



**City of Corvallis**

## **Land Development Information Report**

Reporting Period: January 1, 2019 – December 31, 2019



**Community Development – Planning Division**

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# I. Introduction

## **Purpose of the LDIR**

The Land Development Information Report (“LDIR”) is identified in Comprehensive Plan Policy 14.2.1 as an element of the City’s growth management system. It is focused on development trends within the City limits. With limited exceptions, the City has published an LDIR every year since 1980. The last published LDIR was for the reporting period of January 1, 2018 through December 31, 2018.

## **Structure of the 2019 LDIR**

The 2019 LDIR, which reports on the period from January 1, 2019 to December 31, 2019, is the third LDIR since the completion of the City of Corvallis Housing Needs Analysis and Economic Opportunities Analysis report in November 2016. This report is known as the 2016 Buildable Lands Inventory, or “BLI”. The BLI was formally adopted by the city, with minor amendments, in July of 2019. The 2016 BLI assigned every tax lot within the Urban Growth Boundary a development status of Developed, Partially Vacant, Vacant, or Public Exempt. Beginning with the 2017 LDIR, the approach has become to incrementally update these baseline BLI data each year based on land use approvals, land divisions, building, and demolition permits. Over time, this consistency in representing the data allows the City to identify trends regarding the availability and usage of its lands and better plan for changes in its land use needs.

The report sets the stage by discussing current and expected population trends and development conditions. What follows is a summary of land use approvals, changes in land supply, and land availability broken down by both zoning and development constraints. The report finishes with a summary of residential land availability.

## Comparator Cities

Conditions in Corvallis may occasionally appear out of step with conditions state-wide or nationally. This is particularly true when it comes to the housing market. However, it is important to keep in mind that Corvallis is unique due to the large university presence and its proportional influence on the city as a whole. In this context, it is often useful to compare Corvallis to similar cities with sizeable universities, even if they are out of state.

In 2014, ECONorthwest prepared a Corvallis Housing Policy Report that presented a high-level evaluation of policy options and big-picture conclusions about market trends that Corvallis decision makers could consider implementing to encourage development of housing that is affordable to people who work in Corvallis. This report included a Housing Market Comparisons appendix which identified a number of comparator cities throughout the US. These cities were selected using criteria that suggest their housing market is comparable to the Corvallis housing market:

- City population.
- Presence of a major public university.
- Ratio of total population to students.
- Geographic isolation.
- Located in the western U.S.

The comparison cities and universities in this report are listed in Table 1 below.

Table 1: Comparator Cities

City	University	2013 Population	2013 University Enrollment
Corvallis, OR	Oregon State University	55,298	27,925
Ames, IA	Iowa State University	61,792	33,241
Boulder, CO	University of Colorado	103,166	29,325
College Station, TX	Texas A&M	100,050	52,449
Davis, CA	University of California Davis	66,205	29,978
Flagstaff, AZ	Northern Arizona University	68,667	19,320
Logan, UT	Utah State University	48,913	16,411
Manhattan, KS	Kansas State University	56,143	24,581
San Luis Obispo, CA	Cal Poly	46,337	19,703
Stillwater, OK	Oklahoma State University	47,186	24,216

Source: 2014 Corvallis Housing Policy Report, ECONorthwest. Available online at: [www.corvallisoregon.gov/cd-publications](http://www.corvallisoregon.gov/cd-publications)

In some cases, the LDIR compares Corvallis against state and national numbers, as well as comparator cities for which data are available. 2018 American Community Survey (“ACS”) 5-Year Estimate data are available for six of the comparator cities: Boulder, College Station, Davis, Flagstaff, San Luis Obispo, and Stillwater. 2018 ACS data were used because they are the most recent data available.

## BLI Data

The 2016 BLI used a methodology to assign a single development status to every tax lot within the Corvallis Urban Growth Boundary. Four statuses were assigned to each tax lot: Public Exempt, Vacant, Partially Vacant, or Developed. Chapter 2 of the *Corvallis Housing Needs Analysis and Economic Opportunities Analysis – Final Summary Report*, available online at [www.corvallisoregon.gov/cd-publications](http://www.corvallisoregon.gov/cd-publications) (see [2016 Urbanization Study](#)), details the methodologies used. The statuses are generally defined as follows:

- **Public Exempt** – Tax lots that have public or semi-public ownership, based on “exempt” Benton County property tax exemption codes (three-digit tax codes starting with “9”). Public Exempt land was considered unavailable for development.
- **Vacant** – Tax lots that are not Public Exempt and either have no structures or have buildings with very little improvement value.
- **Partially Vacant** – Tax lots that are not Public Exempt and are occupied by a use, but may be further developed during the BLI planning period (2016-2036).
- **Developed** – Tax lots that are not Public Exempt, are occupied by a use, and are unlikely to redevelop during the BLI planning period.

Each LDIR will make incremental updates to the “baseline” data provided in the 2016 BLI. This is done through an assessment of permits issued during the reporting period. Staff will evaluate each issued demolition and building permit and determine whether it constitutes a change in development status. Obviously, there is some gray area between Vacant and Partially Vacant, and Partially Vacant and Developed, and in some cases informed judgment will be necessary. For simplification, the LDIR will combine lands into two groups: Vacant/Partially Vacant and Developed/Public Exempt. Using the 2016 data as a baseline, annual LDIR updates to these data will allow the City to better monitor land availability, and be better positioned to proactively address trends that might indicate shortages.

The 2016 BLI further considered development constraints based on natural resources and natural hazard provisions in the LDC. The analysis used two classifications of constraints: Full (constraints that do not allow any development) and Partial (constraints that allow development with limitations). These are as follows (applicable LDC chapters are in parentheses):

- **Full Constraints** – Locally Protected Wetlands, plus a 25-foot buffer (4.13); high protection Proximate Wetlands (4.13); highly protected Riparian Corridors and associated streams

(4.13); Highly Protected Significant Vegetation (4.12); 0.2-foot floodway (4.5); high protection 100 year floodplain (4.5); slopes greater than 35% (4.14); and lands above 560 feet in elevation, which are above the third level water service area.

- **Partial Constraints** – Partial protection Proximate Wetlands (4.13); partially protected Riparian Corridors (4.13); Partially Protected Significant Vegetation (4.12); partial protection 100 year floodplain (4.5); and slopes of 25% to 35% (4.14).

There may be incremental natural features constraint modifications over time due to site-specific wetland and/or riparian corridor delineations or occasional City-wide map updates. It is important to note that the 2016 analysis does not incorporate the Land Development Code Minimum Assured Development Area (MADA) methodology because of the complexity of applying that analysis at the parcel level. Therefore, the reduction in available buildable lands due to the partial and full constraints listed above is likely greater than actual reductions that will occur as individual parcels develop. However, there are also instances, particularly with wetlands that have State and/or Federal protections but which are not locally protected, where additional natural resources are identified during the development due diligence process and that decreases the amount of developable land.

## Comprehensive Plan Map and Base Zone Designations

The City of Corvallis has 18 Comprehensive Plan Map designations. As shown in Table 2 below, these are grouped into four categories: Residential, Office/Commercial, Industrial, and Other. Throughout this LDIR, Comprehensive Plan Map designations are referred to by their acronyms.

Table 2 - Comprehensive Plan Map Designations by Category

Residential	Office/Commercial	Industrial	Other
Low Density Residential (LDR)	Central Business District (CB)	Limited Industrial (LI)	Open Space – Agriculture (OS-A)
Medium Density Residential (MDR)	Mixed Use Commercial (MUC)	Limited Industrial – Office (LI-O)	Open Space – Conservation (OS-C)
Medium-High Density Residential (MHDR)	Professional Office (PO)	Mixed Use Employment (MUE)	Public/Institutional (PI)
High Density Residential (HDR)		General Industrial (GI)	
Mixed Use Residential (MUR)		Intensive Industrial (II)	
		Mixed Use Transitional (MUT)	
		General Industrial – Office (GI-O)	

There are 27 base Zones throughout the City. As shown in Table 3 below, these can be grouped into the same four categories as the Comprehensive Plan Map designations. In accordance with the

Corvallis Land Development Code (“LDC”), each Zone should be consistent with one or more Comprehensive Plan Map designations; however, in reality there are some rare instances where the Zone is inconsistent with the underlying Comprehensive Plan Map designation. Throughout this LDIR, Zones are referred to by their acronyms.

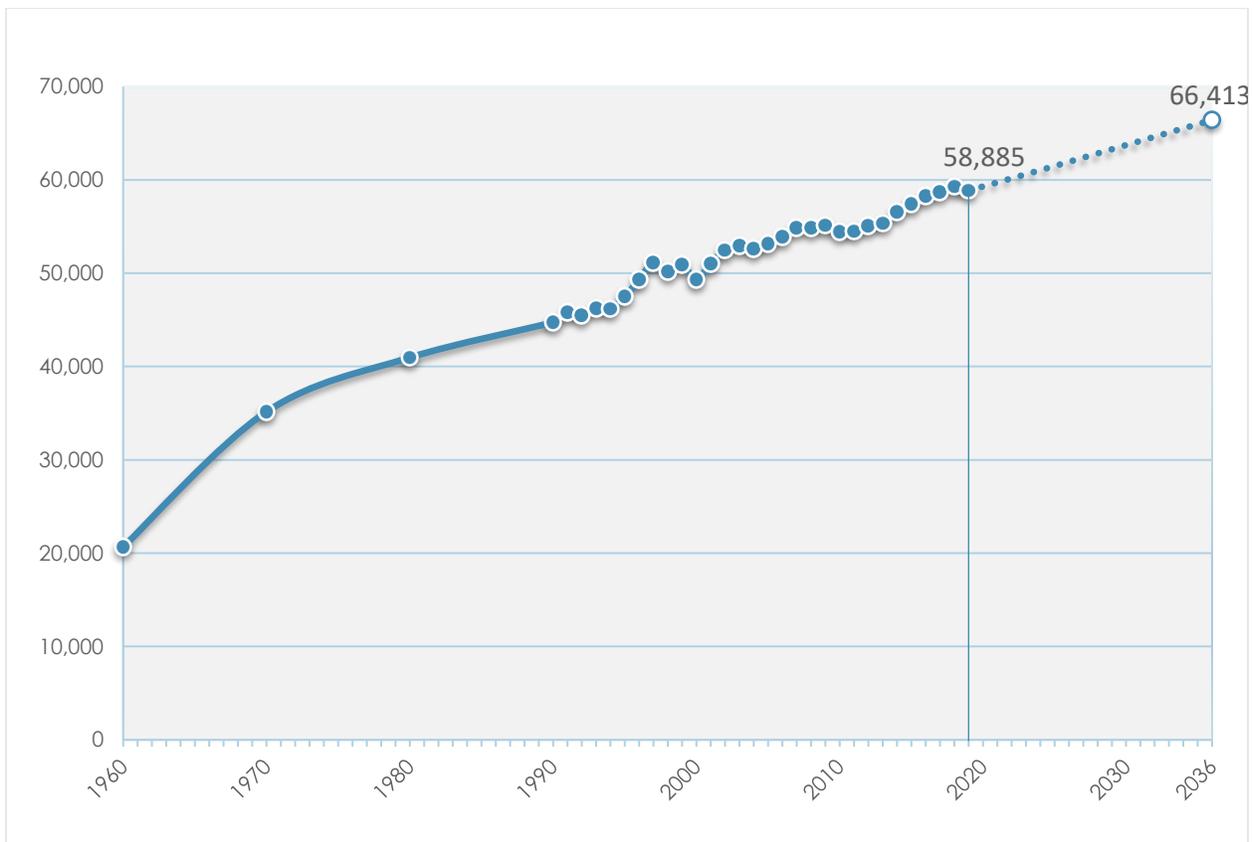
Table 3 - Base Zones by Category

<b>Residential</b>	<b>Office/Commercial</b>	<b>Industrial</b>	<b>Other</b>
RS-1 – Extra-Low Density Residential	P-AO – Professional-Admin. Office	LI – Limited Industrial	AG-OS – Agriculture-Open Space
RS-3.5 – Low Density Residential	CB – Central Business	GI – General Industrial	C-OS – Conservation-Open Space
RS-5 – Low Density Residential	CBF – Central Business Fringe	II – Intensive Industrial	OSU – Oregon State University
RS-6 – Low Density Residential	MUC – Mixed Use Commercial	LI-O – Limited Industrial-Office	
RS-9 – Medium Density Residential	MUCS – Mixed Use Community Shopping	MUE – Mixed Use Employment	
RS-12 – Medium-High Density Residential	MUGC – Mixed Use General Commercial	MUT – Mixed Use Transitional	
RS-20 – High Density Residential	NC-Major – Major Neighborhood Commercial	RTC – Research Technology Center	
MUR – Mixed Use Residential	NC-Minor – Minor Neighborhood Commercial		
	RF – Riverfront		

## II. Population

While Corvallis continues to see a growing population, the rate of growth has slowed considerably since the 1960s. The 1998 Corvallis Comprehensive Plan (Finding 1.1.c) found that the population of Corvallis was projected to be between 58,461 and 61,029 in 2020. According to the Portland State University Population Research Center, the population of Corvallis in 2019 was estimated at 58,885, a slight decrease from 2018. The average annual population increase since 2000 has been about 0.7%. On September 8, 2015, as part of the Buildable Lands Inventory update, the City Council acknowledged a population forecast that assumes an annualized 0.732% growth rate starting in 2014. This projects to a population of 66,413 in 2036. In Figure 1, below, decennial Census estimates and annual PSU estimates are in dark blue, and the acknowledged 2036 projection is in white.

Figure 1: Corvallis Population Estimate for 2019 and Projection for 2036

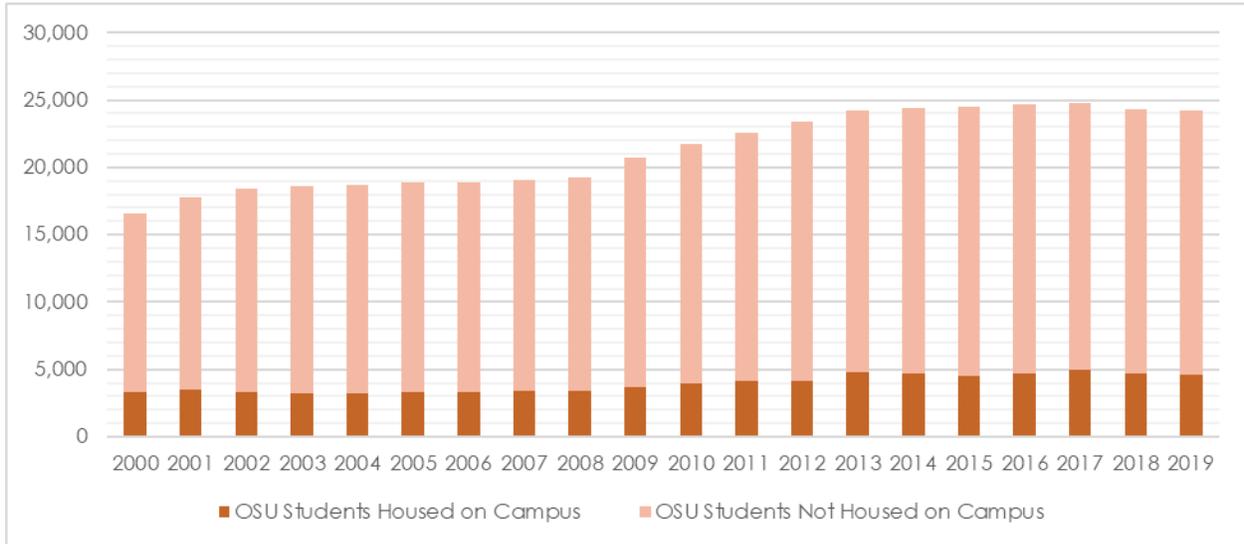


Sources: Decennial totals are from the US Census. Totals for other years are certified estimates from the Portland State University (PSU) Population Research Center.

The recent population increases are largely in line with growth at the OSU Corvallis Campus. Overall, Corvallis gained 9,563 residents between 2000 and 2019. Over that same period, enrollment at OSU's Corvallis Campus (not counting "E-Campus", or students who are only taking classes online) has gone from 16,585 to 24,203, an increase of 7,618 students (Figure 2). OSU housed 1,320

more students on campus in 2019 than in 2000, which means the net off-campus student population during that time has increased by 6,298. That does not necessarily mean all student growth was housed in Corvallis, as students also commute in from surrounding communities.

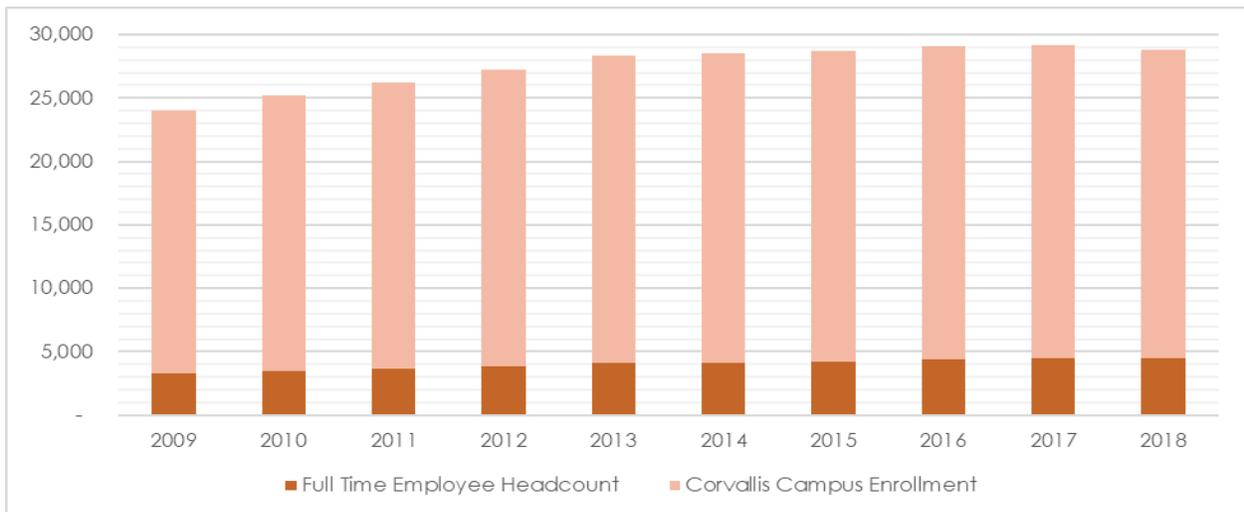
Figure 2: OSU Corvallis Campus Enrollment and On-Campus Housing



Source: OSU Office of Institutional Research and University Housing and Dining Services

In addition, according to the OSU Office of Institutional Research, OSU’s full-time employee headcount increased by more than 1,000 between 2009 and 2018 (most recent data available), from 3,331 to 4,507.

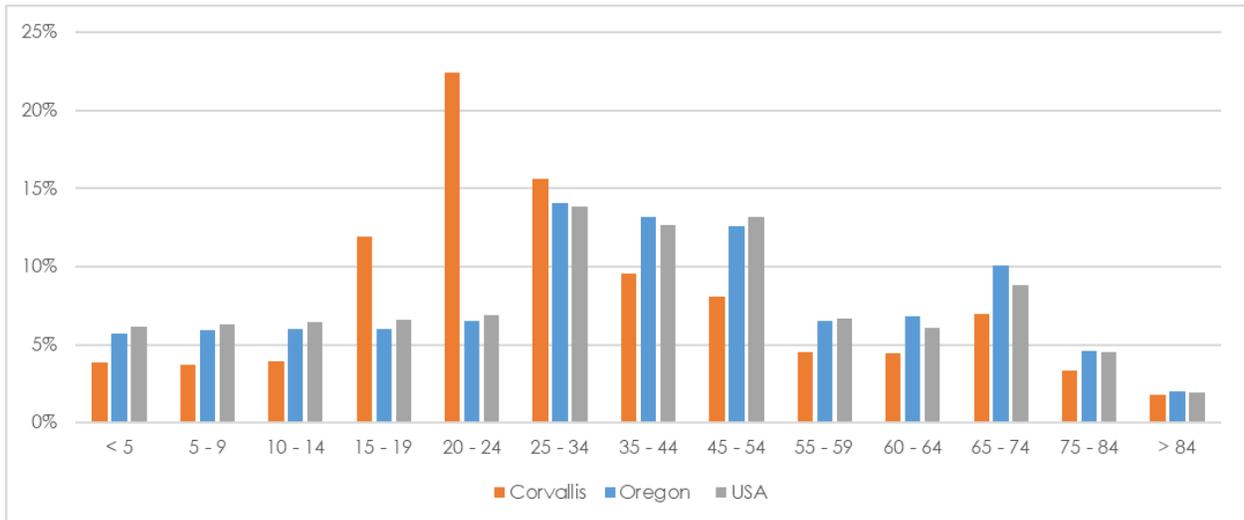
Figure 3: Total OSU Corvallis Campus Population (Students and Employees)



Source: OSU Office of Institutional Research

The age distribution of Corvallis residents reflects the university presence, with disproportionate percentages (compared to state and national averages) aged between 15 and 34, and comparatively low percentages in most other age groups (Figure 4).

Figure 4: Age of Population (Years)



Source: 2018 American Community Survey 5-Year Estimate.

### III. Land Development

#### Residential Building Permits

In 2019, building permits were issued for 429 dwelling units – 54 were for single family dwellings (including manufactured dwellings), 369 were for duplex or multi-family dwellings, and six were for accessory dwelling units (“ADUs”).

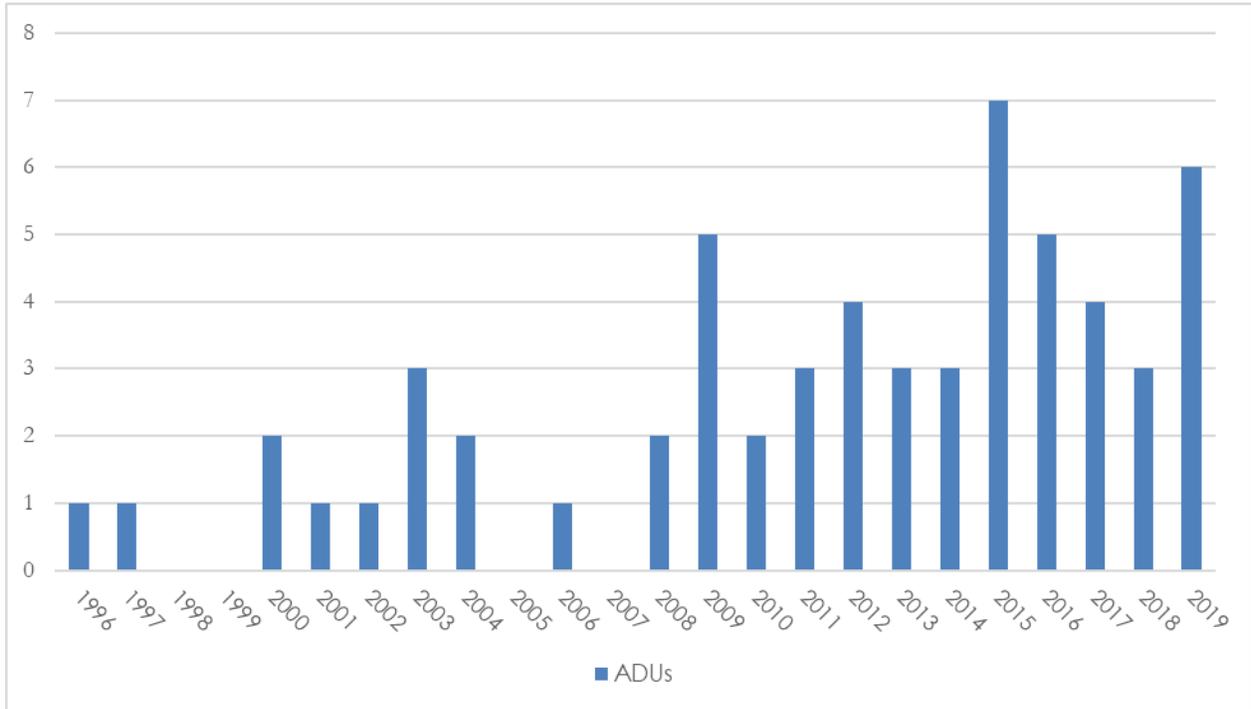
Table 4, below, includes a selection of residential projects in which building permits were issued during the reporting period for this LDIR

Table 4 - Residential Building Permits Issued (1/1/19 – 12/31/19)

<b>Single Family Units</b>	<b>No. of Units Permitted</b>
Russell Gardens Subdivision	19
Sylvia Subdivision	8
Brooklane Heights Subdivision	5
All others	20
<i>Total Single Family Units Permitted</i>	<i>54</i>
<b>Duplex/Triplex Units</b>	
2790 NW Harrison Blvd	3
<i>Total Duplex/Triplex Units Permitted</i>	<i>3</i>
<b>Multi-Family Units</b>	
Washington Yard	228
Domain Corvallis (Phase 2)	132
Tyler Ave. Townhouses	6
<i>Total Multi-Family Units Permitted</i>	<i>366</i>
<i>ADUs</i>	<i>6</i>
<i>Total Dwelling Units Permitted</i>	<i>429</i>

Permits issued for ADUs have been tracked by the City’s permitting software since 1996. Over that time, 59 ADUs have been permitted, or about 2.5 ADUs per year, accounting for 0.9% of the total dwelling units permitted over that time. ADUs have been slightly more popular in recent years; between 2012 and 2019, 35 ADUs were permitted (4.4 per year), accounting for 1.9% of the total dwelling units permitted during that period. See Figure 5, below, for a chart of ADUs permitted by year.

Figure 5: ADU Development Since 1996



Source: City of Corvallis Building Permit Data

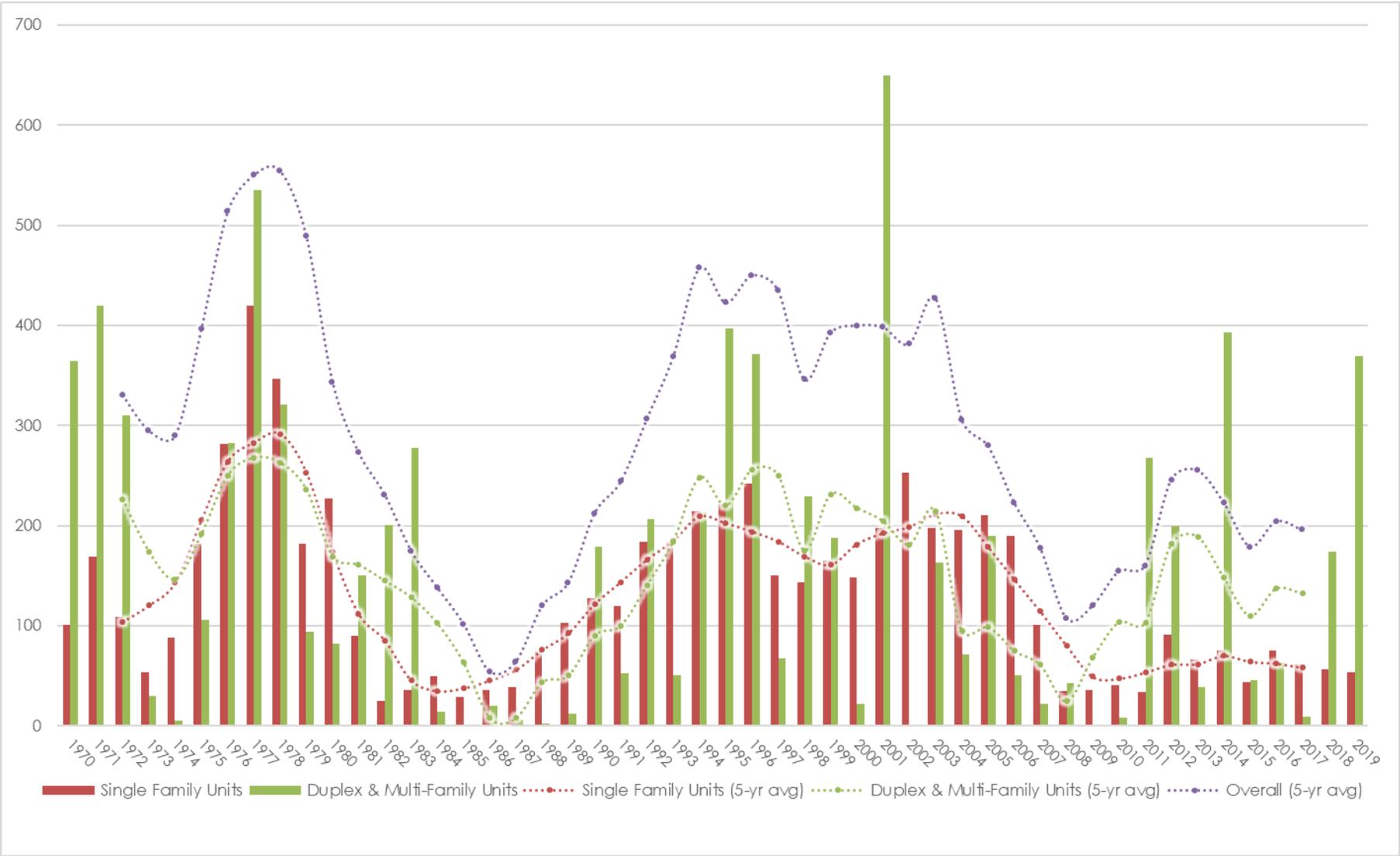
Annual housing numbers may vary wildly due to discrete projects that come online in a given year. A five-year “moving” average attempts to smooth out annual fluctuations and highlight longer-term trends.

Figure 6, below, shows number of dwelling units permitted by type (excluding ADUs), as well as the “moving” five-year average for each type of dwelling unit permitted. Because the data are through 2019, the most recent moving five-year average is for 2017 (incorporating data from the five-year span of 2015 through 2019).

As can be seen by Figure 6, permits for new dwelling units peaked in the late 1970’s, fell sharply in the 1980s, and returned to somewhat higher numbers beginning in the early 1990’s until the recession in 2008. Permits for duplex/multi-family dwelling units rebounded in the early 2010’s, but hit a lull from 2015 to 2017 before ticking back upwards in 2018. Due largely to two large student-oriented apartment projects being built, 2019 saw the most multi-family units constructed since 2014.

Permits for new single family and duplex/multi-family dwelling units tracked fairly closely until the early 2000’s. At that point, construction of single family took precedence until about 2008. Since then, the City has had a preponderance of duplex/multi-family dwelling units coming on line.

Figure 6: Permitted Dwelling Units by Year



Source: City of Corvallis building permit data, including previous LDIRs.

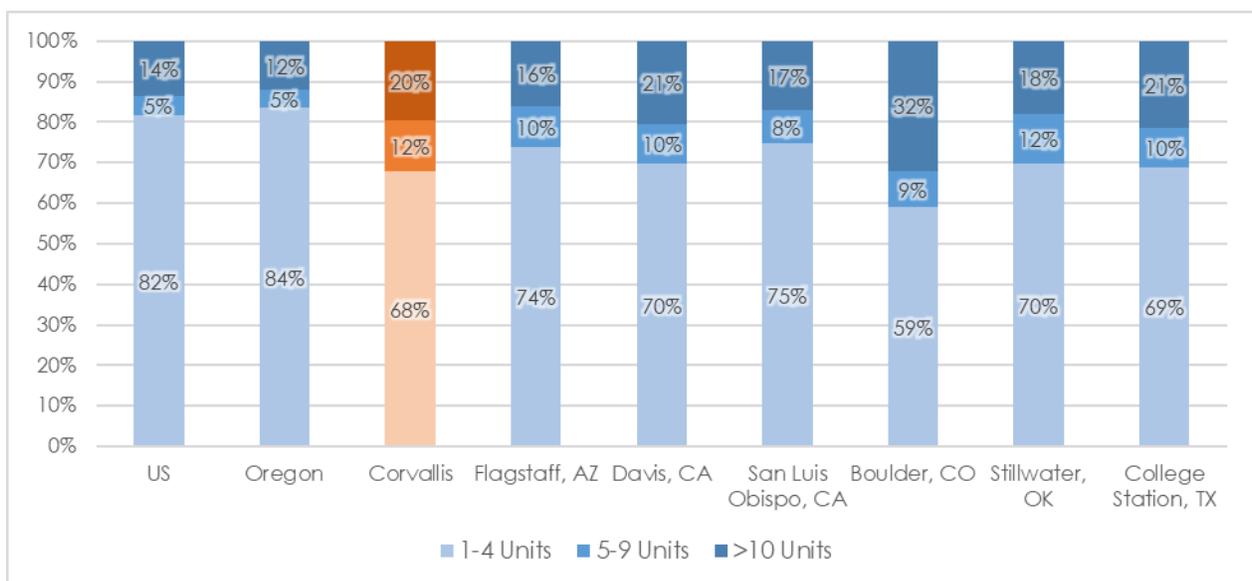
## Housing Stock

As of December 31<sup>st</sup>, 2019, there were approximately 25,203 dwelling units in the city of Corvallis. This figure represents 13,758 single-family dwellings (including manufactured homes) and 11,445 multifamily dwelling units. These figures are based on historical building permit data including permit applications received through June 2013 and permits issued since July 2013. These numbers should be considered estimates only and not an exact count of all housing units in the city. The provision of housing in Corvallis also occurs in other forms such as dormitories, fraternities and sororities, and other group quarters settings. Based on the annual population estimates provided by Portland State University, in 2019, approximately 6,660 persons lived in group quarters facilities.

## Housing Conditions

Overall, 68% of the dwelling units in Corvallis are in structures that contain between one and four units (this includes mobile homes, boats, and RVs), 12% are in structures that contain between five and nine units, and 20% are in structures that contain ten or more units (Figure 7). This breakdown is more in line with conditions in the comparator cities than it is with the state or nation. Generally speaking, Corvallis is in the middle of the pack with regards to the comparator cities throughout this section.

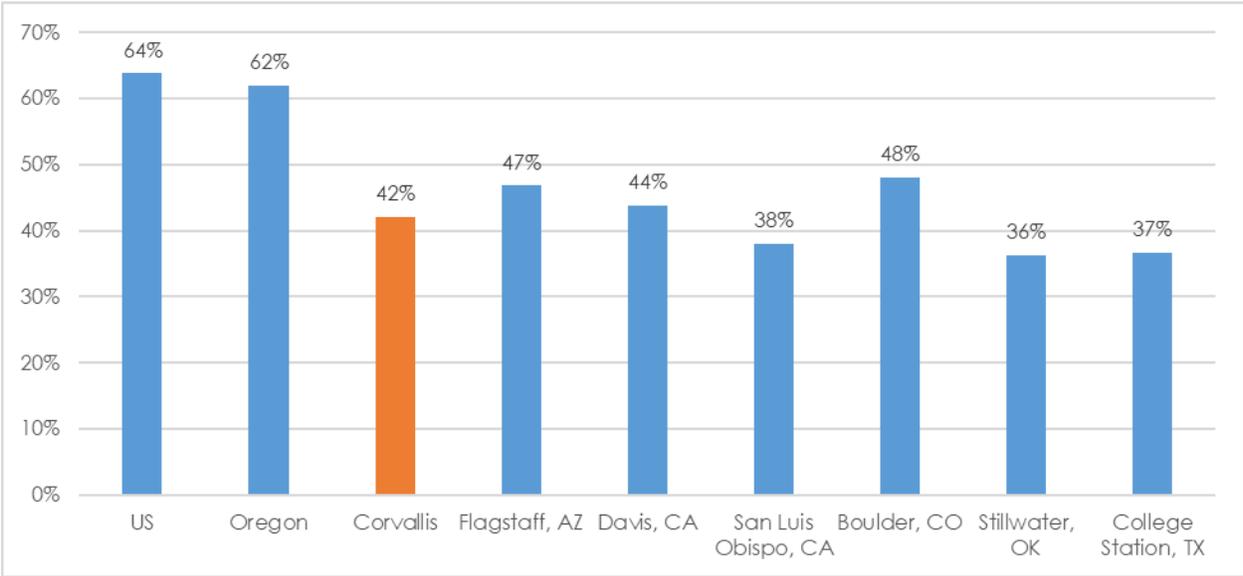
Figure 7: Housing Units in Structure – US, Oregon, Corvallis, and Comparator Cities



Source: 2018 American Community Survey 5-Year Estimate.

The American Community Survey estimates that 42% of all occupied dwelling units in Corvallis are owner-occupied. This is far lower than the state and national numbers, but again, is similar to the comparator cities (Figure 8, below).

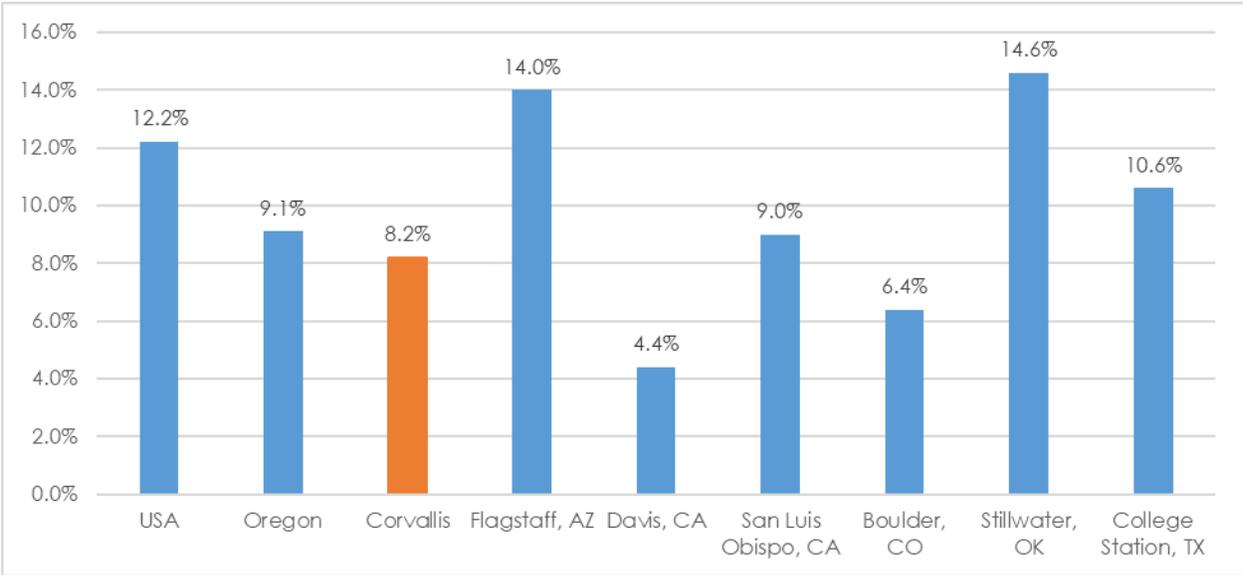
Figure 8: Percentage of Dwelling Units that are Owner-Occupied



Source: 2018 American Community Survey 5-Year Estimate.

As of 2018, approximately 8.2% of the housing units in Corvallis were vacant, slightly lower than the state-wide average. Both numbers remained well below the national vacancy rate (12.2%). Comparator city vacancy rates vary greatly, from 4.4% (Davis, CA) to 14.6% (Stillwater, OK) with an average of approximately 9.8%.

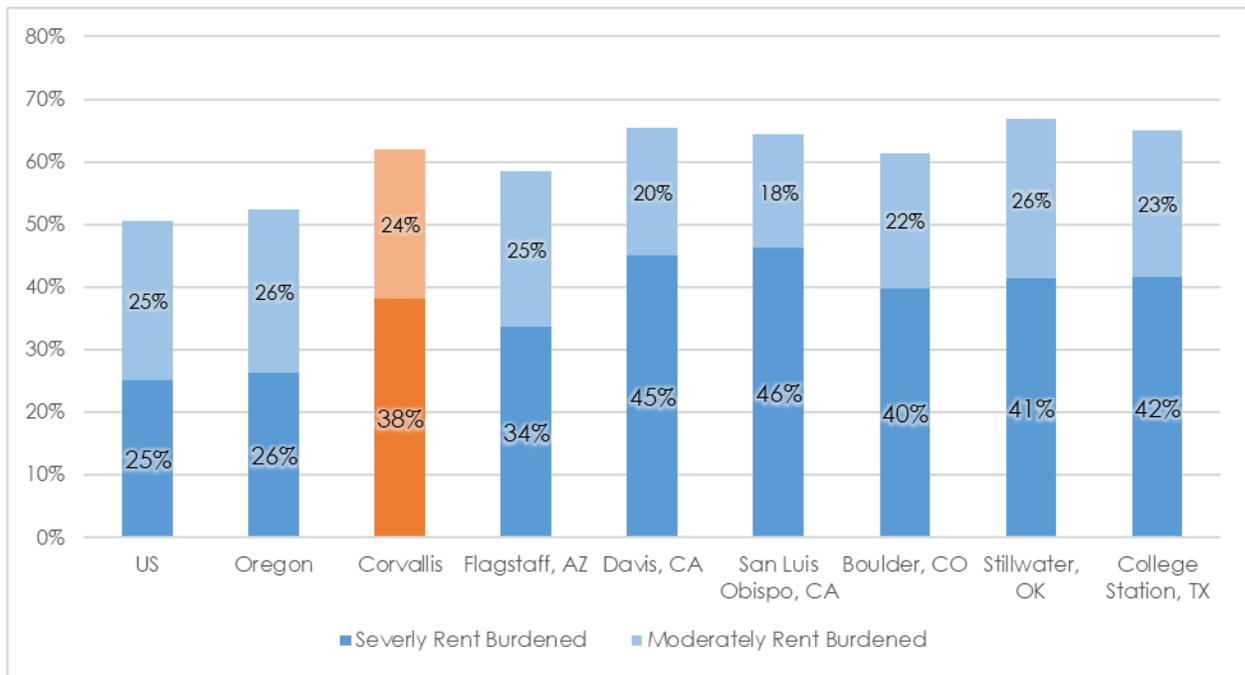
Figure 9 - Vacant Housing Units



Source: 2018 American Community Survey 5-Year Estimates.

Rent burden is another indicator of the local balance of housing supply and demand. HUD defines rent-burdened families as households “who pay more than 30 percent of their income for housing” and “may have difficulty affording necessities such as food, clothing, transportation, and medical care.” Severe rent burden is defined as paying more than 50 percent of household income on rent. Corvallis has the highest percentage of rent-burdened and severely rent-burdened families in Oregon. However, rent burden in Corvallis is generally akin to that in comparator cities.

Figure 10: Rent Burden



Source: 2018 American Community Survey 5-Year Estimate, Oregon Housing and Community Services Dept.

## Nonresidential Development

The 2016 BLI includes recommendations for managing commercial and industrial land. One particular recommendation related to monitoring commercial and industrial development reads, in part:

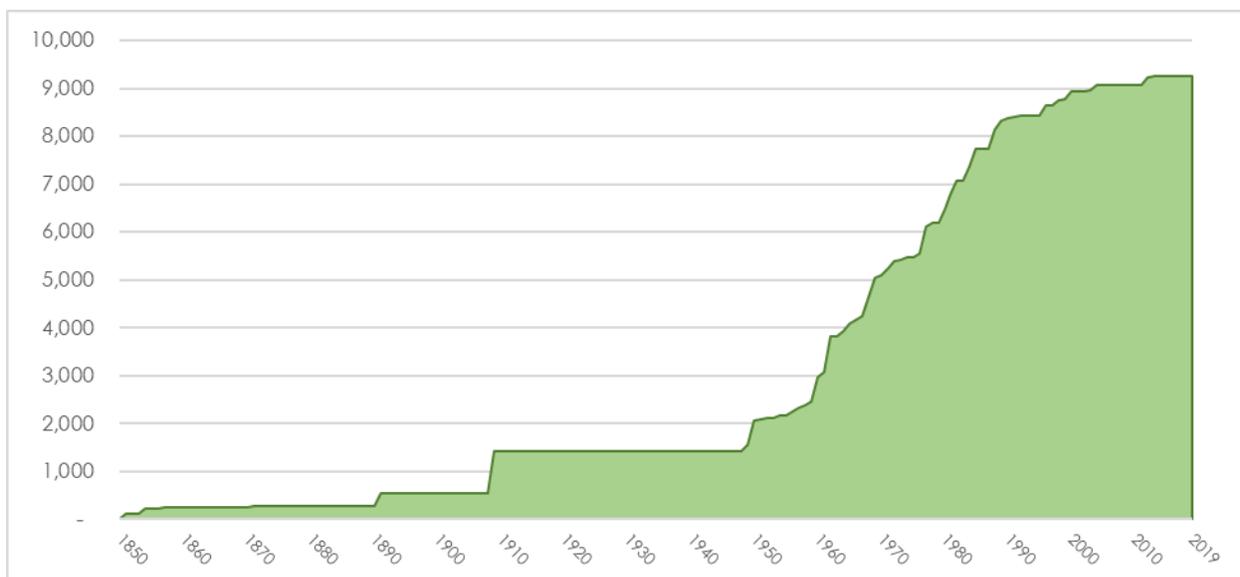
The City should also consider more detailed monitoring of commercial (and industrial) development if it is practical given cost. This should include “traditional” redevelopment – sites where buildings are demolished and redeveloped, as well as upgrades on employment sites such as tenant improvements that require building permits.

On February 19, 2019, City Council adopted the Strategic Operational Plan (“SOP”) for 2019-2023. Objective I-3A of the SOP directs the City Manager’s Office and the Community Development Department to ensure the 2016 BLI addresses land deficits required to grow employment by June of 2021. It is anticipated that, as part of accomplishing this objective, a methodology will be developed to implement the 2016 BLI recommendations. Once the methodology is developed to monitor commercial and industrial development, that information will be presented in future iterations of the LDIR.

## Land Area

The City of Corvallis was only about 250 acres in size when it was incorporated in 1857. By the end of 2019, Corvallis City Limits totaled 9,261 acres (14.47 square miles; Figure 11). This amounts to about 51% of the total Corvallis Urban Growth Boundary (“UGB”) land area of 18,006 acres (28.13 square miles), which was originally adopted in 1978.

Figure 11: Size of the Incorporated City Limits (Acres)



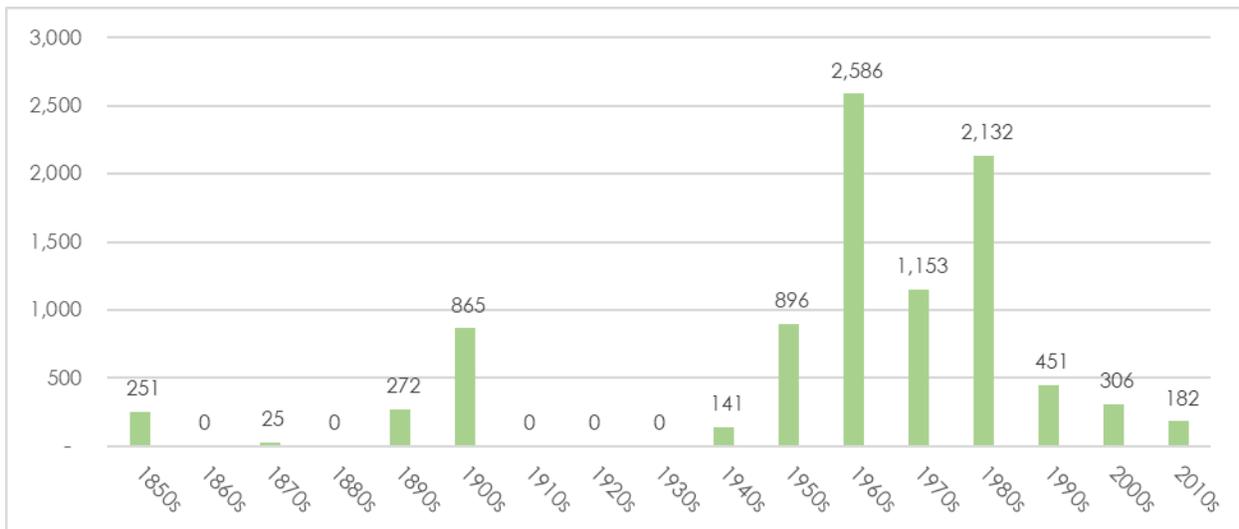
Source: City of Corvallis Geographic Information System (GIS).

The City Limits were expanded infrequently prior to 1949. From 1949 through 1989, the City Limits expanded rapidly; during this 41-year period, the City acquired 6,907 acres (10.79 square miles), or about 75% of its current total. Since then, annexations have slowed considerably. With the close of 2019, the 2010s officially saw the least amount of land annexed of any decade since the 1940's (Figure 12).

The largest individual annexations have been:

- 865 acres (1909) – Most of the Oregon State University campus, and the area north extending to NW Grant Ave.
- 548 acres (1962) – South Corvallis, east of the railroad tracks
- 467 acres (1960) – NW 9<sup>th</sup> Street and adjacent properties
- 441 acres (1977) – North of NW Walnut Blvd. (Timberhill), abutting the current City limits
- 427 acres (1950) – Areas north of NW Grant Ave. and NW Buchanan Ave., extending east to the Willamette River

Figure 12: City Limits Increase by Decade (Acres)

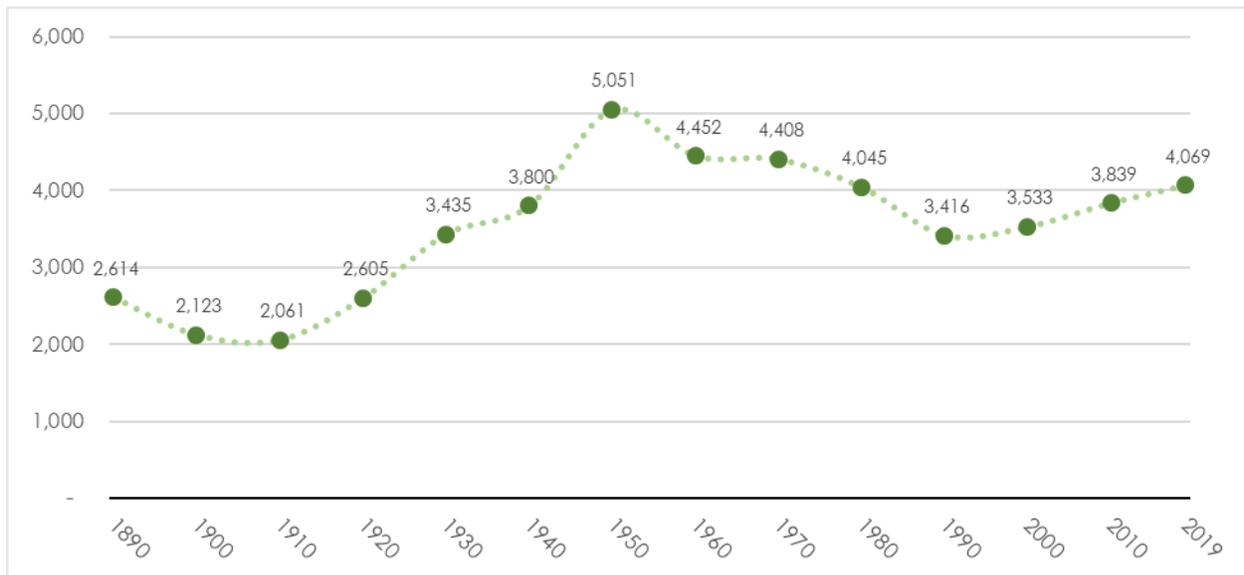


Source: City of Corvallis (GIS)

## Population Density

Population density within City Limits peaked with the 1950 decennial census, and then fell for several decades as the City's physical expansion outpaced its population increases (Figure 13). In recent decades, continuing population growth and a decelerated physical expansion have led to steadily increasing population density within the City limits, although density has still not reached the levels seen in the middle of the 20<sup>th</sup> Century.

Figure 13: Population Density (Population per Square Mile)



Sources: City of Corvallis GIS, US Census, and PSU Population Research Center.

## IV. Land Use Approvals

Land use approvals are a precursor to development. Table 5, below, includes the total number of approvals of quasi-judicial land use applications by the Community Development Director (“Director”), Historic Resources Commission (“HRC”), Land Development Hearings Board (“LDHB”), Planning Commission, and City Council.

Note that approvals represented in these tables are only those that *became effective* in 2019 – that is, approvals where the appeal period expired between January 1, 2019 and December 31, 2019. Therefore, these numbers may include some approvals near the end of 2018 (if the appeal period extended into the reporting period), and may not include some approvals near the end of 2019 (if the appeal period extended beyond the reporting period).

Over the course of 2019, a little over one-third of the approved land use applications were Director-level decisions, with the balance approved at an HRC, LDHB, Planning Commission, or City Council public hearing. The Planning Commission made more than half of all decisions requiring a public hearing.

Table 5 - Land Use Approvals by Decision Maker (1/1/19 – 12/31/19)

	Approvals (not appealed)	Approvals (appealed)	Total	% of Total
Director	19	0	19	37%
HRC	8	0	8	16%
LDHB	1	0	1	2%
Planning Commission	16	1	17	33%
City Council	4	2	6	12%
<i>Total</i>	<i>48</i>	<i>3</i>	<i>51</i>	<i>100%</i>

Table 6, below, includes the total number of decisions on quasi-judicial land use applications by application type, and whether it was a new request or a request to modify a previous approval. In cases where a decision was appealed, a single application may have been approved twice. Percentages listed in the table may not add up to 100 due to rounding.

Table 6 - Land Use Approvals by Application Type (1/1/19 – 12/31/19)

<b>Application Type</b>	<b>New</b>	<b>Mod.</b>	<b>Total</b>	<b>% of Total</b>
Annexation (ANN) - Minor	0	0	0	0%
Annexation (ANN) - Major	0	0	0	0%
Conditional Development Permit (CDP)	3	1	4	8%
<i>Conditional Development Permit</i>	3	1	4	8%
<i>Master Site Plan</i>	0	0	0	0%
Comprehensive Plan Amendment (CPA)	5	0	5	10%
Director's Interpretation (DDI)	1	0	1	2%
Expedited Land Division (ELD)	0	0	0	0%
Extension of Services (EOS)	0	0	0	0%
Historic Preservation Permit (HPP)	10	0	10	20%
<i>Director-level</i>	2	0	2	4%
<i>HRC-level</i>	8	0	8	16%
Lot Development Option (LDO) - Minor	0	0	0	0%
Lot Development Option (LDO) - Major	4	0	4	8%
Minor Land Partition (MLP)	0	0	0	0%
Minor Replat (MRP)	7	0	7	14%
Plan Compatibility Review (PCR)	1	0	1	2%
Planned Development (PLD)	2	2	4	8%
<i>Conceptual Development Plan</i>	0	0	0	0%
<i>Detailed Development Plan</i>	0	2	2	4%
<i>Conceptual and Detailed Development Plan</i>	2	0	2	4%
<i>Nullification</i>	0	0	0	0%
Property Line Adjustment (PLA)	1	0	1	2%
Solar Access Permit (SAP)	0	0	0	0%
Subdivision or Major Replat (SUB)	3	0	3	6%
<i>Residential</i>	3	0	3	6%
<i>Nonresidential</i>	0	0	0	0%
Vacation of ROW or Plat (VAC)	1	0	1	2%
Willamette River Greenway (WRG)	1	0	1	2%
Zone Change (ZDC)	9	0	9	18%
<i>Change to the Base Zone</i>	6	0	6	12%
<i>Adding an Overlay Zone</i>	0	0	0	0%
<i>Removing an Overlay Zone</i>	1	0	1	2%
<i>Residential PD Overlay Removal</i>	2	0	2	4%
<i>Total</i>	<i>48</i>	<i>3</i>	<i>51</i>	<i>100%</i>

## Comprehensive Plan Map Amendments

In 2019 there were five comprehensive plan map amendments, affecting a total of 102.25 acres (Table 7). Three of the amendments relate to the City’s adoption of the 2016 Urbanization Study and buildable lands inventory in July of 2019, which eliminated the deficit of high density residential land identified in that study.

Table 7 - 2019 Approved Comprehensive Plan Map Amendments

<b>Application Name (Case Number)</b>	<b>Affected Acres</b>	<b>Old Designation</b>	<b>New Designation</b>
Corvallis Industrial Park LLC – RS-20 (CPA-2018-03)	50.04	Medium Density Residential	High Density Residential
Wakerobin Properties (CPA-2018-04)	14.98	Limited Industrial-Office	High Density Residential
Carson Map Amendment (CPA-2018-05)	6.09	Low Density Residential	High Density Residential
McFadden Ranch, LLC RS-20 (CPA-2018-06)	26.0	General Industrial	High Density Residential
Alliance Storage (CPA-2019-01)	5.14	Low Density Residential	General Industrial

## Zone Changes

In 2019, a total of six Quasi-Judicial Zone Change applications to change the base zoning designation of property were approved, affecting a total of 106.06 acres (Table 8).

Table 8 - 2019 Approved Zone Changes (Base Zone)

<b>Application Name (Case Number)</b>	<b>Affected Acres</b>	<b>Old Zone</b>	<b>New Zone</b>
Corvallis Industrial Park LLC - RS-20 (ZDC-2018-06)	50.04	RS-9 – Medium Density Residential	RS-20 – High Density Residential
Wakerobin Properties (ZDC-2018-07)	14.98	LI-O – Limited Industrial/Office	RS-20 – High Density Residential
Carson Map Amendment (ZDC-2018-05)	6.09	RS-6 – Low Density Residential	RS-20 – High Density Residential
McFadden Ranch, LLC - RS-20 (ZDC-2018-08)	26.0	GI – General Industrial	RS-20 – High Density Residential
Alliance Storage (ZDC-2019-01)	5.14	RS-6 – Low Density Residential	PD(MUE) – Mixed Use Employment (PD Overlay)
Russell Gardens Phase 2 (ZDC-2019-02)	3.81	RS-3.5 – Low Density Residential	RS-6 – Low Density Residential

## Land Divisions/Consolidations

Depending on the circumstances, three different land use application types are used to divide or combine land within City limits – Minor Land Partition (“MLP”), Minor Replat (“MRP”), or Subdivision (“SUB”). Review and approval of these application types is a two-step process. First, a Tentative Plat is reviewed and approved with conditions that must be satisfied before the Final Plat can be recorded (often including right-of-way dedication and/or installation of public improvements). Then, once the conditions are satisfied, the applicant may record a Final Plat consistent with the approved Tentative Plat.

In 2019, nine Tentative Plats were approved on residentially zoned land, and one on non-residentially zoned land (Table 9). The tables below do not include platted, non-buildable tracts.

Table 9 - Approved MLP, MRP, and SUB Tentative Plats (2019)

Application Name (Case Number)	Zoning	Affected Acres	Existing Lots/Parcels	Proposed Lots/Parcels	Difference Lots/Parcels
<b>Residential</b>					
Casey Minor Replat (MRP-2018-03)*	RS-5	0.17	2	1	-1
Tyler Street Commons (MRP-2019-01)*	RS-9	0.57	4	1	-3
Sigma Phi Epsilon Fraternity #1 (MRP-2019-03)*	RS-20	0.74	7	1	-6
Sigma Phi Epsilon Fraternity #2 (MRP-2019-04)	RS-20	0.25	2	1	-1
1010 NW 23 <sup>rd</sup> St Minor Replat (MRP-2019-05)	RS-12	0.17	1	3	2
1030 NW 23 <sup>rd</sup> St Minor Replat (MRP-2019-07)	RS-12	0.15	1	2	1
Evashevski Subdivision (SUB-2018-01)	RS-3.5/5	4.15	2	7	5
9 <sup>th</sup> & Maxine Subdivision (SUB-2018-02)	RS-3.5	1.59	2	8	6
Russell Gardens Phase 2 (SUB-2019-02)	RS-6	3.81	4	22	18
<i>Total Residential</i>		<i>11.60</i>	<i>25</i>	<i>46</i>	<i>+21</i>
<b>Non-Residential</b>					
Stevens Medical Building Replat (MRP-2019-02)*	PD(P-AO)	0.12	2	1	-1
<i>Total Non-Residential</i>		<i>0.12</i>	<i>2</i>	<i>1</i>	<i>-1</i>
<i>Overall Total</i>		<i>11.72</i>	<i>27</i>	<i>47</i>	<i>+20</i>

\*The Final Plat associated with this approval was recorded during the reporting period (included in Table 10 below).

In 2019, six Final Plats were recorded on residentially zoned land, and two were recorded on non-residentially zoned land (Table 10).

Table 10 - Recorded MLP, MRP, and SUB Final Plats (2019)

<b>Application Name (Case Number)</b>	<b>Zoning</b>	<b>Affected Acres</b>	<b>Existing Lots/Parcels</b>	<b>Proposed Lots/Parcels</b>	<b>Difference Lots/Parcels</b>
<b>Residential</b>					
Arnold Heights Minor Replat (MRP17-00003)	RS-20	0.14	2	1	-1
Neer Replat (MRP-2018-02)	RS-3.5	0.66	1	3	+2
Casey Minor Replat (MRP-2018-03)	RS-5	0.17	2	1	-1
Tyler Street Commons (MRP-2019-01)	RS-9	0.57	4	1	-3
Sigma Phi Epsilon Fraternity #1 (MRP-2019-03)	RS-20	0.74	7	1	-6
Crescent Highlands (SUB17-00010)	Multiple	208	1	10	+9
<i>Total Residential</i>		<i>210.28</i>	<i>15</i>	<i>17</i>	<i>+2</i>
<b>Non-Residential</b>					
2 <sup>nd</sup> & Adams Minor Replat (MRP-2018-01)	CBD	0.36	3	1	-2
Stevens Medical Building Replat (MRP-2019-02)	PD(P-AO)	0.12	2	1	-1
<i>Total Non-Residential</i>		<i>0.48</i>	<i>5</i>	<i>2</i>	<i>-3</i>
<i>Overall Total</i>		<i>210.76</i>	<i>20</i>	<i>19</i>	<i>-1</i>

## V. Land Supply

### Comprehensive Plan Map Designations

Article 40 of the Comprehensive Plan groups all Comprehensive Plan Map Designations into four categories – Residential, Commercial, Industrial, and Other. A breakdown of area by Comprehensive Plan Map Designation and Category is shown in Table 11 and represented visually in Figure 15 below. Note that this table reflects losses or gains due to right-of-way dedications or vacations in addition to zone changes, annexations, etc. and only includes land within City Limits.

Figure 14 - Comprehensive Plan Map (City Limits)

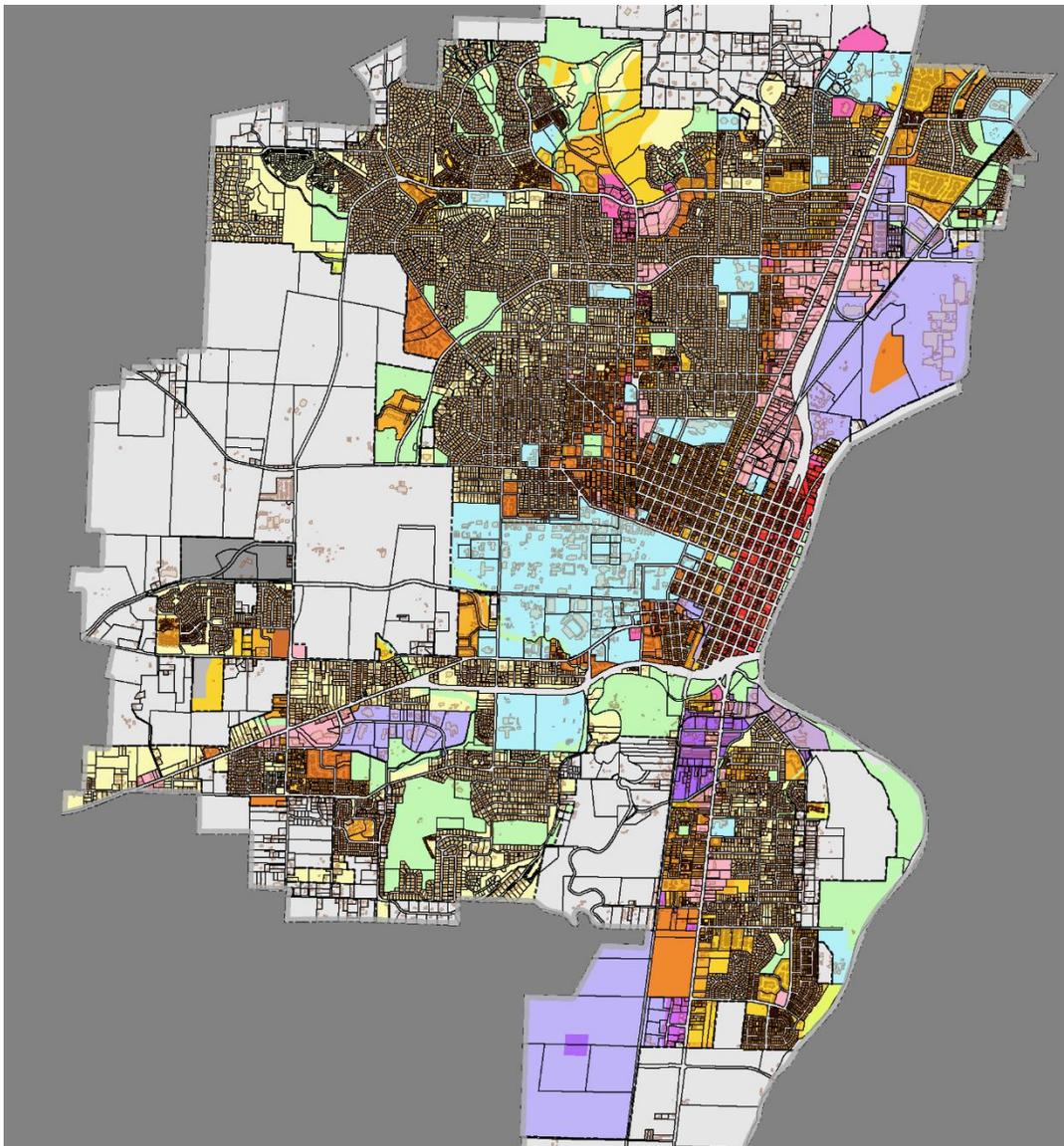
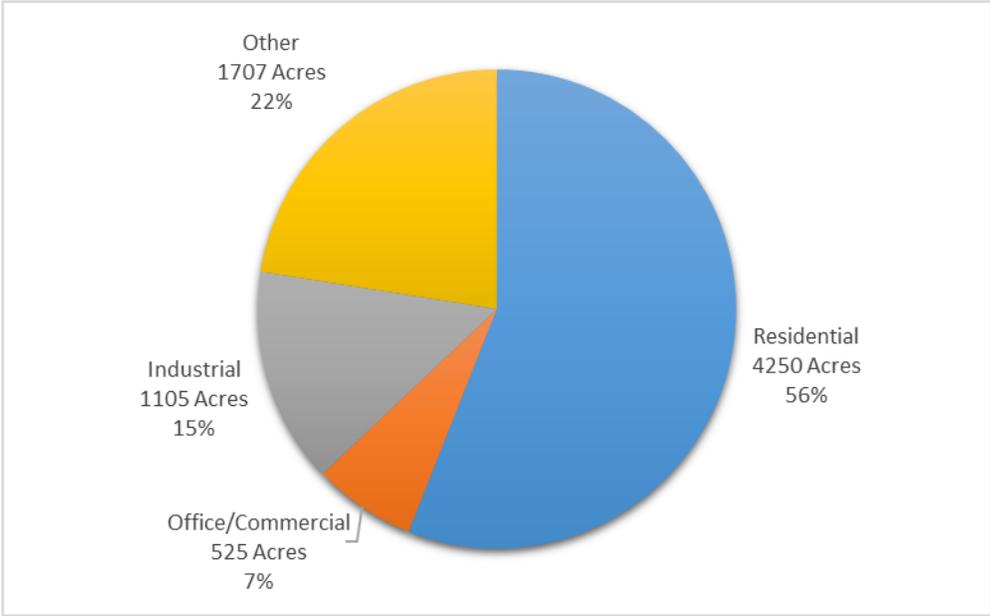


Table 11 – Totals (Acres) and Changes in Comprehensive Plan Map Designations (2019)

Comprehensive Plan Map Designation	Total Acres – End of 2018	% of All Land w/Comp Plan Map Designation – End of 2018	Total Acres – End of 2019	% of All Land w/Comp Plan Map Designation – End of 2019	Change in Acres During the Reporting Period	% Change
<b>Residential</b>						
LDR	2812.73	37.07%	2817.71	37.14%	+4.98	+0.2%
MDR	777.73	10.25%	714.08	9.41%	-63.64	-8.2%
MHDR	371.93	4.90%	372.86	4.92%	+0.93	+0.3%
HDR	244.46	3.22%	336.58	4.44%	+92.12	+37.7%
MUR	8.91	0.12%	8.91	0.12%	--	--
<i>Total Residential</i>	<i>4215.75</i>	<i>55.57%</i>	<i>4250.14</i>	<i>56.02%</i>	<i>+34.39</i>	<i>+0.8%</i>
<b>Commercial</b>						
CB	90.99	1.20%	90.97	1.20%	-0.02	-0.0%
MUC	353.26	4.66%	353.40	4.66%	+0.13	+0.0%
PO	80.36	1.06%	80.31	1.06%	-0.05	-0.1%
<i>Total Commercial</i>	<i>524.61</i>	<i>6.91%</i>	<i>524.67</i>	<i>6.92%</i>	<i>+0.07</i>	<i>0.0%</i>
<b>Industrial</b>						
LI	11.18	0.15%	11.18	0.15%	--	--
LI-O	34.55	0.46%	19.64	0.26%	-14.91	-43.2%
MUE	66.80	0.88%	66.80	0.88%	--	--
GI	911.63	12.02%	890.80	11.74%	-20.83	-2.3%
II	74.53	0.98%	74.53	0.98%	--	--
MUT	41.88	0.55%	41.88	0.55%	--	--
GI-O	0.00	0.00%	0.00	0.00%	--	--
<i>Total Industrial</i>	<i>1,140.58</i>	<i>15.03%</i>	<i>1104.84</i>	<i>14.56%</i>	<i>-35.74</i>	<i>-3.1%</i>
<b>Other</b>						
OS-A	22.75	0.30%	22.18	0.29%	-0.57	-2.5%
OS-C	854.22	11.26%	855.47	11.28%	+1.25	+0.1%
PI	829.05	10.93%	828.85	10.93%	-0.19	0.0%
<i>Total Other</i>	<i>1706.02</i>	<i>22.49%</i>	<i>1706.51</i>	<i>22.49%</i>	<i>+0.49</i>	<i>0.0%</i>
<b>OVERALL TOTAL</b>	<b>7,586.96</b>	<b>100.00%</b>	<b>7586.16</b>	<b>100.00%</b>	<b>-0.80</b>	<b>-0.0%</b>

Figure 15 - Comprehensive Plan Designation by Comprehensive Plan Category (Acres and % of Total)



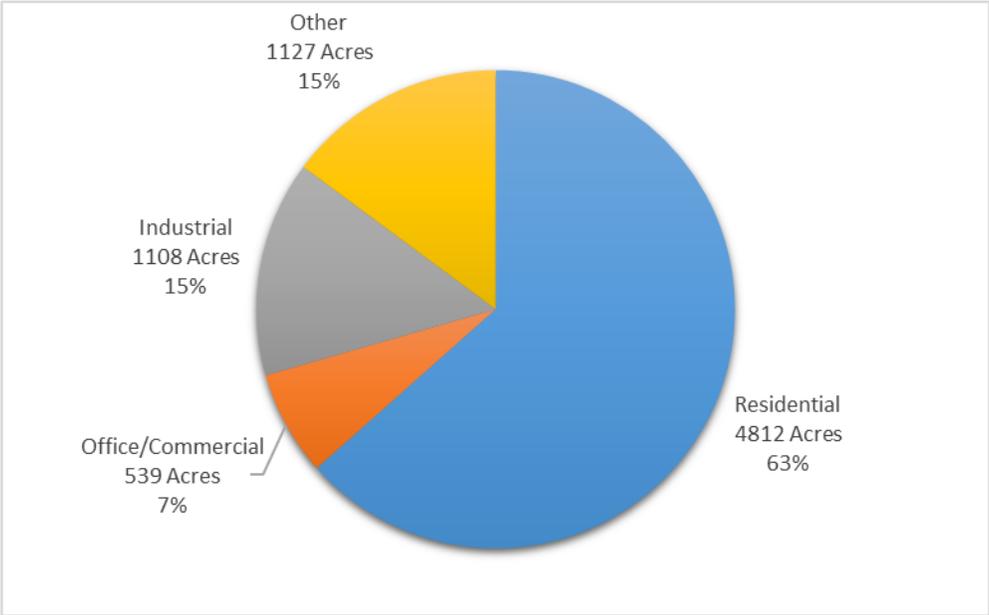
### Base Zone Designations

In accordance with LDC Table 2.2-1, base zoning designations are grouped into four categories – Residential, Office/Commercial, Industrial, and Other. Most zoning designations fit into the Residential, Office/Commercial, or Industrial Comprehensive Plan categories. Exceptions to this rule are the C-OS, AG-OS, and OSU Zones, which fit into the Other category. A breakdown of area by Zone and Category is shown in Table 12 below. As in Table 11, this table reflects losses or gains due to right-of-way dedications or vacations in addition to zone changes, annexations, etc. and only includes land within city limits.

Table 12 – Totals (Acres) and Changes in Base Zoning Designations (2019)

Zone	Total Acres – End of 2018	% of All Zoned Land – End of 2018	Total Acres – End of 2019	% of All Zoned Land – End of 2019	Change in Acres During the Reporting Period	% Change
<b>Residential</b>						
RS-1	0.00	0.0%	0.00	0.0%	--	--
RS-3.5	2268.30	29.9%	2259.15	29.8%	-9.15	-0.4%
RS-5	677.84	8.9%	680.29	9.0%	+2.44	+0.4%
RS-6	413.05	5.4%	412.46	5.4%	-0.59	-0.1%
RS-9	797.74	10.5%	746.64	9.8%	-51.10	-6.4%
RS-12	360.33	4.8%	360.77	4.8%	+0.45	+0.1%
RS-20	251.98	3.3%	344.10	4.5%	+92.12	+36.6%
MUR	8.91	0.1%	8.91	0.1%	--	--
<i>Total Residential</i>	<i>4778.15</i>	<i>62.98%</i>	<i>4812.32</i>	<i>63.4%</i>	<i>+34.17</i>	<i>+0.7%</i>
<b>Office/Commercial</b>						
P-AO	83.93	1.1%	83.88	1.1%	-0.05	-0.1%
CB	66.36	0.9%	66.36	0.9%	--	--
CBF	15.74	0.2%	15.74	0.2%	--	--
MUC	5.14	0.1%	5.14	0.1%	--	--
MUCS	184.90	2.4%	184.90	2.4%	--	--
MUGC	61.15	0.8%	61.15	0.8%	--	--
NC-Major	91.08	1.2%	91.13	1.2%	0.05	0.1%
NC-Minor	21.41	0.3%	21.41	0.3%	--	--
RF	9.15	0.1%	9.13	0.1%	-0.02	-0.2%
<i>Total Office/ Commercial</i>	<i>538.87</i>	<i>7.10%</i>	<i>538.85</i>	<i>7.1%</i>	<i>-0.02</i>	<i>0.0%</i>
<b>Industrial</b>						
LI	11.18	0.2%	11.18	0.1%	--	--
GI	810.59	10.7%	784.58	10.3%	-26.01	-3.2%
II	73.89	1.0%	73.89	1.0%	--	--
LI-O	33.43	0.4%	18.52	0.2%	-14.91	-44.6%
MUE	87.54	1.2%	92.72	1.2%	+5.18	5.9%
MUT	41.88	0.6%	41.88	0.6%	--	--
RTC	85.37	1.1%	85.37	1.1%	--	--
<i>Total Industrial</i>	<i>1143.88</i>	<i>15.08%</i>	<i>1108.14</i>	<i>14.6%</i>	<i>-35.74</i>	<i>-3.1%</i>
<b>Other</b>						
AG-OS	538.76	7.1%	539.56	7.1%	0.79	0.1%
C-OS	116.79	1.5%	116.79	1.5%	--	--
OSU	470.50	6.2%	470.50	6.2%	--	--
<i>Total Other</i>	<i>1126.05</i>	<i>14.8%</i>	<i>1126.84</i>	<i>14.9%</i>	<i>0.79</i>	<i>0.1%</i>
<b>OVERALL TOTAL</b>	<b>7,586.96</b>	<b>100.00%</b>	<b>7586.16</b>	<b>100.0%</b>	<b>-0.80</b>	<b>0.0%</b>

Figure 16 – Zoning Designation by Comprehensive Plan Category (Acres and % of Total)



## VI. Vacant Lands

As noted in the Introduction, each tax lot within City limits is assigned one of the following development statuses: Vacant, Partially Vacant, Developed, and Public Exempt. For simplicity, these are grouped into Vacant or Partially Vacant, and Developed or Public Exempt. Land is further categorized based on the presence of natural features and natural hazards protections (Full, Partial, or none) based on provisions in the LDC. **Please refer to the Introduction for a full explanation of the development status and natural features protection categories.**

### Overview of Vacant Lands

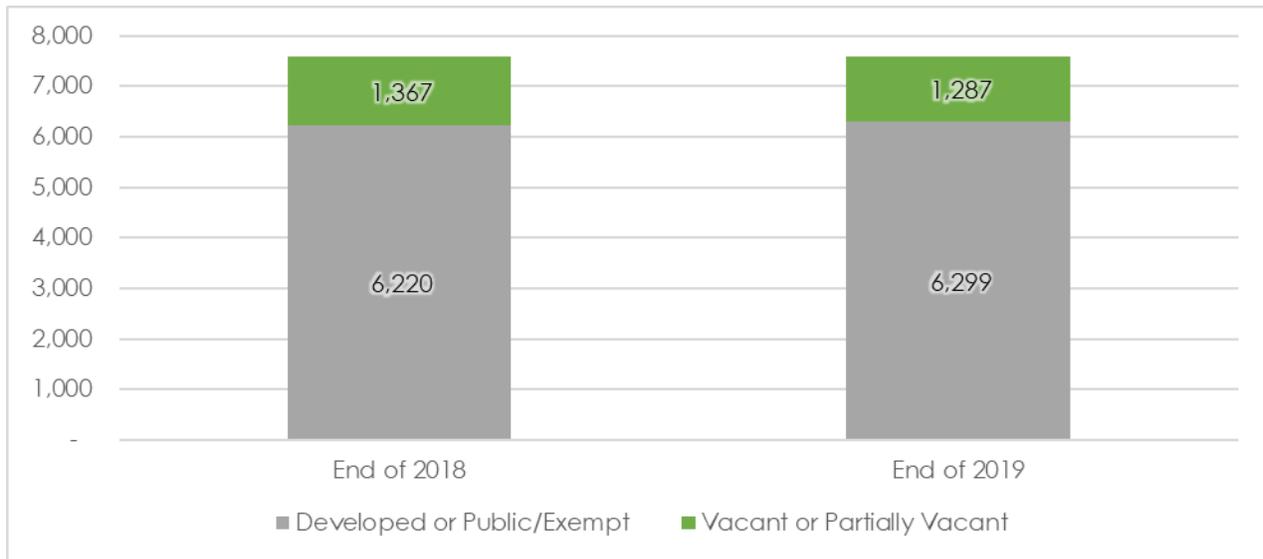
During the reporting period, 79.94 acres changed development status. 6.16 acres converted from Developed or Public Exempt to Vacant or Partially Vacant, and 73.78 acres converted from Vacant or Partially Vacant to Developed or Public Exempt. There was a net reduction of 67.62 acres of Vacant or Partially Vacant land within City limits. Most of the reduction in Vacant or Partially Vacant land occurred on property with natural features or hazards. This does not mean the natural feature or hazards were eliminated, but that much of the land ended up being moved into a protected open space status with development. This particular year had a lot of property moved into permanent protected status due to the fact that the Crescent Highlands subdivision dedicated 10 tracts of permanent open space, thus in this analysis its status switched from Vacant to Public Exempt. It is important to note that this table only reflects *change in status* for individual parcels and thus does not match up neatly with the totals in Table 14 and Table 15. For example, there were a number of zone changes that occurred on property that was not subsequently developed (it started the year Vacant and ended the year Vacant) and thus it does not show up here.

Table 13 – Changes in Development Status (Acres)

Status Change	Developed or Public Exempt to Vacant or Partially Vacant	Vacant or Partially Vacant to Developed or Public Exempt	Net Change in Vacant or Partially Vacant
Unconstrained	4.83	18.02	-13.19
Natural Features w/Partial Protections	0.07	2.74	-2.67
Natural Features w/Full Protections	1.26	53.02	-51.76
<i>Total Changed</i>	<i>6.16</i>	<i>73.78</i>	<i>-67.62</i>

Overall, 1,287 acres (17.0%) of all land within City Limits is Vacant or Partially Vacant. This represents a 5.9% decrease over the reporting period.

Figure 17 – Total Land by Development Status (Acres)



In 2019, the most significant changes came in the Residential and Industrial Zone and Comprehensive Plan categories. The most significant addition occurred in the RS-20, High Density Residential zone where the amount of vacant land increased by almost 50 times. This was due to the City resolving the severe shortage of vacant High Density land that had been an issue since the 1990s. This was accomplished with the approval of multiple rezones from other designations to RS-20, shown previously in this report.

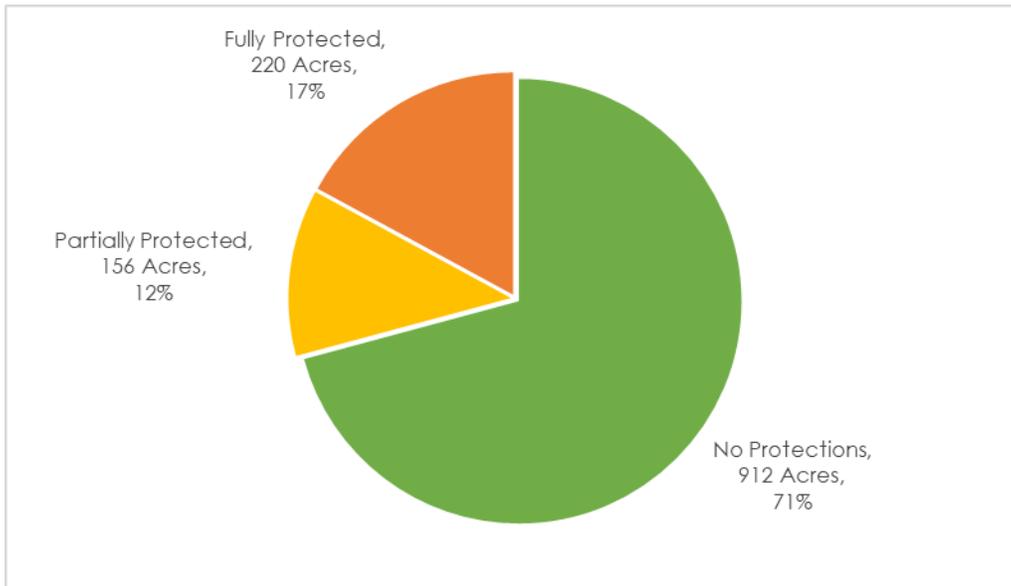
Overall, the amount of vacant residential land saw a net decrease of 5.8%. The most significant reductions were in the RS-9, Medium Density and RS-12, Medium-High Density Residential zones where the decreases amounted to 41.8% and 24.9%, respectively. Industrial zones had a decrease in vacant land totaling 5.8%, but this was largely due to rezoning (especially to RS-20) and not development in those zones. The largest percentage reduction in vacant land came from the Other category, which saw an 88.3% drop (3.65 acres) in vacant land zoned for Open Space. This continues a trend noted in the 2018 LDIR and indicates not that these open space areas have been built on, but have been permanently protected. Their status has switched to Public/Exempt rather than Developed. There was virtually no change in the amount of vacant Commercial land (<1%). Overall, more than 95% of Vacant or Partially Vacant land in the city is in a Residential or Industrial Zone, and 94% has a Residential or Industrial Comprehensive Plan designation.

Overall, 912 acres (71%) of Vacant or Partially Vacant land are without natural features, 156 acres (12%) are partially protected, and 220 acres (17%) are fully protected.

It is important to note that lands with partial or full natural features protections likely have additional development capacity due to the Minimum Assured Development Area (“MADA”) provisions established by Chapter 4.11 of the LDC. Another important thing to keep in mind is that Table 14 and Table 15 reflect changes beyond zone/comp plan changes such as ROW dedications.

This explains, for example, how the total acreage of the city appears to be almost one acre less in 2019 than in 2018. The discrepancy is due to the fact that various projects dedicated ROW and public ROW is not included in the analysis.

Figure 18 – Vacant Land by Natural Features Protection (Acres, Percentage)

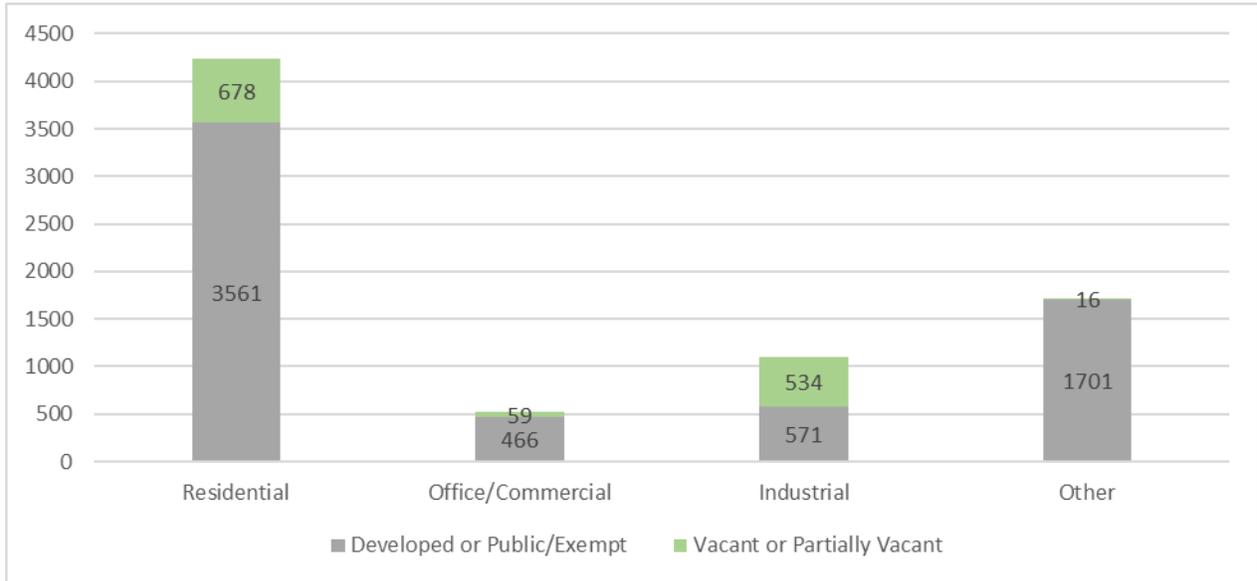


## Vacant Lands by Comprehensive Plan Map Designation

Table 14 – Totals (Acres) and Changes in Development Status by Comprehensive Plan Map Designation

Zone	End of 2018			End of 2019			Change in Vacant or Partially Vacant Acres	% Change
	Total Acres	Vacant or Partially Vacant Acres	% Vacant or Partially Vacant	Total Acres	Vacant or Partially Vacant Acres	% Vacant or Partially Vacant		
<b>Residential</b>								
LDR	2812.73	430.68	15.3%	2817.71	414.35	14.7%	-16.33	-3.8%
MDR	777.73	179.68	23.1%	714.08	109.17	15.3%	-70.51	-39.2%
MHDR	371.93	69.32	18.6%	372.86	54.70	14.7%	-14.62	-21.1%
HDR	244.46	1.90	0.8%	336.58	91.32	27.1%	+89.42	4706.3%
MUR	8.91	8.91	100.0%	8.91	8.91	100.0%	0.00	0.0%
<i>Total Residential</i>	<i>4215.75</i>	<i>690.50</i>	<i>16.4%</i>	<i>4250.14</i>	<i>678.45</i>	<i>16.0%</i>	<i>-12.05</i>	<i>-1.7%</i>
<b>Office/Commercial</b>								
CB	90.99	0.23	0.2%	90.97	0.23	0.2%	0.00	0.0%
MUC	353.26	34.14	9.7%	353.40	34.14	9.7%	0.00	0.0%
PO	80.36	25.11	31.3%	80.31	24.67	30.7%	-0.44	-1.8%
<i>Total Office/Commercial</i>	<i>524.61</i>	<i>59.48</i>	<i>11.3%</i>	<i>524.67</i>	<i>59.04</i>	<i>11.3%</i>	<i>-0.44</i>	<i>-0.7%</i>
<b>Industrial</b>								
LI	11.18	11.18	100.0%	11.18	11.18	100.0%	0.00	0.0%
LI-O	34.55	13.79	39.9%	19.64	1.59	8.1%	-12.20	-88.5%
MUE	66.80	22.21	33.3%	66.80	22.21	33.3%	0.00	0.0%
GI	911.63	459.02	50.4%	890.80	438.19	49.2%	-20.83	-4.5%
II	74.53	60.50	81.2%	74.53	60.50	81.2%	0.00	0.0%
MUT	41.88	0.00	0.0%	41.88	0.00	0.0%	0.00	0.0%
GI-O	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%
<i>Total Industrial</i>	<i>1140.58</i>	<i>566.71</i>	<i>49.7%</i>	<i>1104.84</i>	<i>533.68</i>	<i>48.3%</i>	<i>-33.03</i>	<i>-5.8%</i>
<b>Other</b>								
OS-A	22.75	0.45	2.0%	22.18	0.00	0.0%	-0.45	-100.0%
OS-C	854.22	49.30	5.8%	855.47	15.28	1.8%	-34.02	-69.0%
PI	829.05	0.86	0.1%	828.85	0.86	0.1%	0.00	0.0%
<i>Total Other</i>	<i>1706.02</i>	<i>111.57</i>	<i>6.5%</i>	<i>1706.51</i>	<i>16.14</i>	<i>0.9%</i>	<i>-34.48</i>	<i>-68.1%</i>
<b>OVERALL TOTAL</b>	<b>7586.96</b>	<b>1367.30</b>	<b>18.0%</b>	<b>7586.16</b>	<b>1287.31</b>	<b>17.0%</b>	<b>-79.99</b>	<b>-5.9%</b>

Figure 19 - Development Status by Comprehensive Plan Map Category (Acres)



Vacant or Partially Vacant land by Comprehensive Plan Map Category is further broken down by Natural Features Protection in Figure 20 through Figure 24, below.

Figure 20 – Vacant and Partially Vacant Land (Acres) by Natural Features Protection and Comprehensive Plan Map Category

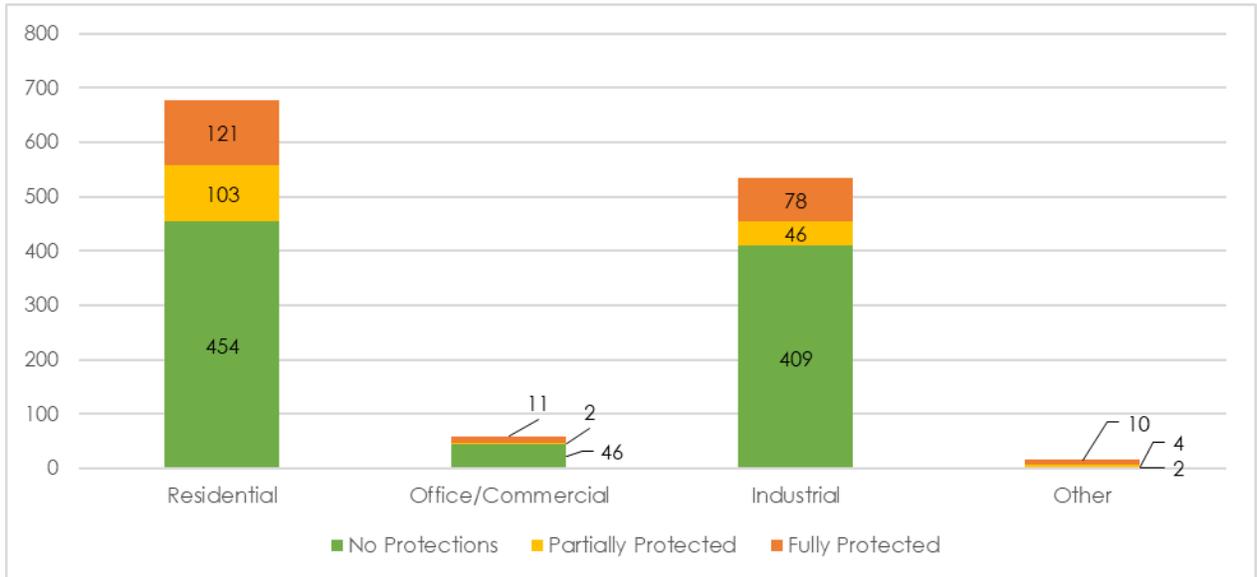


Figure 21 – Vacant and Partially Vacant Land (Acres) by Natural Features Protection – Residential Comprehensive Plan Map Designations

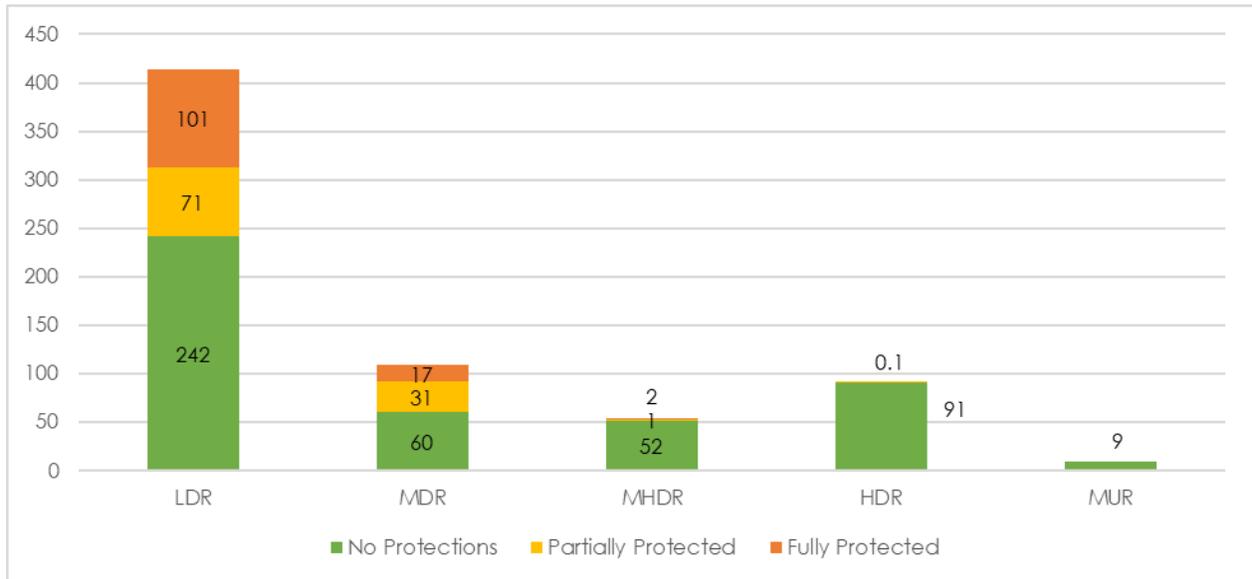


Figure 22 – Vacant and Partially Vacant Land (Acres) by Natural Features Protection – Office/Commercial Comprehensive Plan Map Designations

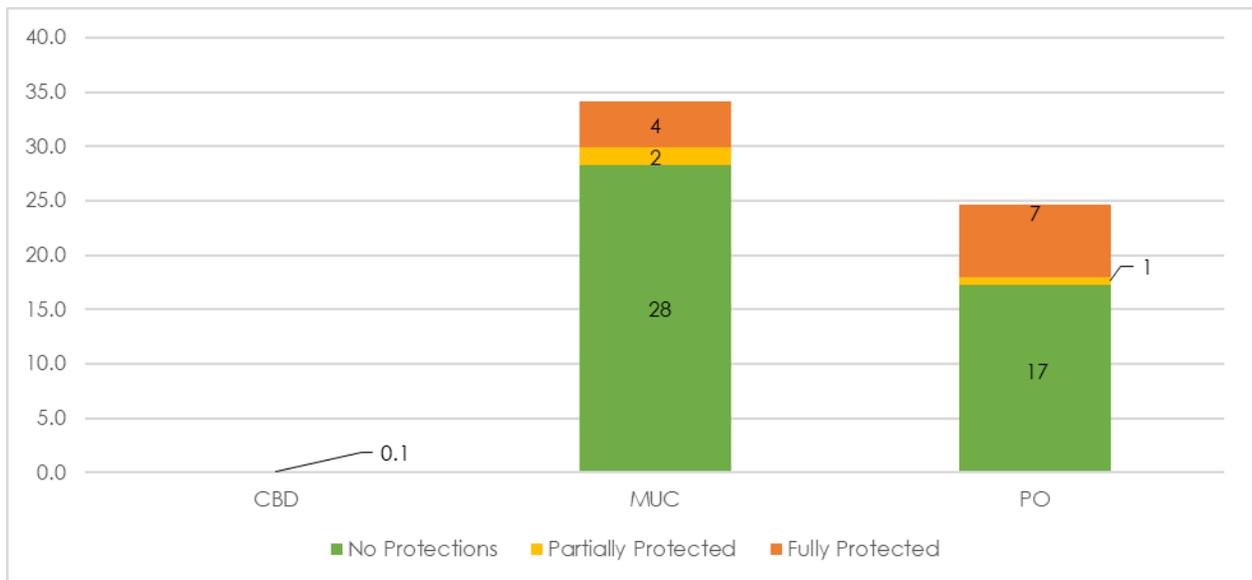
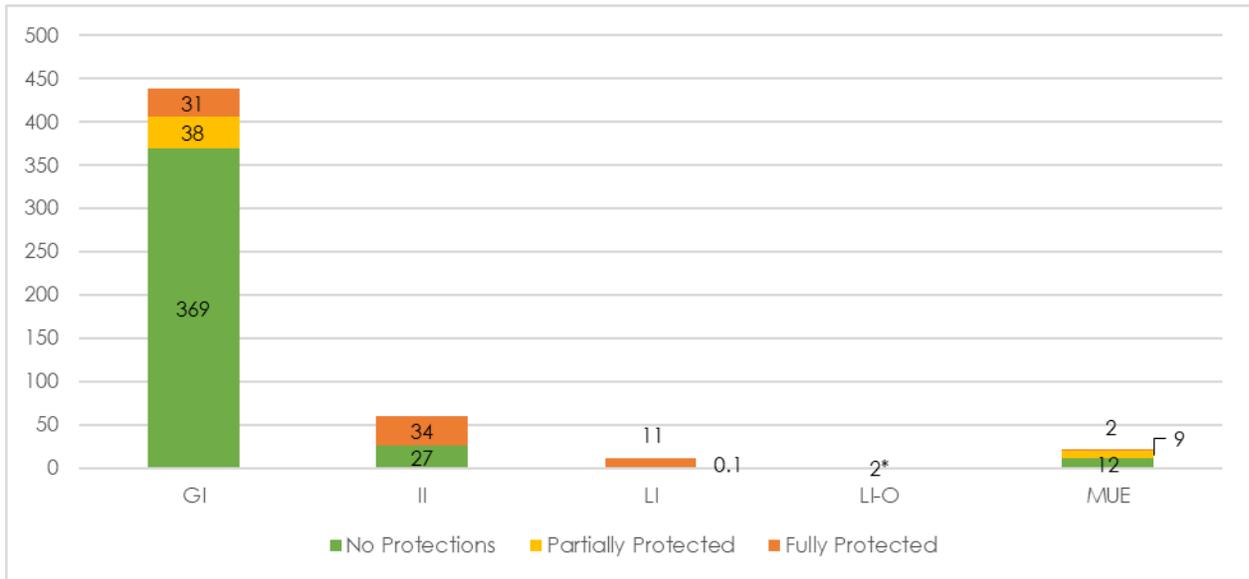
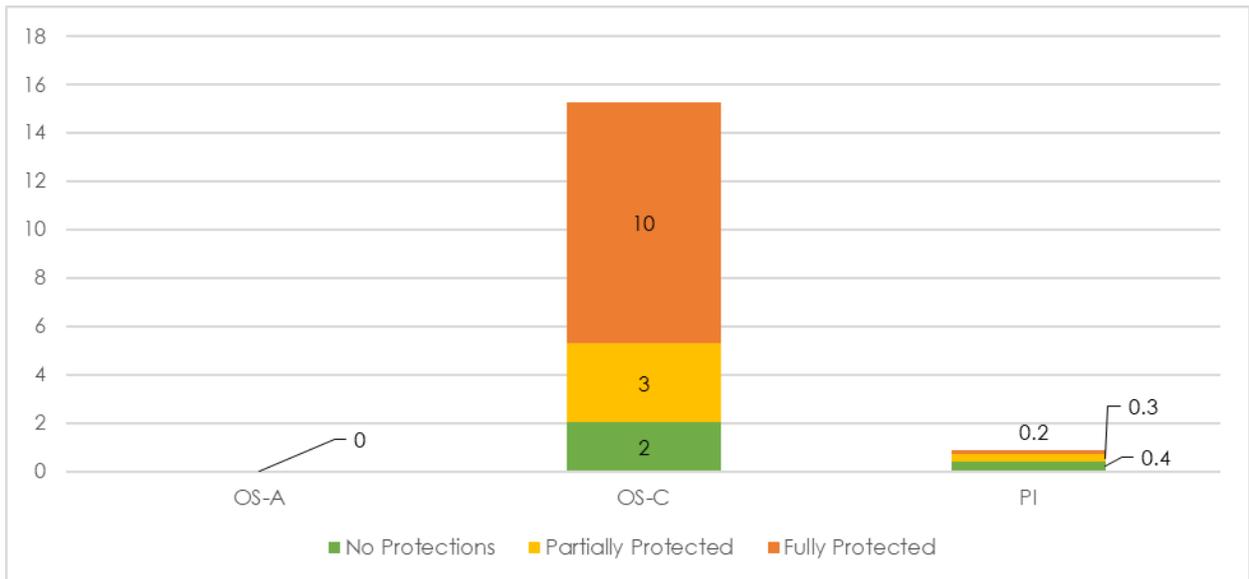


Figure 23 – Vacant and Partially Vacant Land (Acres) by Natural Features Protection – Industrial Comprehensive Plan Map Designations



\*Vacant LI-O has no protections

Figure 24 – Vacant and Partially Vacant Land (Acres) by Natural Features Protection – Other Comprehensive Plan Map Designations



## Vacant Lands by Base Zone Designations

Figure 25 - Development Status by Base Zone Category (Acres)

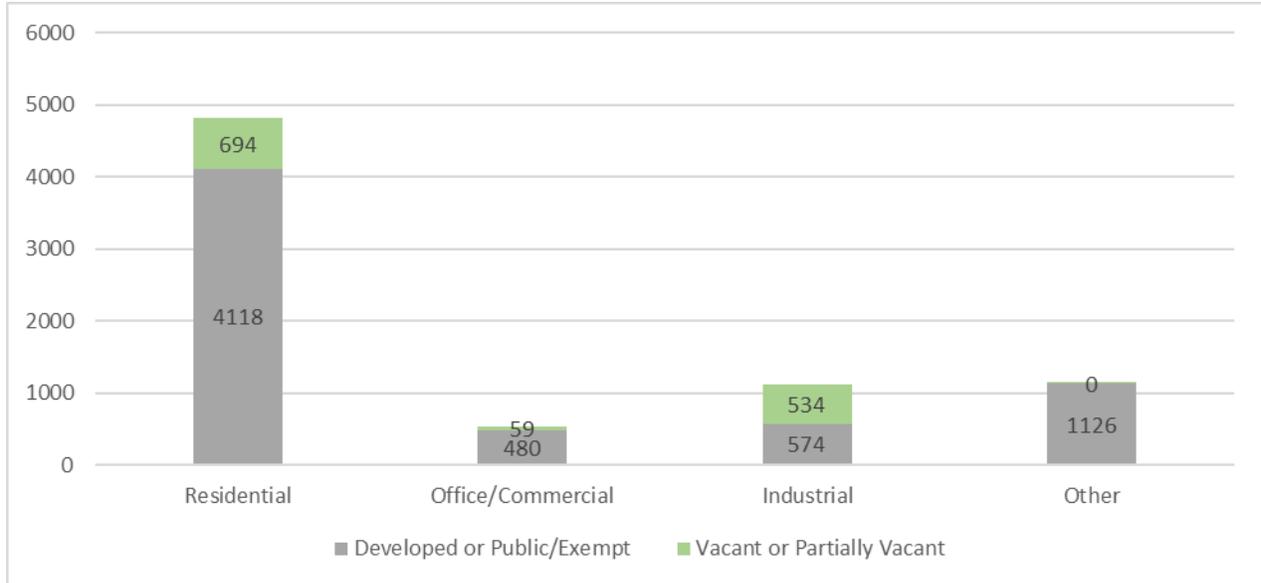
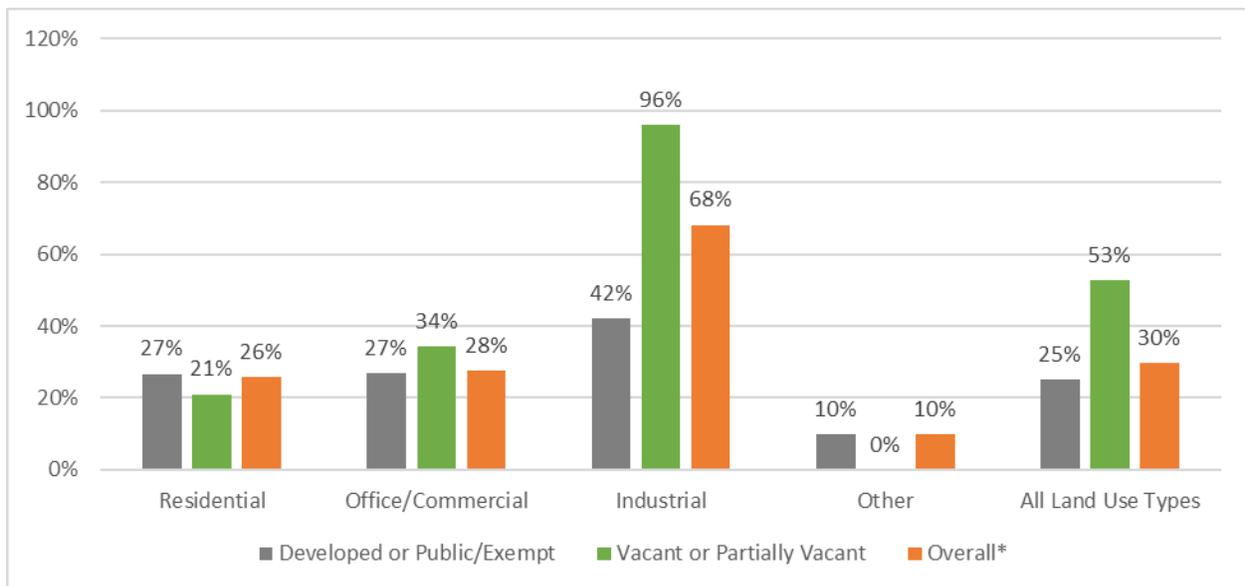


Figure 26 – Percentage Subject to a Planned Development Overlay



\*Overall indicates the total percentage of land in that category subject to a Planned Development Overlay, not the sum of the developed and undeveloped land percentages.

Vacant or Partially Vacant land by Base Zone is further broken down by Natural Features Protection in Figure 27 through Figure 30, below.

Table 15 – Totals (Acres) and Changes in Development Status by Base Zone

Zone	End of 2018			End of 2019			Change in Vacant or Partially Vacant Acres	% Change
	Total Acres	Vacant or Partially Vacant Acres	% Vacant or Partially Vacant	Total Acres	Vacant or Partially Vacant Acres	% Vacant or Partially Vacant		
<b>Residential</b>								
RS-1	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.0%
RS-3.5	2268.30	139.57	6.2%	2259.15	123.48	5.5%	-16.09	-11.5%
RS-5	677.84	196.68	29.0%	680.29	162.46	23.9%	-34.22	-17.4%
RS-6	413.05	171.78	41.6%	412.46	168.97	41.0%	-2.81	-1.6%
RS-9	797.74	147.38	18.5%	746.64	85.83	11.5%	-61.55	-41.8%
RS-12	360.33	70.71	19.6%	360.77	53.09	14.7%	-17.62	-24.9%
RS-20	251.98	1.90	0.8%	344.10	91.32	26.5%	89.42	4706.3%
MUR	8.91	8.91	100.0%	8.91	8.91	100.0%	0.00	0.0%
<i>Total Residential</i>	<i>4778.15</i>	<i>736.94</i>	<i>15.4%</i>	<i>4812.32</i>	<i>694.06</i>	<i>14.4%</i>	<i>-42.88</i>	<i>-5.8%</i>
<b>Office/Commercial</b>								
P-AO	83.93	25.14	30.0%	83.88	24.70	29.4%	-0.44	-1.8%
CB	66.36	0.27	0.4%	66.36	0.27	0.4%	0.00	0.0%
CBF	15.74	0.23	1.5%	15.74	0.23	1.4%	0.00	0.0%
MUC	5.14	2.51	48.8%	5.14	2.51	48.8%	0.00	0.0%
MUCS	184.90	15.53	8.4%	184.90	15.53	8.4%	0.00	0.0%
MUGC	61.15	4.19	6.9%	61.15	4.19	6.9%	0.00	0.0%
NC-Major	91.08	4.78	5.2%	91.13	4.78	5.2%	0.00	0.0%
NC-Minor	21.41	6.52	30.4%	21.41	6.52	30.5%	0.00	0.0%
RF	9.15	0.00	0.0%	9.13	0.00	0.0%	0.00	0.0%
<i>Total Office/ Commercial</i>	<i>538.87</i>	<i>59.16</i>	<i>11.0%</i>	<i>538.85</i>	<i>58.72</i>	<i>10.9%</i>	<i>-0.44</i>	<i>-0.7%</i>
<b>Industrial</b>								
LI	11.18	11.18	100.0%	11.18	11.18	100.0%	0.00	0.0%
GI	810.59	445.04	54.9%	784.58	419.03	53.4%	-26.01	-5.8%
II	73.89	60.50	81.9%	73.89	60.50	81.9%	0.00	0.0%
LI-O	33.43	12.86	38.5%	18.52	0.67	3.6%	-12.19	-94.8%
MUE	87.54	31.34	35.8%	92.72	36.52	39.4%	5.18	16.5%
MUT	41.88	0.00	0.0%	41.88	0.00	0.0%	0.00	0.0%
RTC	85.37	6.14	7.2%	85.37	6.14	7.2%	0.00	0.0%
<i>Total Industrial</i>	<i>1143.88</i>	<i>567.06</i>	<i>49.6%</i>	<i>1108.14</i>	<i>534.04</i>	<i>48.2%</i>	<i>-33.02</i>	<i>-5.8%</i>
<b>Other</b>								
AG-OS	538.76	1.70	0.3%	539.56	0.49	0.1%	-1.21	-71.4%
C-OS	116.79	2.44	2.1%	116.79	0.00	0.0%	-2.44	-100.0%
OSU	470.50	0.00	0.0%	470.50	0.00	0.0%	0.00	0.0%
<i>Total Other</i>	<i>1126.05</i>	<i>4.14</i>	<i>0.4%</i>	<i>1126.84</i>	<i>0.49</i>	<i>0.0%</i>	<i>-3.65</i>	<i>-88.3%</i>
<b>OVERALL TOTAL</b>	<b>7586.96</b>	<b>1367.30</b>	<b>18.0%</b>	<b>7586.16</b>	<b>1287.31</b>	<b>17.0%</b>	<b>-79.99</b>	<b>-5.9%</b>

Figure 27 – Vacant and Partially Vacant Land (Acres) by Natural Features Protection and Zoning Category

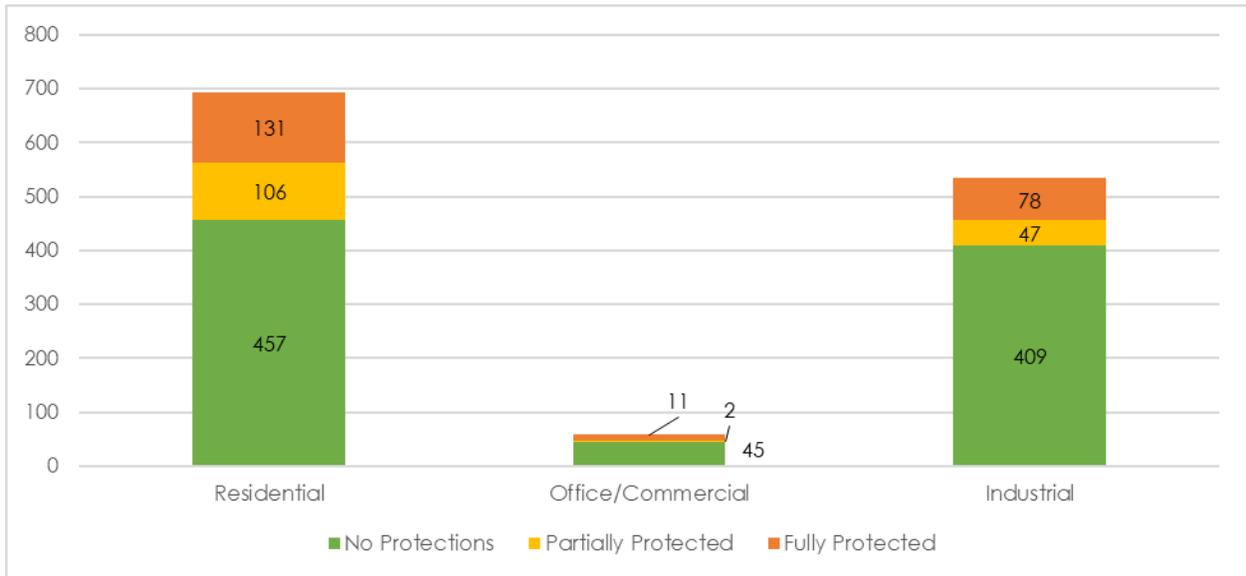


Figure 28 – Vacant and Partially Vacant Land (Acres) by Natural Features Protection – Residential Zones

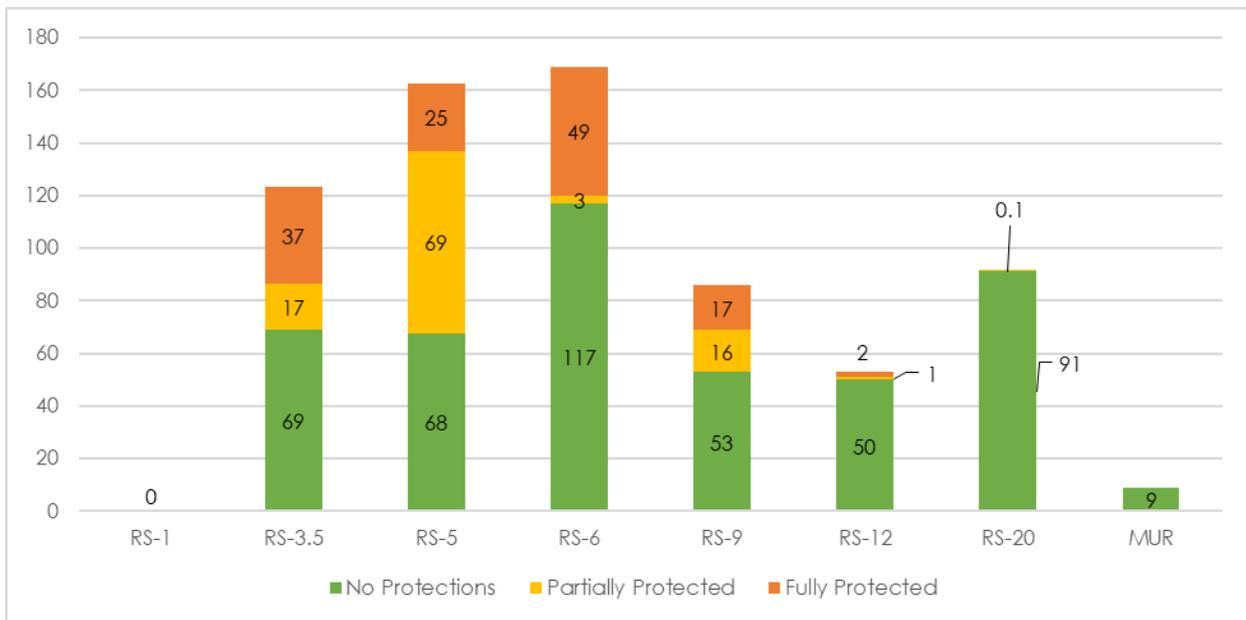


Figure 29 – Vacant and Partially Vacant Land (Acres) by Natural Features Protection – Office/Commercial Zones

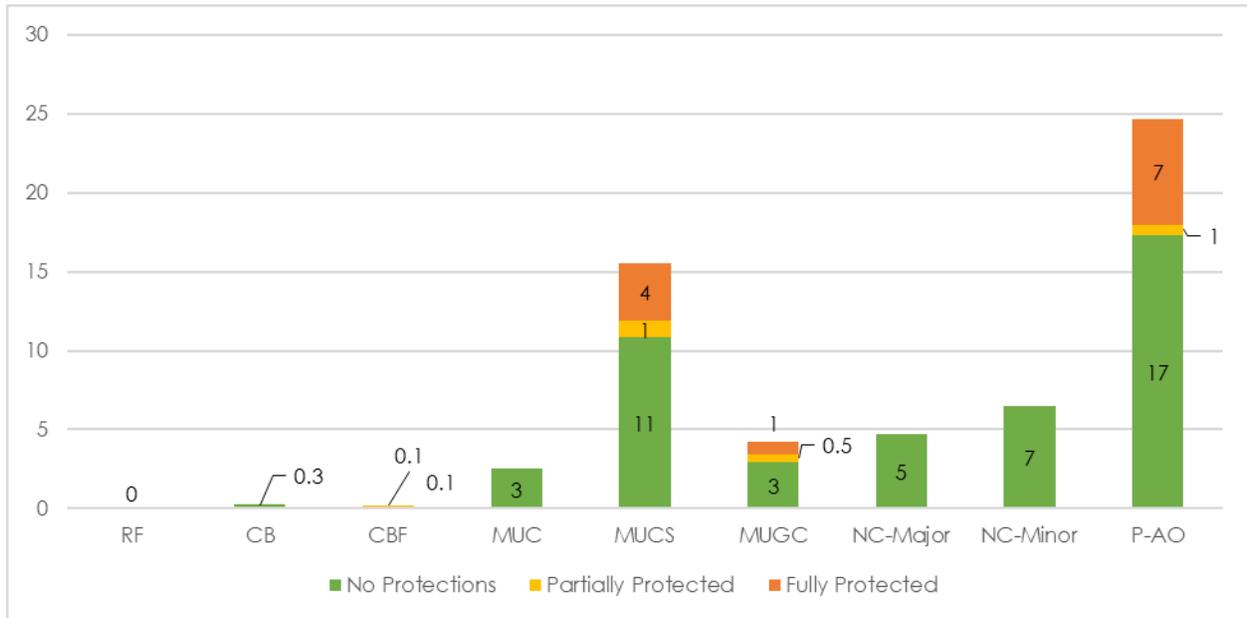
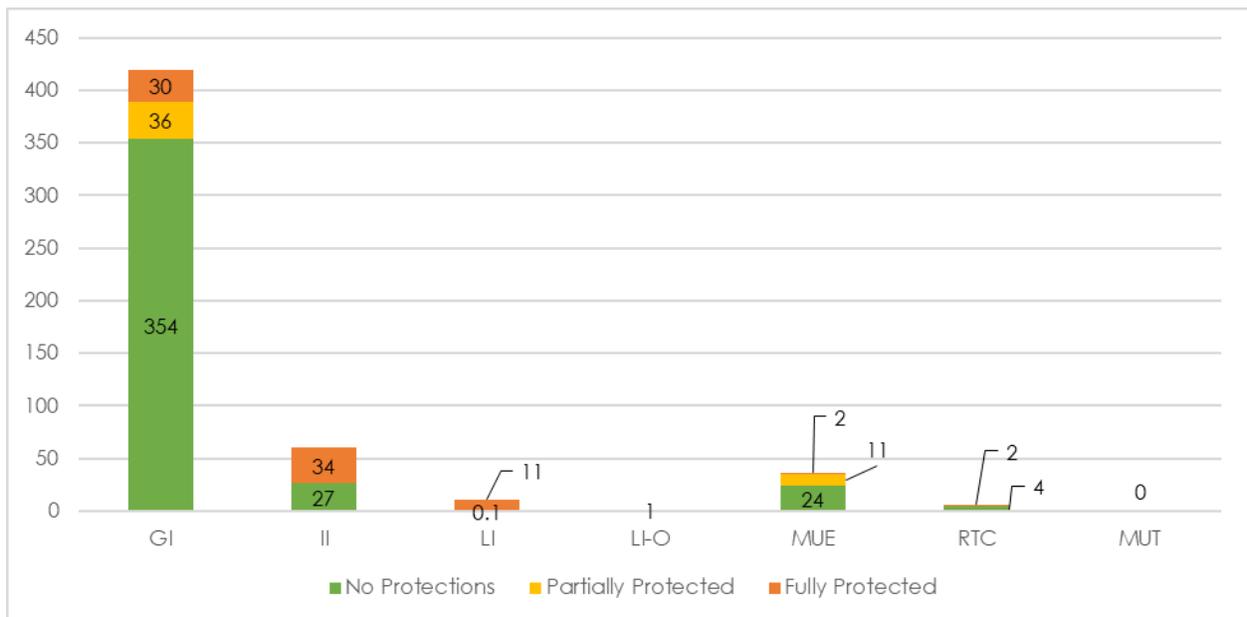


Figure 30 – Vacant and Partially Vacant Land (Acres) by Natural Features Protection – Industrial Zones



## VII. Overview of Residential Land Availability

This section ties together data from a number of other sections in this report to paint a picture of the overall supply and availability of residentially-zoned land for development in the city.

Throughout this section there are tables that refer to “Years of Supply” remaining. It is important to note that the number of years reflected on paper does not necessarily mean that is all the land a city might need over a given period of time. For example, if the amount of land for a given residential zoning type reflects 10 years of supply it does not necessarily follow that this is all the land needed to accommodate 10 years of growth. Various market forces and realities on the ground can interact to accelerate or decelerate the rate at which that land is consumed.

The 10 years of theoretical supply in the example likely will not all come on the market in that 10-year timeframe. The supply may be concentrated in only a few large landholdings or fragmented to the point that an economy of scale cannot be achieved. This can lead to less competition, which can make market forces push land prices higher. Conversely, if there are an adequate number of attractive sites of the right size, in a variety of ownerships, the market becomes more competitive and land price is based more on demand impacts, not artificial supply constraint.

Table 16, below, shows the amount of vacant and partially vacant residential land in the city and what that translates to in terms of years of supply remaining. The Yield and Projected Growth values match the analysis provided in the adopted BLI.

Table 16 – Residential Land Supply Remaining at the End of 2019

<b>Comp Plan Designation</b>	<b>Vacant/Partially Vacant Acres</b>	<b>Yield (Dwelling Units/Acre)</b>	<b>Projected Growth (Dwelling Units/Year)</b>	<b>Years of Supply Remaining</b>
Low Density	454.90	4.1	45.20	<b>41.3</b>
Medium Density	85.83	8.2	51.45	<b>13.7</b>
Medium-High Density	53.09	12.0	54.10	<b>11.8</b>
High Density	91.32	26.0	17.75	<b>133.8</b>
Mixed-Use Residential	8.91	17.8	8.90	<b>17.8</b>

Over time, a City should generally strive to bring its plans into some level of balance so that there are approximately the same number of years of supply remaining for most land use categories. However, there are some categories that are more location specific where cities will want to land bank additional capacity to preserve the unique locations where they can be located because they are more location limited. In non-residential land uses, this is the case for retail, which requires very

specific site location characteristics to thrive and in industrial where the industrial intensity needs to be separated from sensitive uses, requires access to relatively flat terrain and needs access to large capacity utilities (sewer, water, power) and transportation infrastructure (highways, railroad sidings, airports).

In the residential category, this is the case with high density residential where it is most effective when located near concentrations of services and/or employment areas where the residential and non-residential intensity is mutually supportive. In Corvallis, there is an additional complication with projecting the years of supply for High Density Residential since the market hasn't been supplied with vacant land in this category for decades, so the underlying growth rate is not as well understood as the other residential categories. Now that supply has been provided, it will be possible to better refine the growth rate projection in a few years.

With the exception of the High Density Residential situation mentioned above, the residential land supply is still more heavily weighted to the Low Density category. Although there will likely be some recalibration of the growth rates for Medium Density and Medium-High Density land, they both have less than a 15 year supply which will increasingly create challenges for affordability as the real estate market can start to operate more like a monopoly market when there is not enough competition in a real estate submarket.

However, Table 16 does not give the whole story. The “on-paper” calculation of supply does not mean the property is readily available to the market. This is particularly true in the Corvallis Urban Growth Boundary where the area between the city limits and Urban Growth Boundary aka “Urban Fringe” has a long history of not fully following the intent of the guidelines of State Land Use Goal 14 which calls for preventing the subdividing of rural properties into smaller parcels and challenging configurations which can compromise the utility of further subdivision of the lot for urban densities upon annexation. Unlike other parts of the state where the cities and counties have worked together to ensure that the incorporated areas are surrounded by large agricultural lots that are readily urbanizable, annexations to Corvallis are hampered significantly by the inherited lot configurations and inadequate legacy infrastructure that comes from the long history of rural residential sprawl land use patterns in the Urban Fringe.

Although they could be redeveloped, they are often not readily available to the market since the underlying property owner likely purchased the property because they like having a large, rural type of lot. In the BLI and LDIR, these properties are considered “Partially Vacant.”

Removing partially vacant acres (properties that could theoretically redevelop with additional dwelling units) from the equation reduces the years of supply for Low and High Density (Table 17). Medium and Medium-High Density supplies shrink slightly while Mixed-Use Residential is unaffected.

Table 17 – Fully Vacant Residential Land Supply Remaining at the End of 2019

<b>Comp Plan Designation</b>	<b>Vacant Acres</b>	<b>Yield (Dwelling Units/Acre)</b>	<b>Projected Growth (Dwelling Units/Year)</b>	<b>Years of Supply Remaining</b>
Low Density	363.22	4.1	45.20	<b>32.9</b>
Medium Density	74.36	8.2	51.45	<b>11.9</b>
Medium-High Density	49.29	12.0	54.10	<b>10.9</b>
High Density	60.92	26.0	17.75	<b>89.2</b>
Mixed-Use Residential	8.91	17.8	8.90	<b>17.8</b>

Natural feature constraints can affect a property’s affordability as they often increase the price of land due to increased costs related to natural resource protection and increased attractiveness due to the presence of a natural resource amenity. Table 18 and Table 19 are the result of parsing out fully vacant lands that are unconstrained by natural features protections from Partially and Fully Constrained lands. It is important to note that reductions in available land due to the Natural Features Full Constraint factors do not take into account additional development potential available through application of the MADA provisions of the Land Development Code. While it may be more challenging in some instances to develop these lands due to the constraints, it is land that has been intentionally zoned for the purpose of providing development. Natural resources will be impacted to a greater extent by development on constrained lands than they would be on unconstrained lands, but natural resource protection is still a part of any development that occurs there. Nearly half of all future Low Density development is projected for areas that have natural resource constraints.

Table 18 – Fully Vacant, Constrained Residential Land Supply Remaining at the End of 2019

<b>Comp Plan Designation</b>	<b>Vacant/Constrained Acres</b>	<b>Yield (Dwelling Units/Acre)</b>	<b>Projected Growth (Dwelling Units/Year)</b>	<b>Years of Supply Remaining</b>
Low Density	164.27	4.1	45.20	<b>14.9</b>
Medium Density	32.92	8.2	51.45	<b>5.2</b>
Medium-High Density	3.09	12.0	54.10	<b>0.7</b>
High Density	0.10	26.0	17.75	<b>0.1</b>
Mixed-Use Residential	0.00	17.8	8.90	<b>0.0</b>

Fully vacant, unconstrained lands are the most attractive for development, although they are becoming increasingly limited, especially in the Medium and Medium-High Density categories. They are also the lands that tend to set the market price for land and therefore have an oversized impact on affordability. One of the interesting things to note is that what originally looked as a large 41.3 year supply of Low Density Residential when the entire supply was considered, shrinks dramatically to an 18 year supply of fully vacant and unconstrained land. This may help explain the phenomenon of why there can be so much Low Density Residential land on paper, yet the market is often operating as if there is a shortage including having large price escalation, short sales cycles, and demand sprawling into nearby communities rather than having the market adjust to bring on more supply to meet the demand. At only 18 years of unconstrained vacant supply, even the Low Density Residential land can start to experience monopoly pricing effects, particularly if that supply is tied up into a small number of large holdings rather than a more competitive distribution.

Table 19 – Fully Vacant, Unconstrained Residential Land Supply Remaining at the End of 2019

<b>Comp Plan Designation</b>	<b>Vacant/Unconstrained Acres</b>	<b>Yield (Dwelling Units/Acre)</b>	<b>Projected Growth (Dwelling Units/Year)</b>	<b>Years of Supply Remaining</b>
Low Density	198.95	4.1	45.20	<b>18.0</b>
Medium Density	41.44	8.2	51.45	<b>6.6</b>
Medium-High Density	46.20	12.0	54.10	<b>10.2</b>
High Density	60.82	26.0	17.75	<b>89.1</b>
Mixed-Use Residential	8.91	17.8	8.90	<b>17.8</b>

Another issue to consider is how the available land is configured and distributed. For instance, it is far more likely that a given number of dwelling units will be created if there are some larger sites available than if housing sites must be acquired on a house-by-house basis. The data presented in Table 20 show that the vast majority of all vacant properties in the city (>80%) are less than one acre. These are primarily individual subdivision lots scattered throughout the city. There are only 12 vacant parcels in the entire city that are 10 acres or larger; only five of those are larger than 20 acres. These subcategories of size can also affect affordability because a property owner may have a monopoly or near-monopoly of the land supply in a particular size category.

Table 20 – Number of Vacant Tax Lots by Size (End of 2019)

<b>Comp Plan Designation</b>	<b>&lt;1 Acre</b>	<b>1 – 2 Acres</b>	<b>2 – 5 Acres</b>	<b>5 – 10 Acres</b>	<b>10 – 20 Acres</b>	<b>20+ Acres</b>
Low Density	322	13	32	11	4	3
Medium Density	33	2	4	--	3	--
Medium-High Density	17	3	5	3	--	--
High Density	8	1	2	2	--	2
Mixed-Use Residential	--	--	--	1	--	--
<b>Total</b>	<b>380</b>	<b>19</b>	<b>43</b>	<b>17</b>	<b>7</b>	<b>5</b>

Housing can be provided in a number of ways in a city. A large lot containing one existing detached single-family house can be further divided into multiple smaller lots or redeveloped with a different housing type that includes multiple units. A large existing house could be converted to a duplex or triplex. Finally, if there are not enough suitable building sites available, eventually the cost of land is driven up to the point where it becomes financially feasible to demolish existing housing to create new housing sites. This has been a common occurrence in recent years in Corvallis. A map of Vacant or Partially Vacant residential land, categorized by size, is shown in Figure 31. In the coming years these dynamics may be impacted by House Bill 2001, passed by the Oregon Legislature in 2019. In addition to modifying ADU rules, the bill requires cities like Corvallis to allow duplexes, triplexes, fourplexes, and cottage clusters in areas zoned for single family dwellings. The new requirements do not take full effect until 2022. While the full impacts are hard to anticipate, it is possible that over the coming years some infill will occur in areas identified by this report as already fully developed.

Figure 31 Vacant or Partially Vacant Residential Land

