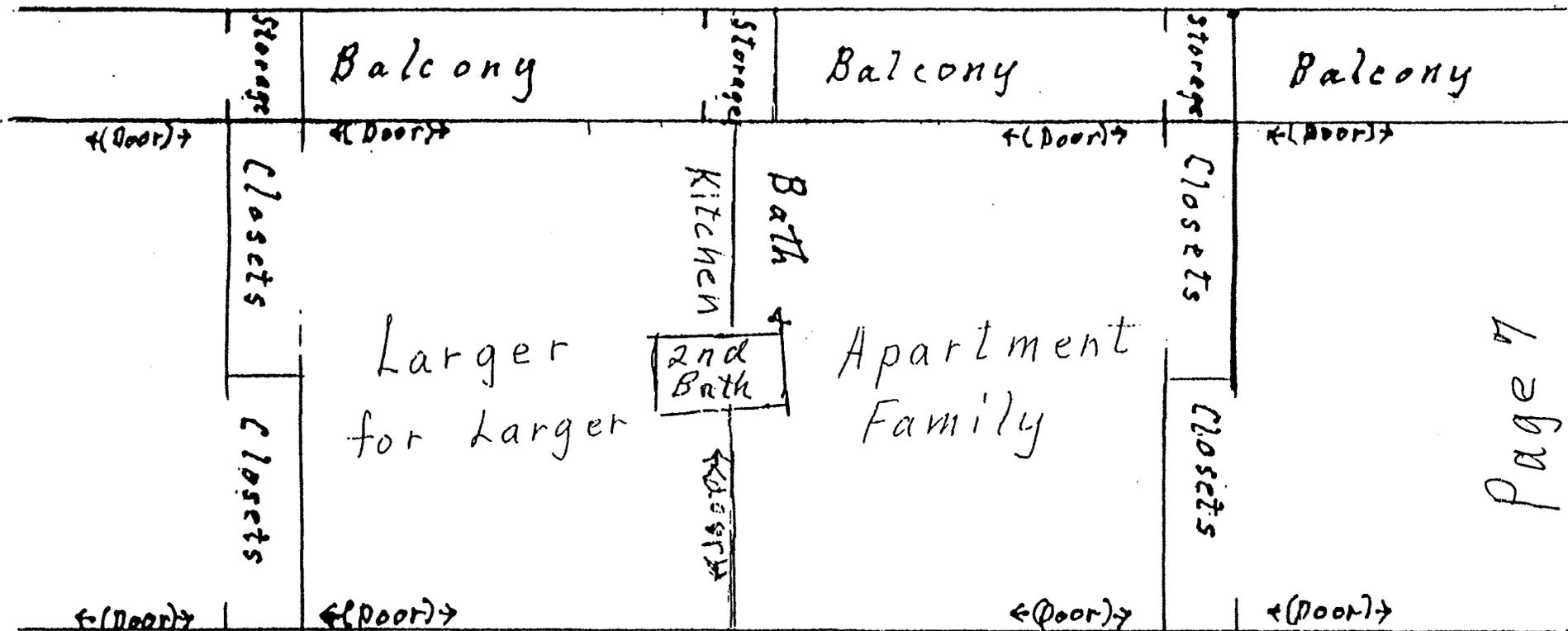
Provide, on Parking Floor,
Bike Parking, Both Public
+ Accessible by Tenants
Only.

Put Cars on Top Floor.
Car Ramp or Elevator
at End →
Public Park / Tub
Garden on Roof

Suggestion for Apartments Over Stores (For New Construction)

Scale Guestimated!

by Mary T. McCoy, April 14, 1997



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Public Hall

To Elevator(s) & Stairs →

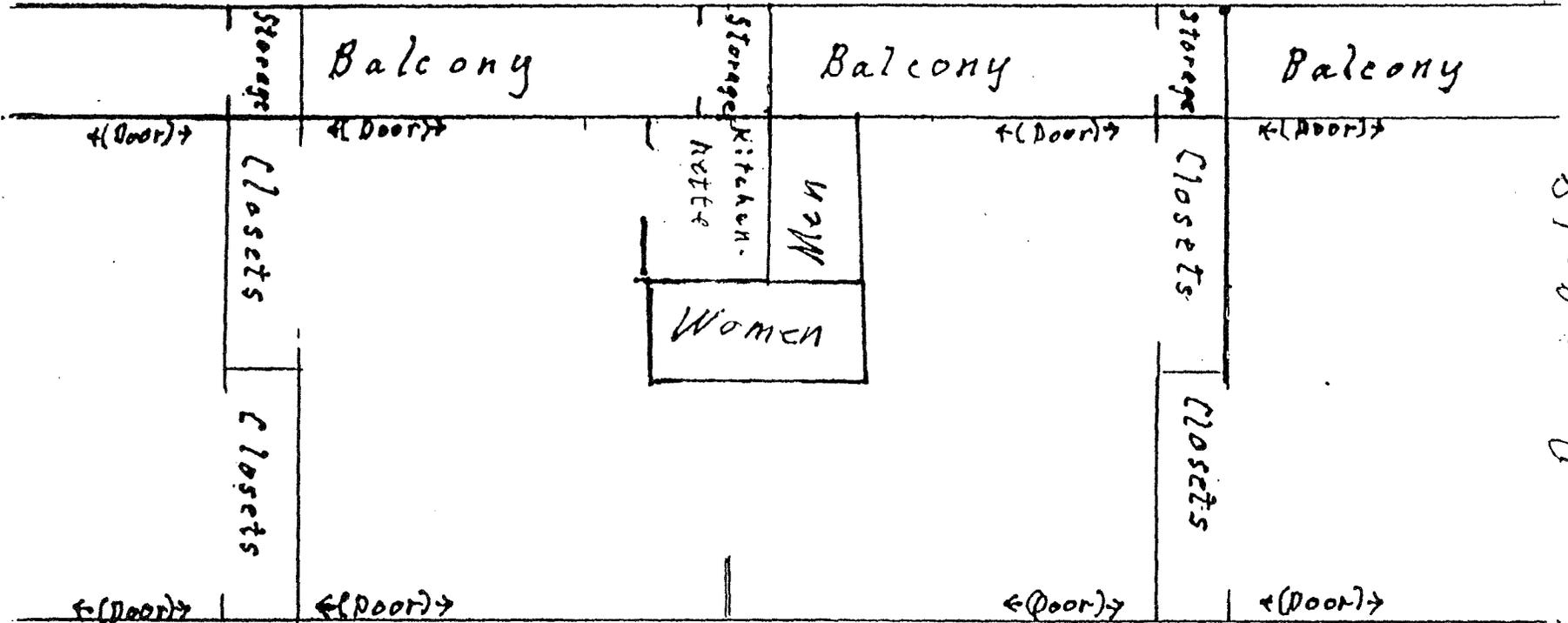
Provide, on
Parking Floor,
Bike Parking,
Both Public
& for Tenants
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More Apartments

{ Put Cars on Top
Floor, Car Ramp or
Elevator at End →
Public Park/Tub Garden
On Roof

Suggestion for Apartments Over Stores (For New Construction)

Scale & estimated! by Mary T. McCoy, April 14, 1947



Page 8 of 8

Public Hall

To Elevator(s) & Stairs →

Provide, on Parking Floor, Bike Parking, Both Public + for Tenants Only.

More Apartments

Put Cars on Top Floor, Car Ramp or Elevator at End → Public Park/Tab Garden On Roof