

Climate-Friendly Areas – Phase 1

Study of Potential Climate-Friendly Areas

City of Corvallis



Submitted to DLCD: November 28, 2023

This report was prepared to meet the requirements of OAR 660-012-0315(4), which requires local governments to submit a study to identify potential Climate-Friendly Areas by December 31, 2023. Oregon's Department of Land Conservation and Development (DLCD) provided funding to the Oregon Cascades West Council of Governments (OCWCOG) and 3J Consulting to provide technical and public engagement assistance to the City of Corvallis in this effort.

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DLCD Climate-Friendly and Equitable Communities Program:

<https://www.oregon.gov/lcd/cl/pages/cfec.aspx>

City of Corvallis Climate-Friendly and Equitable Communities Program:

www.corvallisoregon.gov/climatefriendly

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Appendix A: Community Engagement Plan

Climate-Friendly and Equitable Communities Rulemaking Background

In September 2020, the Land Conservation and Development Commission (LCDC) launched the Climate-Friendly and Equitable Communities (CFEC) rulemaking in response to Governor Brown’s Executive Order 20-04 directing state agencies to take urgent action to meet Oregon’s climate pollution reduction targets while ensuring equitable outcomes for underserved populations. Executive Order 20-04 directed state agencies to reduce climate pollution. In response, the Land Conservation and Development Commission (LCDC) directed the Department of Land Conservation and Development (DLCD) to draft updates to Oregon’s transportation and housing planning rules, and to convene a rulemaking advisory committee. The adopted rules include amendments to the rules governing Oregon’s planning system for communities in Oregon’s eight most populated areas.

What is a Climate-Friendly Area (CFA)?

A Climate-Friendly Area (CFA) is an area where residents, workers, and visitors can meet most of their daily needs without having to drive. They are urban mixed-use areas that contain, or are planned to contain, a greater mix and supply of housing, jobs, businesses, and services. These areas are served, or planned to be served, by high quality pedestrian, bicycle, and transit infrastructure to provide frequent, comfortable, and convenient connections to key destinations within the city and region.

Oregon cities with a population greater than 25,000 must adopt at least one CFA, the “Primary CFA”, by December 31, 2024. The designated Primary CFA must have a minimum size of 25 acres which includes the most stringent development standards required per local government size. Additional CFAs, referred to as “Secondary CFAs”, may be designated with less intensive standards as provided in the rule to achieve the required housing capacity. The CFA(s) must have the capacity to accommodate 30% of current and future housing needs as determined by the city’s Housing Needs Analysis.

CFA Study Process

The first phase of the CFA study is to identify, study, and designate potential CFAs (Phase 1: Study of Potential Climate Friendly Areas), for which DLCD partnered with OCWCOG to provide technical assistance to the cities. Adopting land use requirements and identifying climate-friendly area(s) on the comprehensive plan map is Phase 2: Adoption. While local governments are required to use the CFA study process to identify the most promising area or areas, they are *not required* to adopt and zone areas studied as CFAs. In summary, the CFA Candidate areas discussed in this study are not the final CFAs for Corvallis and the City will finalize the CFA locations in Phase 2.

Implementation Timeline

The CFA implementation is one part of the broader CFEC rulemaking. The table below outlines the full scope of the CFEC implementation efforts in Corvallis. Dates that are important to the CFA implementation are as follows:

- December 31, 2023 – Phase 1 (“CFA Study”): Final CFA studies due to DLCD from cities

- December 31, 2024 – Phase 2 (“CFA Codes”): Cities adopt CFA land use standards and any map changes

Compliance date for tasks in italics can be modified per OAR 660-012-0012(3)

| | 2022 | 2023 | 2024 | 2025 | 2026-2028 | 2029 |
|--|-----------|--------------------------------|-----------------------------------|-------------------------|--|-------------------------|
| Corvallis Area | | | TPR major report (5/31) | TPR minor report (5/31) | TPR minor report (5/31) (major in 2028) | TPR minor report (5/31) |
| Adair Village | Parking A | EV Conduit Parking B | Transportation Modeling | Performance Standards | | |
| Corvallis Philomath | Parking A | CFA Study EV Conduit Parking B | CFA Codes Transportation Modeling | Performance Standards | Corvallis 2027 HNA Additional CFA for UGB expansions after June 2027 | TSP TPR Dev. Regs. |
| Benton County (fewer than 5,000 population inside UGB) | | | Transportation Modeling | Performance Standards | | |

Figure 1 - Corvallis Implementation Timeline

Roles and Responsibilities

The CFA Study was a joint effort of 3J Consulting, OCWCOG, the City of Corvallis and DLCD. The project partners each had a defined role and coordination was key throughout the project.

- 3J Consulting – Public engagement support, developing and implementing a community engagement plan, interviews, focus groups, and community engagement expertise.
- OCWCOG – Maps, technical analysis, anti-displacement spatial analysis, and drafting the CFA Study
- City of Corvallis – Provide local knowledge and expertise, public notices, anti-displacement planning analysis, and finalizing the CFA Study.
- DLCD – Technical assistance about the rules (Oregon Administrative Rules – “OARs”, Chapter 660, Divisions 8, 12, and 14)

Public Engagement

Along with 3J Consulting, the City of Corvallis developed a community engagement plan (Appendix A) for the designation of CFAs that included a process to study potential CFA areas and to later adopt associated amendments to the comprehensive plan and Land Development Code. The City worked closely with 3J Consulting to complete the engagement tasks outlined in the community engagement plan.

City staff hosted three public meetings to discuss CFAs. The meetings were designed to inform the public about the rules and get feedback on candidate areas.

- “Round 1” Public Meeting (November 30, 2022) focused on education and awareness of the CFA rules.
- “Round 2” Public Meeting (February 22, 2023) presented CFA candidate areas and launched a questionnaire to solicit community input.

- “Round 3” Public Meeting (June 1, 2023) provided an update on the candidate CFAs and an overview of the Anti-Displacement Analysis.

In June 2023, 3J Consulting documenting produced a Community Engagement Report (available at www.corvallisoregon.gov/climatefriendly) describing these meetings and other community engagement efforts that were carried out during Phase 1.

Local Context and Candidate Area Approach

While the CFA rules are new, the general intent aligns with work the City of Corvallis has completed over the last few years. Specifically, the city initiated a Mixed-Use Zoning Project in 2019 and completed the project in 2023. New Commercial Mixed Use (CMU) Zones were implemented on approximately 5% of all zoned land in September 2022. CMU-2 and CMU-3 Zones largely meet the CFA requirements and are referred to in this CFA Study as “CFA Compliant Areas.” To that end, the city’s goal with the CFA rules is to utilize the community outreach that has already been completed, understand how the CFA rules fit into existing standards, and then identify needed adjustments to the CMU standards to meet the rules and overall capacity needs.

The City is also considering areas not currently zoned CMU that could make sense as CFA areas, based on City staff and community input. These “Potential Secondary Area” sites were presented and discussed as part of the community engagement sessions that took place during the development of this study. The capacity analysis is separated by the CFA Compliant Areas and the Potential CFA Candidates.

Required Capacity

The City of Corvallis has an adopted and acknowledged Housing Needs Analysis from 2016 (adopted Jun 3, 2019). According to the analysis, there were 23,698 dwelling units in the City of Corvallis in 2016. The City’s population is expected to grow by the end of the 2016-2036 planning period, and there is an anticipated need for 3,548 additional dwelling units for a total of 27,246 dwelling units in 2036. Corvallis must provide zoned residential building capacity in one or more CFA(s) sufficient to contain 30 percent of the existing and projected needed dwelling units in 2036, equal to **8,174 dwelling units**.

CFA-Compliant* Sites

Climate-Friendly Sites A through G are currently zoned CMU and with minor amendments (as denoted by the asterisk) these areas will be compliant with the CFA development requirements. The candidate areas were presented at the “Round 2” Public Meeting in February 2023, and community members had the opportunity to provide feedback on the areas by survey. Some area boundaries were refined after that meeting.

- Site A: CMU-3 – Downtown (Primary Area)
CMU-3 – Downtown Riverfront (a lower height limit within 100 feet of 1st St.)
- Site B: CMU-2 – South Corvallis
- Site C: CMU-2 – Walnut/Kings (Timberhill Shopping Center)
- Site D: CMU-2 – Circle/ Kings (Kings and Circle Shopping Center)

- Site E: CMU-2 – 9th Street Corridor
- Site F: CMU-2 – Buchanan/Kings (Buchanan/Kings)
- Site G: CMU-2 – West Corvallis (Sunset Shopping Center)

After Public Meeting #2, City Staff and OCWCOG staff learned about an updated interpretation of the CFEC 750-foot width requirement publicized by DLCD (more details below). With the updated interpretation, Site D (Kings and Circle Shopping Center) and Site F (Buchanan/Kings) did not meet the minimum width requirement. The City has the option to expand Site D and Site F; however, this would require rezoning adjacent areas that are not currently zoned CMU.

Cumulatively, these seven areas have a projected capacity of between 12,418 and 19,138 dwelling units – sufficient to accommodate more than 30% of total current and future housing needs.

With Site D and Site F removed from the capacity estimates the remaining CFA compliant areas still meet the required capacity. Cumulatively, these five areas have an estimated capacity of between 11,489 and 17,746 dwelling units.

Potential Secondary Area Candidates

The following CFA Candidate Sites H, I, and J would need to be re-zoned to either CMU-2 or CMU-3 zones or an overlay district would need to be established to comply with the CFA rules. These areas would be supplementary to areas A through G. Cumulatively, these three areas have an estimated capacity between 4,848 and 7,611 dwelling units. Detail about each area is listed below.

- Site H: Monroe Area (would require a partial rezone)
- Site I: South Corvallis (would require a partial rezone)
- Site J: Central Business Fringe (would require a complete rezone)

Zoning and Development Standards Summary

CFAs are subject to land use requirements established in OAR 660-012-0320. Cities and counties must incorporate all requirements into policies and development regulations that apply in all CFAs. All CFAs are subject to the following land use requirements:

- Development regulations for a CFA shall allow single-use and mixed-use development within individual buildings or on development sites, including the following outright permitted uses:
 - Multifamily (multi dwelling-unit) residential and attached single-family (single dwelling-unit) residential Note: Other residential building types may be allowed, subject to compliance with applicable minimum density requirements or performance standards.
 - Office-type uses
 - Non-Auto dependent retail, services, and other commercial uses
 - Childcare, schools, and other public uses, including public-serving government facilities
- Local governments shall prioritize locating government facilities that provide direct service to the public within CFAs and shall prioritize locating parks, open space, plazas, and similar public amenities in or near CFAs without sufficient access to these amenities.

- Streetscape requirements in CFAs shall also include street trees and other landscaping, where feasible.
- Local governments shall establish maximum block length standards.
- Development regulations may not include a maximum residential density limitation.

The rules provide some minimum development requirements for CFAs, with a set of “prescriptive” standards that may be adopted (OAR 660-012-0320(8)), or an “outcome-oriented” process for local governments to craft their own standards (OAR 660-012-0320(9)). For the purposes of this study, the City of Corvallis anticipates following the prescriptive path. However, the outcome-oriented process was modified in November 2023, after OCWCOG had completed its technical analysis; the City reserves the right to re-evaluate its preferred path based on these recent modifications, and may ultimately decide to demonstrate compliance with the outcome-oriented standards (with appropriate findings) with Phase 2 during 2024.

Local governments opting to follow the prescriptive path must adopt the following standards into their development code:

Table 1: Prescriptive Path Rules

| Population | Minimum Residential Density | Allowed Building Height* |
|----------------------------------|------------------------------------|---------------------------------|
| 5,001-24,999 (Secondary CFAs) | 15 dwelling units/net acre | No less than 50 ft |
| 50,000 or more (Primary CFAs) | 25 dwelling units/net acre | No less than 85 ft |

*Note that not all development will be built to the maximum allowed. Cities are required to allow development up to the allowed height and not all development will be built to the maximum allowed. The existing City of Corvallis CMU-3 standards allow for 105-feet and the CMU-2 zone allows for 75-feet.

As mentioned above, the City of Corvallis recently implemented new CMU-2 and CMU-3 Zones. These zones will only require minor adjustments to be fully compliant with the CFA rules. The anticipated minor changes to the CMU-2 and CMU-3 zone are described in the “Zoning and Development Code Amendments” discussion below.

Understanding the goal of this initial step is to identify as many CFA candidates as possible, there are some areas that require rezoning or a zoning overlay (Potential Secondary Area Candidates). Based on public input the City of Corvallis could select one or more of these Potential Secondary Areas. However, based on capacity estimates, these areas are not required to meet the required capacity. For the purposes of this analysis, it was assumed that the Potential Secondary Areas would be entirely rezoned to CMU-2. The current zoning of the three potential areas listed above does not meet the requirements for a CFA.

The zoning analysis tables describe the code updates that will be required as part of Phase 2, should the City proceed with the prescriptive standards approach.

Dimensional Standards

Using the prescriptive standards approach, CFAs are subject to the following dimensional standards.

Minimum Size (OAR 660-012-0320(8)(b))

Local governments with a population greater than 25,000 must adopt at least one CFA with a minimum size of 25 acres which includes the most intensive development standards required per local government size. These areas are called “Primary CFAs.” For these larger local governments, additional “Secondary” CFAs may be designated with less intensive standards as provided in the rule to achieve the required housing capacity.

In Corvallis the downtown CMU-3 zoned area could serve as the Primary CFA, since it is the only CMU-3 zoned area, and the CMU-3 zone is the zone most compliant with the primary CFA requirements. The CMU-3 Riverfront area is considered an adjacent secondary area.

Minimum Width (OAR 660-012-310(2)(f))

Climate-friendly areas shall have a minimum width of 750 feet, including any internal rights of way that may be unzoned. Contiguous climate-friendly areas with distinct land use requirements may be considered cumulatively to demonstrate compliance with the minimum width requirement. Exceptions to these minimum dimensional requirements are allowed due to natural barriers, such as rivers; or due to long-term barriers in the built environment, such as freeways. Exceptions are also allowed if potential climate-friendly areas are constrained by adjacent areas planned and zoned to meet industrial land needs. (OAR 660-012-310(2)(f))

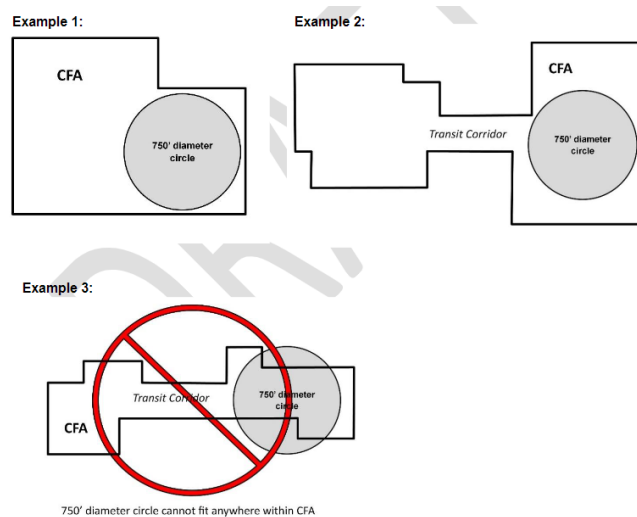


Figure 2 - Minimum Width Diagrams (DLCD's Climate Friendly Methods Guide)

OAR 660-012-0310(2)(f) requires CFAs to have a minimum width of 750 feet, with a few exceptions. The CFA dimensional standard includes allowed exceptions to the minimum width requirement, including natural barriers, barriers in the built environment (such as freeways), and areas planned and zoned to meet industrial needs. The minimum width dimension is intended to result in a necessary concentration of uses within a proximate area to facilitate pedestrian, bicycle, and transit convenience. Another goal is to avoid over-reliance on narrow, linear corridors that would serve to sharply separate CFA areas from abutting zones. Linear corridors are less likely to foster a synergy of uses and could result in economic segregation from abutting zones. However, these considerations may be balanced with ongoing planning efforts to support transit-served corridors. Optimally, a circle 750 feet in diameter would fit within all portions of a CFA. Parts of CFAs that cannot meet this criterion should be relatively

limited, and such corridors should be provided with high-quality pedestrian, bicycle, and transit infrastructure.

In Corvallis the CFA compliant areas were used as a starting point. The original interpretation of the 750-foot width requirement was that if any direction of the CFA was 750-feet long this standard was met. DLCD released additional guidance in March 2023 that is described above. The 750-foot diameter circle will not fit within Site D and Site F. This is discussed further in the site area analysis.

The CFA width requirement allows “Contiguous climate-friendly areas with distinct land use requirements may be considered cumulatively to demonstrate compliance with the width requirement”. In Corvallis the Riverfront CMU-3 and Site J would meet the width requirement because they are contiguous with Site A.

Anticipated Zoning and Land Development Code Amendments

Portions of the Corvallis Land Development Code (LDC) will need to be updated to for the CMU-2 and CMU-3 Zones to meet the land use requirements in OAR 660-012-0320. The analysis in this section identifies the required code updates. The City of Corvallis will be required to make the LDC updates in Phase 2.

Table 2: Zoning Analysis – CMU-2 and CMU-3

| Rule Component | OAR Ref. No. 660-012- | Rule Synopsis | Existing LDC Provisions for CMU-2 and CMU-3 Zones | Complies? Y/N |
|---|-----------------------|---|---|---------------|
| Single-Use and Mixed-Use Buildings | 0320(2) | Must allow single-use and mixed-use buildings, except as noted below | Mixed-use and stand-alone commercial buildings are permitted | Y |
| Multi-Unit Buildings | 0320(2)(a) | Multi-unit residential must be allowed; it can be required to be part of a mixed-use building, unless <u>any</u> units are affordable | Mixed-use buildings are permitted Stand-alone Multi-Unit buildings are permitted only if <i>all units on the ground floor</i> are affordable | Y |
| Townhomes | 0320(2)(a) | Attached Single-Unit buildings (townhomes) must be allowed | Townhomes are not permitted | N |
| Office Uses | 0320(2)(b) | Office Type Uses | Office uses are permitted | Y |
| Retail Sales | 0320(2)(c) | Non-Auto dependent retail, services, and other commercial uses | Retail Sales are permitted | Y |
| Daycare, schools, and public uses | 0320(2)(d) | Childcare, schools, and other public uses, including public-serving government facilities | Daycare, schools, public uses are permitted | Y |
| Density for Mixed-Use Buildings – Primary CFAs | 0320(8)(c)(A) | Minimum residential density requirement 25 dwelling units/net acre, or; minimum Floor Area Ratio of 2.0 (per 012-320(8)) | No minimum Floor Area Ratio or residential density | N |

| Rule Component | OAR Ref. No. 660-012- | Rule Synopsis | Existing LDC Provisions for CMU-2 and CMU-3 Zones | Complies? Y/N |
|---|-----------------------|---|---|---------------|
| Density for Mixed-Use Buildings – Secondary CFAs | 0320(8)(c)(A) | Minimum residential density requirement 15 dwelling units/net acre, or; minimum Floor Area Ratio of 2.0 (per 012-320(8)) | No minimum Floor Area Ratio or residential density | N |
| Density for Townhomes – Primary CFAs | 0320(8)(c)(A) | Minimum residential density requirement 25 dwelling units/net acre | No minimum residential density | N |
| Density for Townhomes – Secondary CFAs | 0320(8)(c)(A) | Minimum residential density requirement 15 dwelling units/net acre | No minimum residential density | N |
| Height | 0320(8)(c)(B) | Allowed Building Height No less than 85 feet (Primary). No less than 50 feet (Secondary). | 105' Allowed- CMU-3 <ul style="list-style-type: none"> 75' within 100 feet of 1st St. 75' Allowed – CMU-2 | Y |
| Maximum Residential Density | 0320(6) | No maximum residential density allowed | No maximum residential density | Y |
| Block Length | 0320(5) | Sites less than 5.5 acres, a max. block length of 500 ft. or less. Ped Path through block requirement. Sites 5.5 acres or more, a max. block length of 350 ft. or less. | Maximum block perimeter standard, but no max. block length standard | N |

Expected Amendments to the CMU-2 and CMU-3 Zones

CMU-2 and CMU-3 Zones are anticipated to be mixed-use areas and they already meet the prescriptive standard requirements for most of the land use and development standard requirements for Primary and Secondary CFAs. The CMU-3 Zone meets the maximum building height requirement for Primary CFAs, and the CMU-2 Zone meets it for Secondary CFA. The bullets below describe the required code amendments that were identified in the CMU-3 and CMU-2 zoning analysis table above and some additional background detail is cited in italics.

- Amend Code to allow Single Attached Dwellings (OAR 660-012-0320(2)(a)). The existing code does not allow single-family attached (townhomes). Townhomes would need to meet the minimum density standard (25 units/acre or 15 units/acre). DLCD provided additional guidance about single-family attached dwellings in DLCD's *Climate-Friendly Areas Methods Guide*¹ (Appendix 2: "Frequently Asked Questions About CFAs"), published April 2023:

We are concerned that attached single-family dwellings could be very popular in CFAs in our city. Is it possible to require ground floor commercial and office uses in conjunction with attached single-family dwellings, as is allowed for multifamily buildings in OAR 660-012-0320(2)(a)?

No, because OAR 660-012-0320(2)(a) requires local governments to allow attached single-family residential as an outright permitted use, and there is no allowance for local governments to require ground floor commercial and office uses in conjunction with attached single-family dwellings, as there is in conjunction with multi-family development, the rules effectively prohibit such a requirement.

During the rulemaking process, there was a robust conversation on the types of housing that should be allowed within CFAs. Many opined that because it is difficult to develop or convert multifamily units into condominiums, there would be little ability for wealth-building through owner-occupied units in CFAs, which would run counter to our equity goals. After some analysis of achievable densities for attached single-family and other "middle housing" types, which found that these housing types could comply with minimum density requirements, additional housing types were allowed within CFAs, and allowance for attached single-family dwellings was required. Regardless, we believe it is unlikely that attached single-family dwellings will "overwhelm" other allowed development types in climate-friendly areas.

- Allow stand-alone multi-unit residential buildings if they will contain one or more units "subject to a recorded agreement that runs with the land and requires affordability for an established income level for a defined period of time" (OAR 660-012-0320(2)(a)). Current code only allows stand-alone residential buildings if all units on the ground floor qualify as Affordable Housing, as defined in LDC Chapter 1.6. The CFA rules require the current CMU Zone requirement to be reduced from all units on the ground floor to just a single unit anywhere in the building.

¹ Climate-Friendly Areas Methods Guide (DLCD):
<https://www.oregon.gov/lcd/CL/Documents/ClimateFriendlyAreasMethodsGuide.pdf>

- Adopt a minimum Floor Area Ratio of 2.0 for mixed-use buildings or a minimum residential density requirement. Commercial-only development could continue to be subject to the existing second story 75% of Gross Floor Area requirement in the Corvallis code. Providing the less restrictive standard for commercial only development will provide a relative disincentive to mixed use development which is counter to the goals in the Comprehensive Plan and also the Imagine Corvallis 2040 Vision.

The existing code requires the second story to be at least 75% of the Gross Floor Area of the first story.

Floor area ratio (FAR)— A floor area ratio is the ratio of the gross floor area of all buildings on a development site, excluding areas within buildings that are dedicated to vehicular parking and circulation, in proportion to the gross area of the development site on which the buildings are located. A floor area ratio of 2.0 would indicate that the total leasable floor area of all buildings was twice the gross area of the site (OAR 660-012-0320(8)).

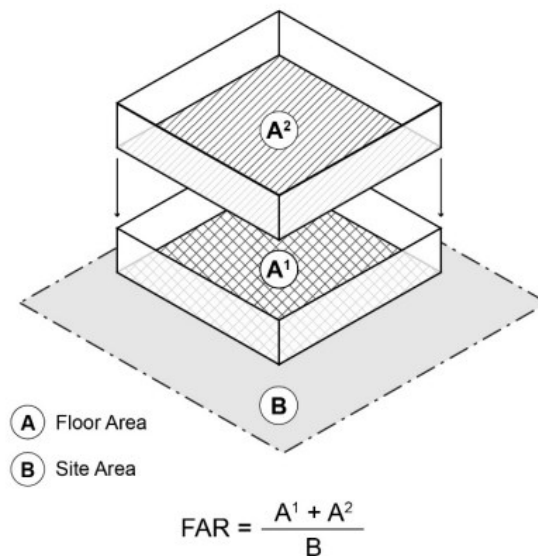


Figure 3 - Floor Area Ratio Diagram (DLCD Large Cities Middle Housing Model Code)

- The current code has a block perimeter standard and not a block length standard. “Maximum pedestrian block perimeter: 1,200 feet as measured along the centerlines of the sidewalks or multiuse paths that form the block” (CLDC 4.0.30(b)(1)). The block perimeter standard will need to be clarified to meet the maximum block length requirement. The *Climate-Friendly Areas Methods Guide* (Appendix 2: “Frequently Asked Questions About CFAs”), published April 2023, notes that local jurisdictions have some discretion in defining “block length.”

Block— All of the property bounded by streets, rights-of-way (pedestrian or vehicle ways), water features, or any combination thereof, but is not divided or separated in any way by streets or water features (OAR 660-012-0005).

Block Face / Street Frontage— All of the property fronting on one side of a street that is between intersecting or intercepting streets, or that is between a street

and a water feature, or end of a dead-end street. An intercepting street determines the boundary of the block frontage only on the side of the street that it intercepts (OAR 660-012-0005).

Local governments shall establish maximum block length standards as follows: (OAR 660-012-320(5)(a)).

- *Development sites < 5.5 acres: maximum block length = 500 feet or less*
Note: If block length is over 350 feet, a public pedestrian through-block easement shall be provided to facilitate safe and convenient pedestrian connectivity. This requirement is triggered with new development or substantial redevelopment of sites two acres or more within an existing block that does not meet the standard.
- *Development sites > 5.5 acres: maximum block length = 350 feet or less*

CFA Dwelling Unit Capacity Estimates

DLCD provided guidance which explicitly states how to calculate the dwelling unit capacity for identified CFAs. This methodology is explained in detail in DLCD’s *Climate-Friendly Areas Methods Guide*. Alternative methodologies may be used, if approved by DLCD staff. As COG initially conducted capacity calculations for CFAs in Corvallis, the estimates appeared high when considering: 1) the small urban character of Corvallis, as compared with Portland or Eugene; 2) recent mixed use development examples; and 3) broader market realities. This high-capacity estimate would be allowed under the rules. OCWCOG used this number as a “high” estimate (with some adjustments) and then developed more conservative assumptions to calculate a “low” estimate. This results in a range of estimated units within CFA candidates. Prior to implementing this low estimate, OCWCOG met with DLCD staff to review the more conservative assumptions and receive approval for the alternative methods.

The proposed alternative path follows some of the same assumptions as the prescriptive path with a few adjustments. An outline of the two approaches is below.

Prescriptive Path Description – “Zoned Building Capacity”

Capacity calculations are done regardless of existing development. Each parcel is calculated as if the parcel was not developed.

1. Calculate Net Developable Area (NDA)

- Net Block Calculation – remove existing Right-of-Way (ROW) area or estimate the amount of ROW for blocks over 5.5 acres.

Where blocks are 5.5 acres or larger, look at the city’s most fully developed urban center to calculate the following, as per OAR 660-012-0315(2)(a): the ratio of total land area to net land area (total land area minus rights-of-way), and the net block area, as found by taking the gross block area (the available total acres on these larger blocks) divided by the above ratio, in acres. In Corvallis the net block calculation was 1.82 utilizing a

downtown Corvallis example (Harrison to Jackson, and 5th to 3rd). Total block area (10.2 acres) divided by net block area (5.6 acres) equals 1.82. Most block areas in Corvallis were below 5.5 acres and this calculation was not required.



Figure 4 - Block Ratio Calculation

- Remove land area that is used or planned for public uses (those not involving public services or employees), such as parks, open space areas, infrastructure facilities, and dedicated rights-of-way (whether improved or unimproved).
 - Estimate the amount of block area for setbacks, parking, and open space. This estimate will vary based on the zone standards.
 - Floodplain areas were avoided when possible. Lots within the “Partial Protection” floodplain are still buildable and subject to the Corvallis floodplain standards. Any candidate areas with floodplain areas are noted in the candidate site descriptions.
 - Wetland areas were assumed to be not buildable for the Corvallis capacity estimates. The proposed areas mostly avoid wetland areas with a few exceptions and any candidate areas with wetlands identified in the Local Wetlands Inventory are noted in the candidate site descriptions.
2. Maximum Number of Floors – Formula based. For example, a sixty-foot building is estimated to allow for five floors (012-0315(2)(b)).
 3. Percentage of Buildings assumed as Residential Use. The prescriptive path requires the use of a typical or average percentage for proportion of residential use in any building. The rules set this at 30% (012-0315(2)).
 4. Average Unit Size. The rules require an average unit size of 900 square feet (012-0315(2)(e)).

The prescriptive path may overestimate the capacity of CFA candidates and was used as an upper limit. To comply with the CFEC parking requirements, at the end of 2022, Corvallis eliminated parking mandates city wide. Parking may still be provided by the developer; however, it is not required by the zoning code. The only CMU setback requirement is for lots adjacent to residential. The setback for CMU areas adjacent to residential is accounted for in the estimates. The prescriptive path assumes all lots will be fully developed to what is allowed which means full lot build out for the CMU-3 and CMU-2 zones.

Height

For the capacity estimates in the sites that would need to be rezoned (CBF, Monroe Area, and South Corvallis), an assumption was made that these sites would be rezoned to CMU-2. The capacity estimates were based on a 75-foot height maximum.

The capacity estimates for the CMU-3 zone were based on an 85-foot height maximum. The zone allows for 105 feet; however, without a market analysis, capacity estimates must be based on a maximum of 85 feet.

Height Bonus

Local governments that allow height bonuses can count 25% of the capacity from the additional allowed height as additional zoned building capacity. The additional allowed height must:

- Allow building heights above the minimums established in OAR 660-012-0320(8); and,
- Allow height bonuses for publicly subsidized housing serving households with an income of 80 percent or less of the area median household income or height bonuses for the construction of accessible dwelling units, as defined in OAR 660-008-0050(4)(a), in excess of minimum requirements.

City of Corvallis Height Bonus Allowance (CLDC):

Section 4.9.100 – MIXED USE BUILDING INCENTIVES

- a. As specified in subsection “b,” Mixed Use Buildings may be granted an 18-ft. bonus to the maximum height established in the Zone.*
- b. In order to gain the benefits in subsection “a,” a Mixed-Use Building must feature the following:*
 - 1. At least 50% of the first floor Gross Floor Area must be occupied by nonresidential uses, which may include uses that are accessory to nonresidential uses, and;*
 - 2. The cumulative upper-floor Gross Floor Area that is occupied by residential uses, including uses that are accessory to residential uses, is equal to at least 100% of the first floor Gross Floor Area.*

A height bonus calculation was applied to the CMU-3 zone capacity estimates.

Alternative Path Adjustments

The rule is flexible about how local governments calculate zoned **residential building capacity**. The earlier sections describe the prescriptive path as established in OAR 660-012-0315(2). According to OAR 660-012-0320(10), a local government may provide an alternative methodology for zoned residential building capacity calculation that differs from the prescriptive path. The methodology must:

- Describe all assumptions and calculation steps.

- Provide an equal or better system for determining zoned residential building capacity sufficient to accommodate at least 30% of total current and projected needed housing.
- Be supported by studies of development activity in the region, market studies, or similar research and analysis.

As discussed above, the prescriptive path potentially overestimated capacity estimates. Since capacity estimates are being lowered, a full market analysis has not been completed. The assumption is that development will occur at lower levels than what the prescriptive path assumes.

- **Public Building Zero Capacity.** Public buildings including city hall, the fire station, the Benton County Law Enforcement Building, the Benton County Courthouse, and transit station are not expected to have any residential capacity in the near- or long-term planning period. The rules allow for public buildings to count towards capacity. In the context of Corvallis, it was determined that public buildings should not count towards capacity.
- **Historic Building and Overlay Zero Capacity.** Recognizing redevelopment of historic properties at the allowed building height is unlikely, historic buildings and overlays were assumed to have a zero capacity. Some historic buildings may account for a few existing units; however, substantial redevelopment of historic properties is not expected.

High Estimate (Modified Prescriptive Path)

- Follow the Prescriptive Path outlined above.
- Public buildings are assumed to have a zero capacity.
- Historic buildings and the historic overlay are assumed to have zero capacity.
- A 10% area reduction was applied for lots abutting residential. This accounts for the 20-foot setback for blocks abutting residential.

Low Estimate (Alternative Path)

- Same public building and historic building assumption as the high estimate.
- The low estimate recognizes that full build out of every block is not likely even in the long-range planning period. The low estimate assumes 30% of block area in the CMU-3 areas and 40% of block area in the CMU-2/other areas (after excluding ROWs, public buildings, and historic properties) would be utilized for parking, drive aisles, landscaping, sidewalks, open space, etc. The assumption is that buildings in the CMU-3 zone will utilize more lot area on average.

Overall, the proposed high and low estimates provide a capacity estimate range. In the case of Corvallis the low and high estimate for the CFA compliant areas that meet the 750-foot width requirement are sufficient to meet the required capacity of 8,174 housing units. Site D and F do not meet the 750-foot width requirement and could be expanded in size. The Potential Secondary Areas provide an option for the city to consider; however, based on the capacity estimates the Potential Secondary Areas are not required at this time. As Corvallis grows additional CFAs may be required.

Table 3: Estimated Capacity Ranges

| Site | Site Name | Size (Acres) - Total | Size (Acres) - Net** | Low Estimate (Units) | High Estimate (Units) |
|--|-----------------------------|----------------------|----------------------|----------------------|-----------------------|
| Site A | CMU-3 Downtown | 134.0 | 51.1 | 3,169 | 4,519 |
| Site A | CMU-3 Downtown Riverfront | * | * | 512 | 732 |
| Site B | CMU-2 South Corvallis | 24.4 | 14.0 | 731 | 1,096 |
| Site C | CMU-2 - Walnut/Kings | 24.7 | 12.5 | 653 | 1,089 |
| Site E | CMU-2 - 9th Street Corridor | 200.9 | 101.6 | 5,310 | 8,519 |
| Site G | CMU-2 - West Corvallis | 46.3 | 21.3 | 1,114 | 1,791 |
| CFA Compliant (CMU) Total Capacity Estimate | | | | 11,489 | 17,746 |
| Site D | CMU-2 - Circle/Kings | 8.3 | 4.6 | 238 | 358 |
| Site F | CMU-2 - Buchanan/Kings | 16.3 | 13.2 | 690 | 1,035 |
| CMU not wide enough Total Capacity Estimate | | | | 928 | 1,393 |
| Site H | Monroe Area - Rezone | 60.7 | 40.8 | 2,217 | 3,550 |
| Site I | South Corvallis - Rezone | 80.9 | 33.2 | 1,882 | 2,825 |
| Site J | CBF Downtown - Rezone | 20.7 | 14.2 | 748 | 1,235 |
| Rezone Total Capacity Estimate | | | | 4,848 | 7,611 |
| Total Capacity Estimate | | | | 17,266 | 26,749 |

*Downtown Riverfront Area is included in the downtown site acres total. The downtown primary area is above the required 25 acres.

**Size (Acres) Net – nets out the ROWs, historic properties, parks, public building lots. The calculation in this column does not net out the setback area.

*** The evaluated Site E boundary inadvertently omits some contiguous properties zoned CMU-2. Including these properties results in a net area of 204.6 acres, and would slightly increase the capacity estimates.

NOTE: The capacity estimates provide a range.

Ground Truthing the Capacity Estimates

Using the methods described above we estimated the capacity for each candidate area. Recent developments in downtown Corvallis include the Jax Apartments and the Renaissance condos. The Jax Apartment building is a four-story mixed-use building with 27 dwelling units, and surface level parking. The Renaissance Condo building is a seven-story mixed-use building with 27 dwelling units, and underground parking. Assuming similar development occurred across the entire downtown area we can ground truth the capacity estimates.

The Jax Apartments (118 NW Jackson) calculation falls between the high and low estimate, and the Renaissance Condos (136 SW Washington) is greater than the high-capacity estimate.

Table 4: Recent Corvallis Development

| | <u>A</u> Development Site Net Acreage | <u>B</u> Dwelling Units | <u>C</u> Units/ Net Acre (B ÷ A) | <u>D</u> Candidate Site Net Acres | <u>E</u> Dwelling Units Estimate (C x D) |
|--------------------|---|-------------------------------|--|---|--|
| Renaissance Condos | 0.25 | 27 | 108 | 51.1 | 5,519 |
| Jax Apartments | 0.40 | 27 | 68 | 51.1 | 3,449 |

Existing Development and Redevelopment

The candidate areas include a mix of downtown areas, commercial corridors, vacant areas, and commercial development. The capacity estimates are calculated as if parcels were not developed. To be clear, this does not mean the city is proposing to tear down buildings in CFAs. Redevelopment that supports a mixed-use environment may happen over time. In some CFAs this could occur in the next 5 years, for other sites redevelopment may take 20 years or longer, and some sites may never be redeveloped. Furthermore, the capacity calculations assumed a zero capacity for historic buildings recognizing the limiting factors of historic renovation and demolition criteria that would come into play, and a zero capacity for public buildings recognizing the public services provided.

As part of the Phase 1 study, OCWCOG staff estimated the number of existing dwelling units in each candidate area. This calculation is based on Google Street View review, apartment websites, local knowledge, and property data. The estimate provides a general idea of the number of dwelling units in the candidate areas. The compliant CFA candidates are estimated to have 319 existing dwelling units, mostly within the CMU-3 / Downtown primary study area. The Potential Secondary Areas are estimated to have 866 dwelling units. A more detailed analysis of existing dwelling units will be completed as part of Phase 2 in 2024.

Table 5: Dwelling Unit Estimates

| Site | Site Name | Existing Dwelling Units | Low Capacity Estimate |
|--|-----------------------------|-------------------------|-----------------------|
| Site A | CMU-3 Downtown | 316 | 3,681 |
| Site B | CMU-2 - South Corvallis | 2 | 731 |
| Site C | CMU-2 - Walnut/Kings | 0 | 653 |
| Site E | CMU-2 - 9th Street Corridor | 0 | 5,310 |
| Site G | CMU-2 - West Corvallis | 1 | 1,114 |
| CFA Compliant (CMU) Total Capacity Estimate | | 319 | 11,489 |
| Site D | CMU-2 - Circle/ Kings | 0 | 238 |
| Site F | CMU-2 - Buchanan/Kings | 0 | 690 |
| CFA Compliant (CMU) Totals | | 0 | 928 |
| Site H | Monroe Area - Rezone | 737 | 2,217 |
| Site I | South Corvallis - Rezone | 12 | 1,882 |
| Site J | CBF Downtown - Rezone | 117 | 748 |
| Rezone Totals | | 866 | 4,848 |

Vehicle Parking

The City of Corvallis eliminated minimum vehicle parking requirements in compliance with the CFEC rules. Most builders in communities without parking mandates still provide some parking with new developments. Some provide less than previously mandated or provide it offsite. Others provide more than previously mandated, as their market analysis or lenders indicate that's what their customers want.

In the low estimate we were able to estimate the number of surface level vehicle parking spaces based on the setback assumption. Assuming a third of the setback area was used for parking and the remaining

area was used for drive aisles, landscaping, etc. and a parking space is 162 square feet (9 feet x 18 feet). Using this estimate, on average 0.75 spaces were available per dwelling unit (the parking estimate will vary). For example, the parking estimate is lower in the CMU-3 zoned area. This parking estimate assumes all parking will be surface level. Some parking may be in garages or underground.

Infrastructure Analysis

OAR 660-012-0310(2)(a) states that climate-friendly areas should be “able to support development consistent with the land use requirements of OAR 660-012-0320.” No specific test is required, but the following guidance is provided in DLCD’s *Climate Friendly Methods Guide*:

- As local governments study CFA candidates, it is important to identify if any potential candidate areas have significant bottlenecks in terms of water, sewer, and stormwater capacity.
- The level of analysis required per the rules is not in-depth analysis but is an opportunity to flag potential problems early in the process to help avoid surprises in later phase.
- The rules do not require existing infrastructure to be sized for the maximum build-out of a CFA. Rather, we expect that local governments will continue to implement public improvement requirements, systems development charges, and capital improvement plans, as they typically do, either outside of, or in conjunction with, specific development proposals.
- It is important to note that transportation capacity in CFAs should be evaluated differently than the process provided in OAR 660-012-0060 (sometimes referred to as the “significant effect” test). Instead of the -0060 review process, local governments should follow the requirements of OAR 660-012-0325 for amendments to comprehensive plans or land use regulations pertaining to CFAs. This review is triggered in conjunction with the adoption and zoning of CFAs, not in the study phase. This process requires a multimodal gap summary, and possibly a highway impacts summary if near specified state transportation facilities, as described in Rule -0325. Although the local government must include a list of proposed projects to fill multimodal network gaps, there is no requirement for mitigation of anticipated automobile traffic.
- Understanding those impacts, if any, may help to prioritize one area over another based on the adequacy of existing infrastructure and/or cost implications.

The City of Corvallis Planning Department engaged the Public Works department and consultants early in the process. Public Works staff has expressed concerns with Site I regarding planned transportation and sewer capacity. Site I will remain in the overall analysis for now, but Public Works staff suggest that it is likely not a good CFA candidate now due to these concerns.

Bicycle, Pedestrian, and Transit Infrastructure

CFAs must be served by (or planned to be served by) high quality pedestrian, bicycle, and transit services. Furthermore, CFAs must be located in existing or planned urban centers (including downtowns, neighborhood centers, transit-served corridors, or similar districts). The City of Corvallis used the CMU-2 and CMU-3 zones as a starting point for selecting candidate areas. The areas are either urban centers or planned urban centers. The existing development on some of the sites may not have existing high-quality

pedestrian, bicycle, and transit services. Moving forward the city would need to prioritize improving the bicycle, pedestrian, and transit infrastructure in the selected areas.

As part of the CFEC rules a multimodal transportation gap summary will be completed. The primary requirement for CFA designation and zoning is a multimodal transportation gap summary within the CFA. The multimodal transportation gap summary must be completed as part of a Transportation System Plan update or as a separate adopted document in coordination with impacted transportation facility and service providers. The multimodal transportation gap summary must include:

- A summary of the existing multimodal transportation network within the CFA;
- A summary of the gaps in the pedestrian and bicycle networks in the CFA, including gaps needed to be filled for people with disabilities, based on the summary of the existing multimodal transportation network;
- A list of proposed projects to fill multimodal network gaps identified; and,
- A highway impacts summary must be included if a highway ramp terminal intersection, state highway, interstate highway, or adopted ODOT Facility Plan is at least partially within a CFA.

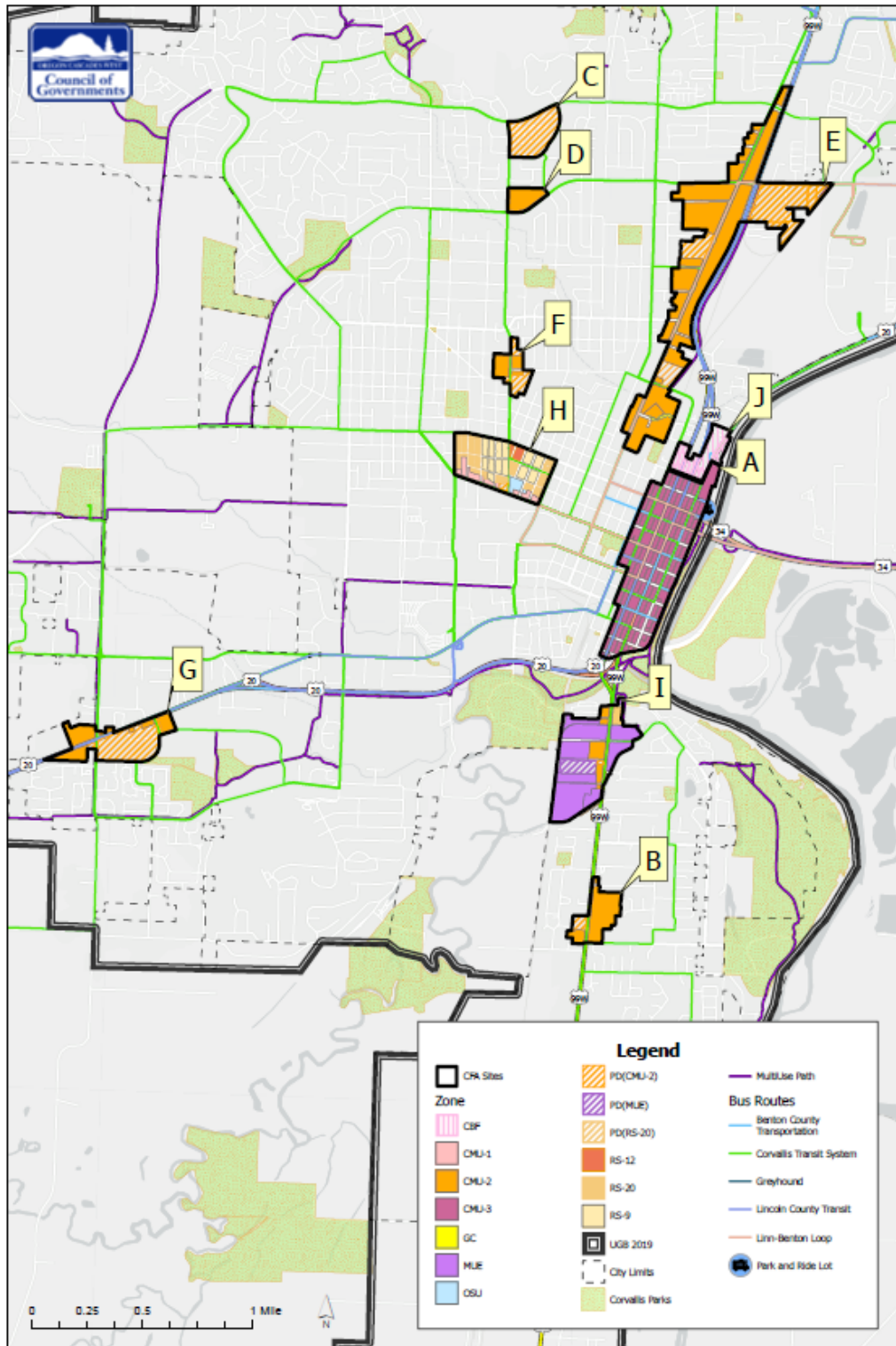
Summary of Candidate Areas

The following pages are a summary of each candidate area. Each summary is intended to outline the current zoning, allowed building height, estimated housing / building capacity, key destinations within the CFA or nearby, describe the current conditions, and estimate the number of existing dwelling units. All of the candidate areas are located within city limits.

Two of the candidate sites – Sites D and F – do not meet the minimum dimensional standards for a CFA and would have to be expanded to comply. However, it is important to emphasize that all of candidate Sites A through G would be compliant with the other development standards and permitted use types required for CFAs with relatively minor adjustments to the underlying CMU zoning. As a result, merely updating the CMU Zone regulations to comply with the CFA rules would satisfy Corvallis’s required CFA housing capacity without changing the Comprehensive Plan Map designation or zoning on a single property. The remainder of the sites discussed below – Sites H, I, and J, plus potential additional candidate areas – would require amendments to both the Comprehensive Plan and Zoning maps, necessitating a much deeper community conversation about future development patterns. This would also be the case with Sites D and F, which would need to be enlarged to encompass properties that are not currently zoned CMU-2 or CMU-3.

City of Corvallis – CFA Candidate Sites Overview

| Rule Component | OAR Ref. No. 660-012- | Rule Synopsis | Complies? Y/N | Strengths and Weaknesses of Potential Candidate |
|--|----------------------------|--|---------------------------|--|
| Allowed Land Uses | 0315(2) (a) 0320(2) | Development Code/zone is to allow uses shown in (2) of 320 | Y (with minor amendments) | -See the Table 2: Zoning Analysis |
| Abutting Areas (optional) | 0320(3) | Portions of abutting res. Or employment – oriented zones within ½ mile walk <u>may</u> count for area. | Not subject to review | -Analysis limited to area and boundary of CFA as shown. |
| Parks, Plazas & Streetscape | 0320(4) | Prioritize locating parks, open space, plazas – in or near CFAs that do not contain sufficient areas. In part, rule refers to streetscape and landscape. | Y | -Sidewalk areas require street trees -Parks located within some CFA candidates and adjacent to others |
| Parking Requirements | 0435 | Area shall comply with the parking requirements. | Y | -Corvallis repealed parking mandates city wide |



Corvallis - CFA Candidates Overview

05/18/23 - Created by OCWCOG GIS

Figure 5- Overview of the CFA Candidate Areas

Candidate Site A: Downtown (Primary CFA)

Does not require a zone change

The Downtown Corvallis site is a pedestrian-focused commercial zone designated to allow a variety of commercial, civic, residential, and mixed uses.

Properties within 100-ft. of 1st Street have a height maximum of 75 feet; this is considered a secondary area. The remaining CMU-3 area exceeds the minimum 25 acres for the primary area.

CMU-3 Zoning, Bldg. Height – 105 ft. max (or 75 ft within 100' of 1st Street)

Approximately 134.0 Total Acres and 51.1 Net Acres

Estimated Housing Capacity

Low – 3,169 Units (38.8% of Required Capacity)

High – 4,519 Units (55.3% of Required Capacity)

Key Destinations and Services

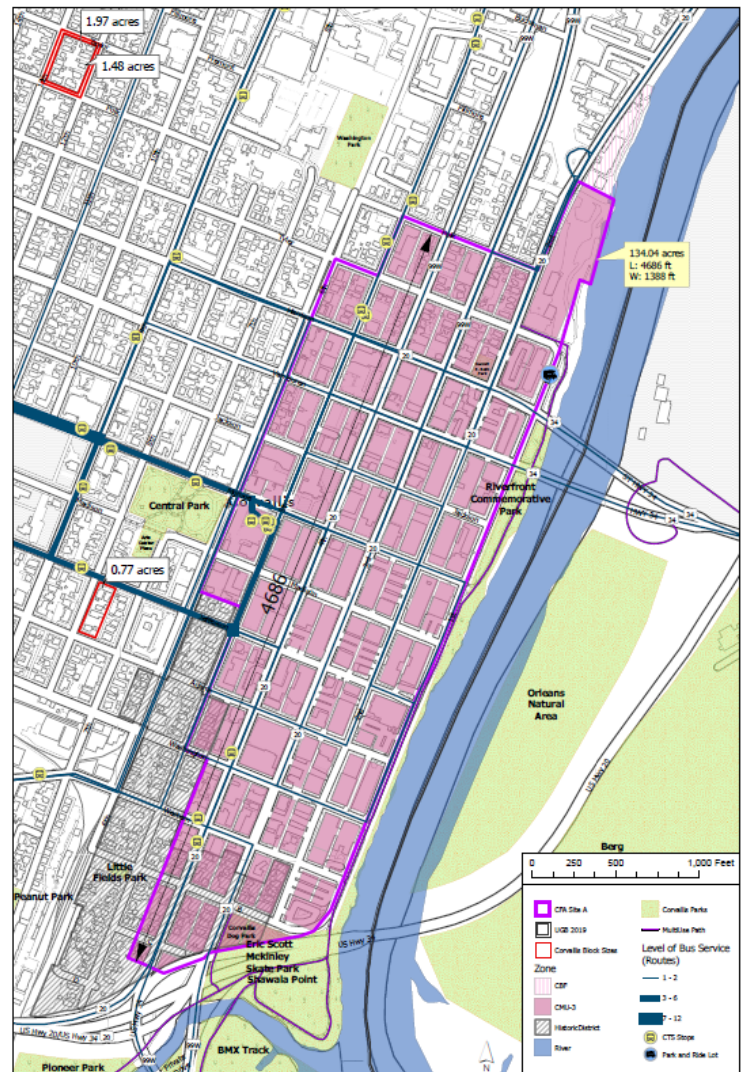
Downtown shops and restaurants, City Hall, Benton County Courthouse, library, transit center, Riverfront Park, fire station, park and ride, post office, farmers market, etc.

Existing Land Use

Downtown mixed-use development pattern.

Estimated Existing Dwelling Units (316)

Larger mixed-use developments: Jax Apartments (27 units), the Renaissance Condos (27 Units), Hotel Benton (55 Units), and Julian Apartments (35 Units). Other housing is a mix of upper floor units, single family homes on the edge of the site, and some apartments.



Corvallis - CFA Candidates Site A



02/09/23 - Created by OCWCOG GIS

| Rule Component | OAR Ref. No. 660-012- | Rule Synopsis | Complies? Y/N | Strengths and Weaknesses of Potential Candidate |
|---|---------------------------|---|---------------|--|
| Urban Water, sewer, storm & Transportation | 0310(2)(e)(B) | Utilities – Readily Serviceable – nearby to allow construction in one year. | Y | -All urban utilities exist -Future capacity increase may be required |
| Existing or Planned Urban Center Compact development | 0310(2)(b) 0330(4) | Must be an existing or planned urban center. Regulations that provide for a compact development pattern, easy ability to walk. | Y | -Downtown is the existing urban center of Corvallis -Multi-modal area -Compact development pattern |
| Pedestrian, bicycle and transit services | 0330 | Must be served (or planned to be served) by high quality pedestrian, bicycle and transit services. | Y | -Downtown -Multi-use path on waterfront -Transit center |
| Non-Hazard/ Goal 7 Review | 0310(2)(d) | Shall not be in areas limited or disallowed pursuant to Goal 7. | Y | -Small area impacted by floodplain (SE Corner – City Parking Lot) |
| Minimum Width | 00310(2)(f) | Minimum width of 750 feet | Y | -750-foot diameter circle fits in the site |

Locations within Candidate Site A (photos: OCWCOG)



Candidate Site B: South Corvallis (Secondary CFA)

Does not require a zone change

This site is located in south Corvallis, north of Park Avenue and south of SE Richland, along the east and west side of 99W. This area has opportunity to utilize undeveloped and underutilized land, and, as evidenced by the South Corvallis Area Refinement Plan (1997), the community has long envisioned it as the future location of mixed use development.

This site is utilizing the Highway Barrier exception in OAR 660-012-310(2)(f) – “...Exceptions to these minimum dimensional requirements are allowed due to natural barriers, such as rivers; or due to long-term barriers in the built environment, such as freeways”. Highway 99W is a barrier to the 750-foot width requirement.

CMU-2 Zoning, Bldg. Height – 75 feet

Approximately 24.4 Total Acres and 14.0 Net Acres

Estimated Housing Capacity

Low – 731 Units (8.9% of Required Capacity)

High – 1,096 Units (13.4% of Required Capacity)

Key Destinations and Services

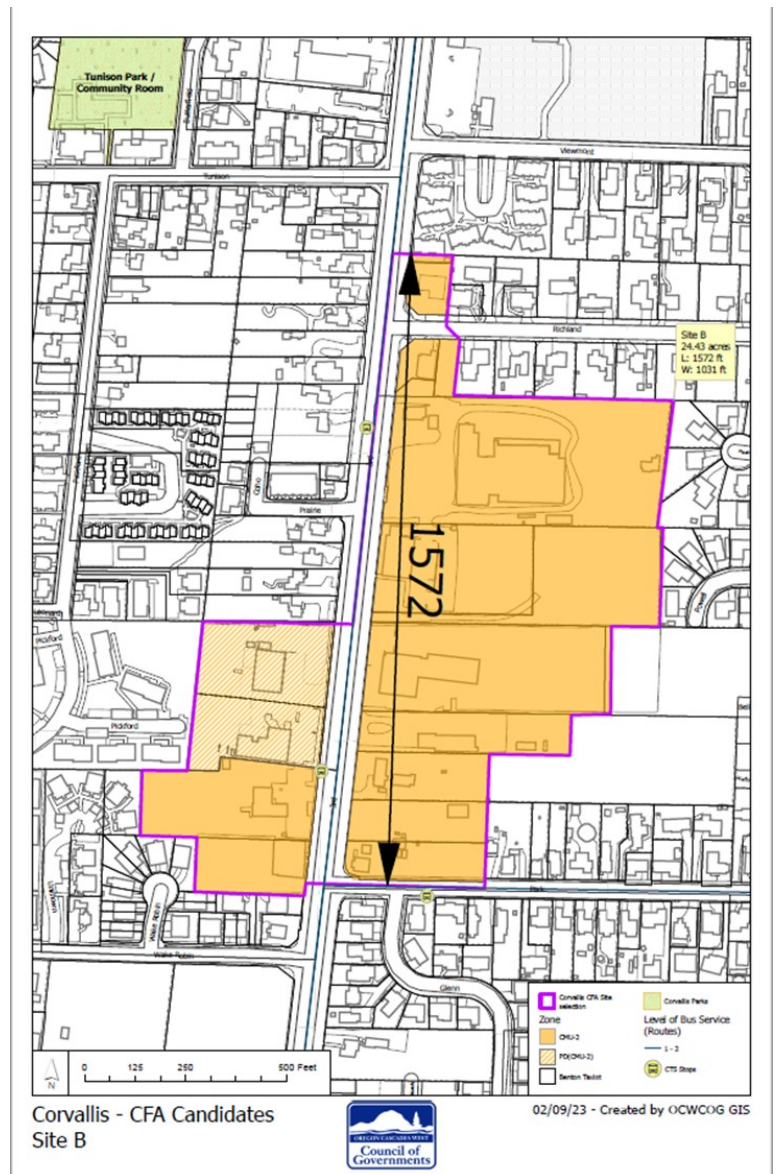
Bus stops on 99W and Oregon Tilth Building. In vicinity of elementary school and Tunison park.

Existing Land Use

Existing site has commercial development and vacant area. Site is split by Highway 99W.

Estimated Existing Dwelling Units (2)

Two single-family homes located on the southeastern portion of the site.



| Rule Component | OAR Ref. No. 660-012- | Rule Synopsis | Complies? Y/N | Strengths and Weaknesses of Potential Candidate |
|---|---------------------------|---|---------------|---|
| Urban Water, sewer, storm & Transportation | 0310(2)(e)(B) | Utilities – Readily Serviceable – nearby to allow construction in one year. | Y | -All urban utilities exist -Future capacity increase may be required |
| Existing or Planned Urban Center Compact development | 0310(2)(b) 0330(4) | Must be an existing or planned urban center. Regulations that provide for a compact development pattern, easy ability to walk. | Y | -Planned urban center -Existing development is not compact |
| Pedestrian, bicycle and transit services | 0330 | Must be served (or planned to be served) by high quality pedestrian, bicycle and transit services. | Y | -Planned urban center -Transit stops adjacent to site |
| Non-Hazard/ Goal 7 Review | 0310(2)(d) | Shall not be in areas limited or disallowed pursuant to Goal 7. | Y | -No hazard areas identified |
| Minimum Width | 00310(2)(f) | Minimum width of 750 feet | Y | -Highway barrier exception. Approximately 680-foot circle fits within the site. |

Locations within Candidate Site B (photos: OCWCOG)



Candidate Site C: Walnut/Kings (Secondary CFA)

Does not require a zone change

Timberhill Shopping Center – Site is east of Kings Boulevard and south of Walnut Boulevard. The shopping center is defined by big box development and large parking lots.

CMU-2 Zoning, Bldg. Height – 75 feet

Approximately 24.7 Acres and 12.5 Net Acres

Estimated Housing Capacity

Low 653 Units (8.0% of required capacity)

High 1,089 Units (13.3% of required capacity)

Key Destinations and Services

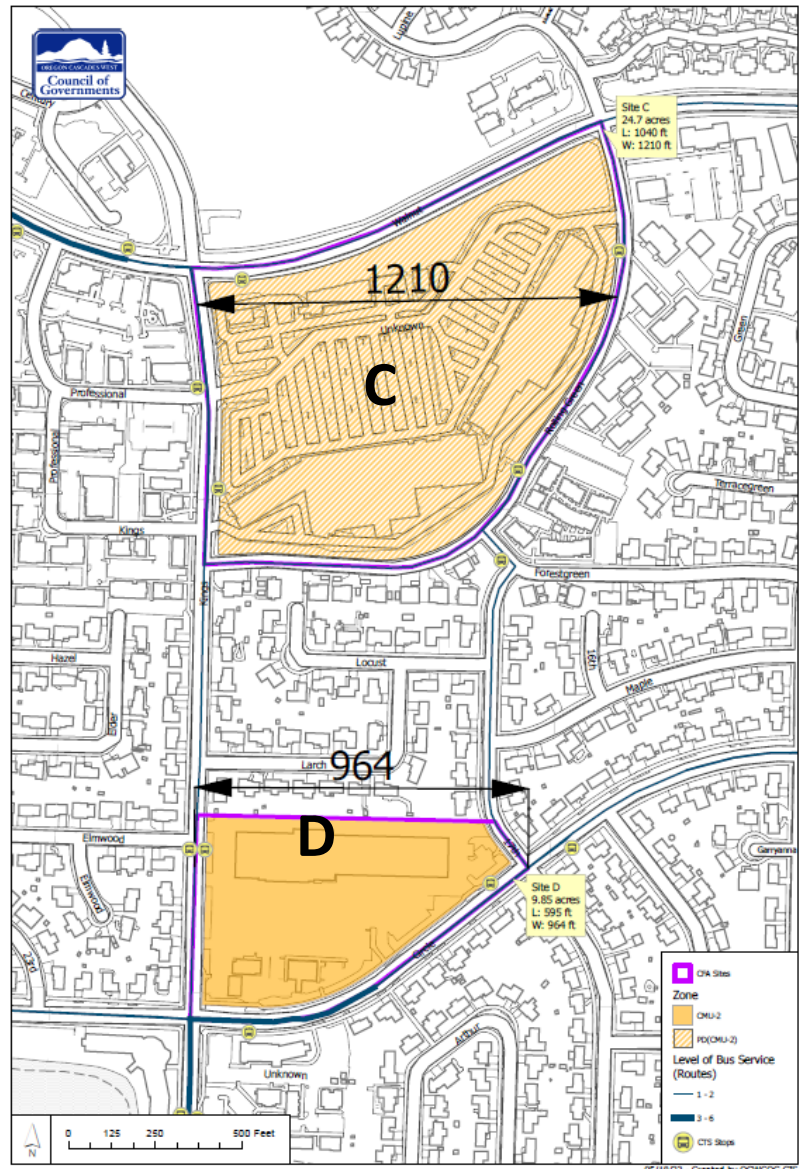
Grocery store, transit stops, retail, and restaurants.

Existing Land Use

Current “big box” development pattern with large parking lots.

Estimated Existing Dwelling Units (0)

Existing Development is commercial.



Corvallis - CFA Candidates
Sites C & D

| Rule Component | OAR Ref. No. 660-012- | Rule Synopsis | Complies? Y/N | Strengths and Weaknesses of Potential Candidate |
|---|---------------------------|---|---------------|---|
| Urban Water, sewer, storm & Transportation | 0310(2)(e)(B) | Utilities – Readily Serviceable – nearby to allow construction in one year. | Y | -All urban utilities exist -Future capacity increase may be required |
| Existing or Planned Urban Center Compact development | 0310(2)(b) 0330(4) | Must be an existing or planned urban center. Regulations that provide for a compact development pattern, easy ability to walk. | Y | -Planned urban center -Existing development is not compact |
| Pedestrian, bicycle and transit services | 0330 | Must be served (or planned to be served) by high quality pedestrian, bicycle and transit services. | Y | -Planned urban center -Transit stops adjacent to site |
| Non-Hazard/ Goal 7 Review | 0310(2)(d) | Shall not be in areas limited or disallowed pursuant to Goal 7. | Y | -No hazard areas identified |
| Minimum Width | 00310(2)(f) | Minimum width of 750 feet | Y | -750-foot diameter circle fits in the area |

Locations within Candidate Site C (photos: OCWCOG)



Candidate Site D: Circle/Kings (Secondary CFA)

Does not require a zone change

Kings and Circle Shopping center – Site is north of Circle Boulevard and east of Kings Boulevard. This site is a shopping center with big box development.

Candidate Site D does not fit a 750-diameter circle. The site could be expanded to the north or south to comply with the minimum width requirement, requiring rezoning actions.

CMU-2 Zoning, Bldg. Height – 75 feet

Approximately 8.3 Acres and 4.6 Net Acres

Estimated Housing Capacity

Low 238 Units (2.9% of required capacity)

High 358 Units (4.4% of required capacity)

Key Destinations and Services

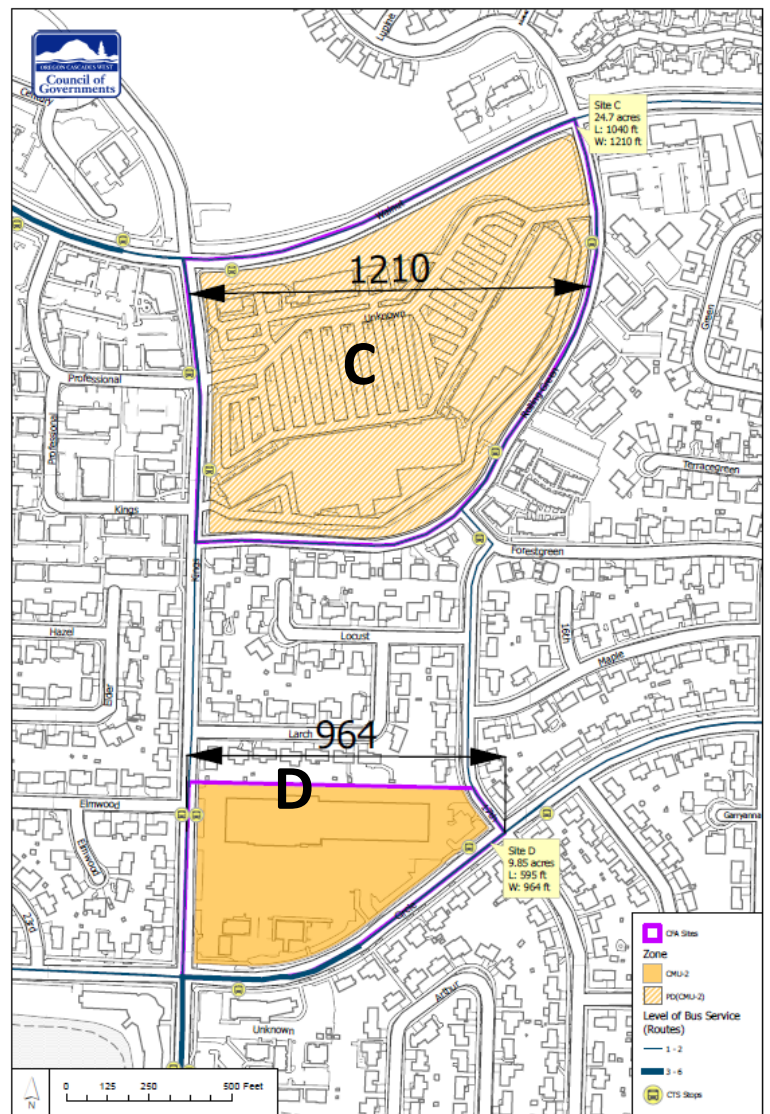
Retail, bank, and transit stops.

Existing Land Use

Current “big box” development pattern with large parking lot.

Estimated Existing Dwelling Units (0)

Existing Development is commercial.



Corvallis - CFA Candidates
Sites C & D

| Rule Component | OAR Ref. No. 660-012- | Rule Synopsis | Complies? Y/N | Strengths and Weaknesses of Potential Candidate |
|---|---------------------------|---|---------------|---|
| Urban Water, sewer, storm & Transportation | 0310(2)(e)(B) | Utilities – Readily Serviceable – nearby to allow construction in one year. | Y | -All urban utilities exist -Future capacity increase may be required |
| Existing or Planned Urban Center Compact development | 0310(2)(b) 0330(4) | Must be an existing or planned urban center. Regulations that provide for a compact development pattern, easy ability to walk. | Y | -Planned urban center -Existing development is not compact |
| Pedestrian, bicycle and transit services | 0330 | Must be served (or planned to be served) by high quality pedestrian, bicycle and transit services. | Y | -Planned urban center -Transit stops adjacent to site |
| Non-Hazard/ Goal 7 Review | 0310(2)(d) | Shall not be in areas limited or disallowed pursuant to Goal 7. | Y | -No hazard areas identified |
| Minimum Width | 00310(2)(f) | Minimum width of 750 feet | N | -Site does not fit a 750-foot diameter circle -Future rezoning may be considered |

Locations within Candidate Site D (photos: OCWCOG)



Candidate Site E: 9th Street Corridor (Secondary CFA)

Does not require a zone change

The 9th Street Corridor area has a series of commercial planned developments defined by big box development and large parking lots, and includes two of Corvallis’ defined Neighborhood Centers.

CMU-2 Zoning, Bldg. Height – 75 feet
200.9 Acres and 101.6 Net Acres *

Estimated Housing Capacity

Low – 5,310 Units (65.0% of required capacity)

High – 8,519 Units (104.2% of required capacity)

Key Destinations and Services

Grocery stores, retail, transit stops, movie theater, restaurants, and multi-use path.

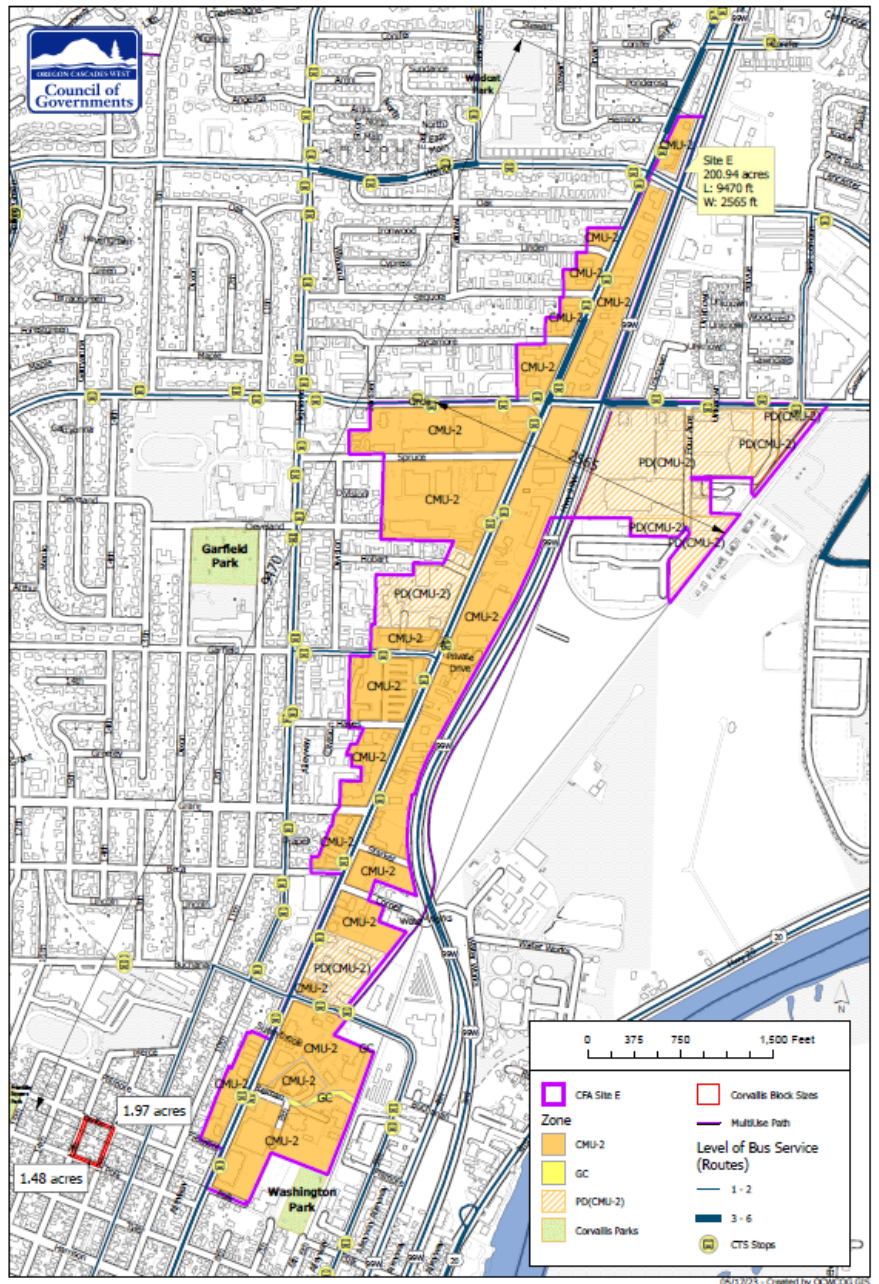
Existing Land Use

Current “big box” development pattern with large parking lots.

Estimated Existing Dwelling Units (0)

Existing Development is commercial.

*** Note:** The evaluated Site E boundary inadvertently omits some contiguous properties zoned CMU-2. Including these properties results in a net area of 204.6 acres, and would slightly increase the capacity estimates. There are no existing housing units in this additional area.



Corvallis - CFA Candidates
Site E

| Rule Component | OAR Ref. No. 660-012- | Rule Synopsis | Complies? Y/N | Strengths and Weaknesses of Potential Candidate |
|---|---------------------------|---|---------------|--|
| Urban Water, sewer, storm & Transportation | 0310(2)(e)(B) | Utilities – Readily Serviceable – nearby to allow construction in one year. | Y | -All urban utilities exist -Future capacity increase may be required |
| Existing or Planned Urban Center Compact development | 0310(2)(b) 0330(4) | Must be an existing or planned urban center. Regulations that provide for a compact development pattern, easy ability to walk. | Y | -Planned urban centers at Circle and Beca intersections -Existing development is not compact |
| Pedestrian, bicycle and transit services | 0330 | Must be served (or planned to be served) by high quality pedestrian, bicycle and transit services. | Y | -Planned urban centers -Transit stops adjacent to site -Multi-use path serves southeast side, but transitions to east side of Hwy99W further north |
| Non-Hazard/ Goal 7 Review | 0310(2)(d) | Shall not be in areas limited or disallowed pursuant to Goal 7. | Y | -Floodplain north of Sycamore. |
| Minimum Width | 00310(2)(f) | Minimum width of 750 feet | Y | -750’ diameter circle fits in the core. Transit corridors. |

Locations within Candidate Site E (photos: OCWCOG)



Candidate Site F: Buchanan/Kings (Secondary CFA)

Does not require a zone change

Area surrounding NW Buchanan Avenue and NW Kings Boulevard.

Candidate Site F does not fit a 750-foot diameter circle. The site appears to have a number of ways that it could be expanded without making large policy changes due to the amount of existing commercial, multi-family and public school uses immediately surrounding this site. The size of Site F is compatible with CFEC, it is just irregularly shaped such that placing a 750-foot circle is not possible with existing zoning patterns. Rezoning of abutting properties could bring this site into compliance.

CMU-2 Zoning, Bldg. Height – 75 feet

16.3 Acres and 13.2 Net Acres

Estimated Housing Capacity

Low – 690 Units (8.4%)

High – 1,035 Units (12.7%)

Key Destinations and Services

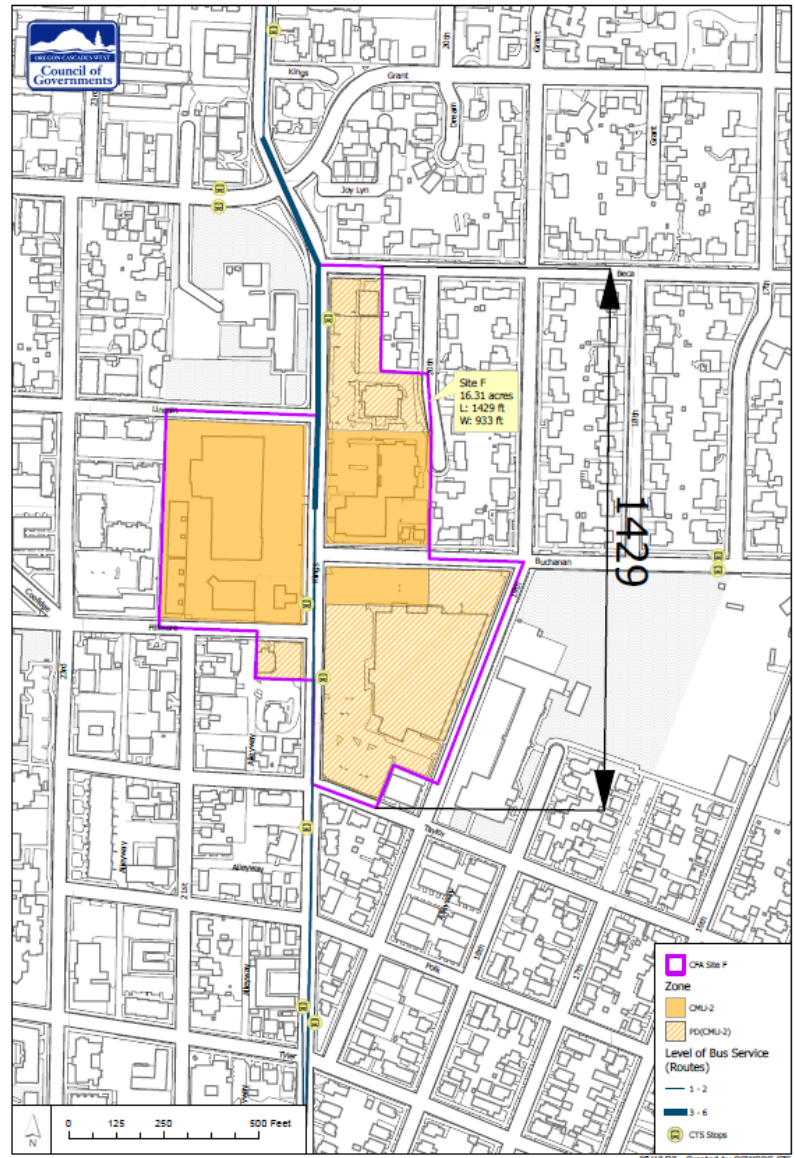
Grocery store, retail, transit stops, restaurants, and adjacent to a school.

Existing Land Use

Current “big box” development pattern with large parking lots.

Estimated Existing Dwelling Units (0)

Existing Development is commercial.



Corvallis - CFA Candidates
Site F

| Rule Component | OAR Ref. No. 660-012- | Rule Synopsis | Complies? Y/N | Strengths and Weaknesses of Potential Candidate |
|---|---------------------------|---|---------------|---|
| Urban Water, sewer, storm & Transportation | 0310(2)(e)(B) | Utilities – Readily Serviceable – nearby to allow construction in one year. | Y | -All urban utilities exist -Future capacity increase may be required |
| Existing or Planned Urban Center Compact development | 0310(2)(b) 0330(4) | Must be an existing or planned urban center. Regulations that provide for a compact development pattern, easy ability to walk. | Y | -Planned urban center -Existing development is not compact |
| Pedestrian, bicycle and transit services | 0330 | Must be served (or planned to be served) by high quality pedestrian, bicycle and transit services. | Y | -Planned urban center -Transit stops adjacent to site |
| Non-Hazard/ Goal 7 Review | 0310(2)(d) | Shall not be in areas limited or disallowed pursuant to Goal 7. | Y | -No hazards identified |
| Minimum Width | 00310(2)(f) | Minimum width of 750 feet | N | -Site does not fit a 750-foot diameter circle -Future rezoning may be considered |

Locations within Candidate Site F (photos: OCWCOG)



Candidate Site G: West Corvallis (Secondary CFA)

Does not require a zone change

Sunset Shopping Center Area – Philomath Boulevard and SW 53rd. This site is near Benton County Offices, OSUs technology center, and the Bruce Starker Arts Park and Natural Area.

CMU-2 Zoning

Bldg. Height – 75 feet

46.3 Acres and 21.3 Net Acres

Estimated Housing Capacity

Low – 1,114 Units (13.6%)

High – 1,791 Units (21.9%)

Key Destinations and Services

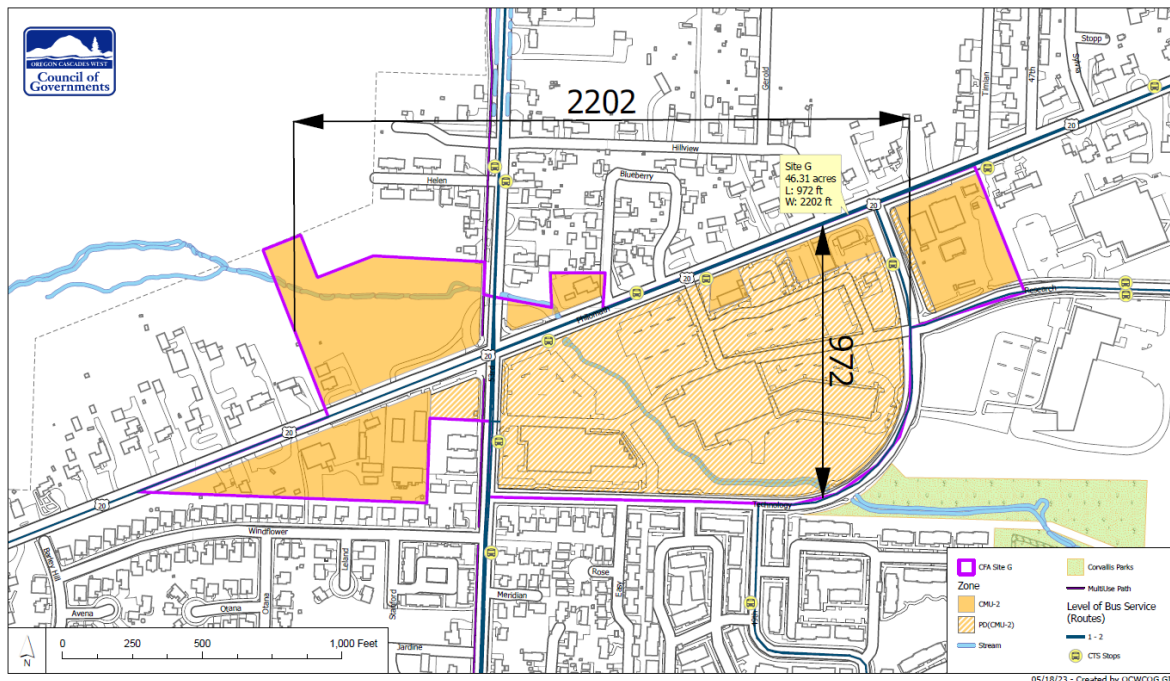
Grocery store, retail, transit stops, and restaurants. Planned multi-use path at northwest corner, and along 53rd Street.

Existing Land Use

Current big box development pattern with large parking lots. Some vacant area.

Estimated Existing Dwelling Units (1)

Existing Development is commercial. 1 existing single-family home.



Corvallis - CFA Candidates
Site G

| Rule Component | OAR Ref. No. 660-012- | Rule Synopsis | Complies? Y/N | Strengths and Weaknesses of Potential Candidate |
|---|---------------------------|---|---------------|--|
| Urban Water, sewer, storm & Transportation | 0310(2)(e)(B) | Utilities – Readily Serviceable – nearby to allow construction in one year. | Y | -All urban utilities exist -Future capacity increase may be required |
| Existing or Planned Urban Center Compact development | 0310(2)(b) 0330(4) | Must be an existing or planned urban center. Regulations that provide for a compact development pattern, easy ability to walk. | Y | -Planned urban center -Existing development is not compact |
| Pedestrian, bicycle and transit services | 0330 | Must be served (or planned to be served) by high quality pedestrian, bicycle and transit services. | Y | -Planned urban center -Transit stops adjacent to site -Multi-use path along 53 rd ; Planned path along Dunawi Creek |
| Non-Hazard/ Goal 7 Review | 0310(2)(d) | Shall not be in areas limited or disallowed pursuant to Goal 7. | Y | -Floodplain -Wetland (Dunawi Creek Bisects the site) -Wetland – North of Philomath Blvd. |
| Minimum Width | 00310(2)(f) | Minimum width of 750 feet | N | -750-foot diameter circle fits in the site |

Locations within Candidate Site G (photos: OCWCOG)



Candidate Site H: North of OSU Campus (Secondary CFA)

Requires a partial zone change

Area between Monroe Avenue and Harrison Boulevard, and between NW 26th Street and NW 14th Street. The CMU-1 area between Monroe, 26th, Van Buren, and 14th was designated by the City Council for inclusion in the Multiple-Unit Property Tax Exemption (MUPTEx) in 2023. The MUPTEx program is designed to incentivize stacked mixed-use development of a similar type to what is anticipated in CFAs.

CMU-1, OSU, RS-9, RS-12, RS-20

Bldg. Height – Varies by zone (Rezone would occur if selected as a CFA)

60.7 Acres and 40.8 Net Acres

Estimated Housing Capacity

Low – 2,217 Units (27.1%)

High – 3,550 Units (43.4%)

Key Destinations and Services

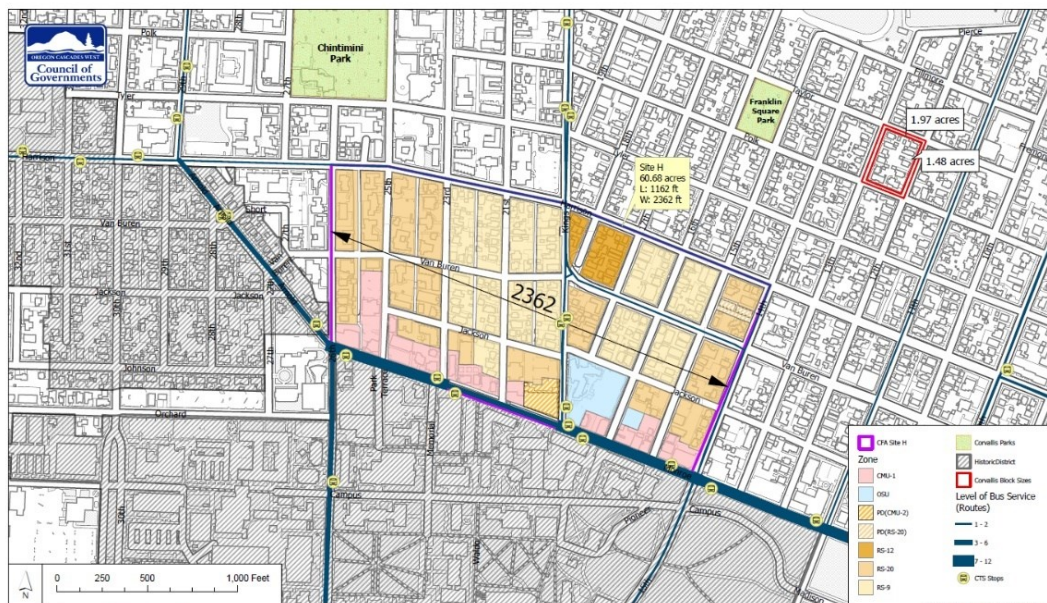
Transit stops, adjacent to OSU, and Monroe Street restaurants.

Existing Land Use

Commercial on Monroe, single-family and multifamily residential.

Estimated Existing Dwelling Units (737) – does not include group homes

Mix of single-family, townhomes and apartments. The Gem – 231 units is the largest complex.



Corvallis - CFA Candidates
Site H

| Rule Component | OAR Ref. No. 660-012- | Rule Synopsis | Complies? Y/N | Strengths and Weaknesses of Potential Candidate |
|---|---------------------------|---|---------------|---|
| Urban Water, sewer, storm & Transportation | 0310(2)(e)(B) | Utilities – Readily Serviceable – nearby to allow construction in one year. | Y | -All urban utilities exist -Future capacity increase may be required |
| Existing or Planned Urban Center Compact development | 0310(2)(b) 0330(4) | Must be an existing or planned urban center. Regulations that provide for a compact development pattern, easy ability to walk. | Y | -Planned urban center -Existing development is relatively dense -Existing mix of uses |
| Pedestrian, bicycle and transit services | 0330 | Must be served (or planned to be served) by high quality pedestrian, bicycle and transit services. | Y | -Planned urban center -Transit stops adjacent to site |
| Non-Hazard/ Goal 7 Review | 0310(2)(d) | Shall not be in areas limited or disallowed pursuant to Goal 7. | Y | -No hazards identified |
| Minimum Width | 00310(2)(f) | Minimum width of 750 feet | Y | -750-foot diameter circle fits in the site |

Locations within Candidate Site H (photos: OCWCOG)



Candidate Site I: South Corvallis (Secondary CFA)

Requires a partial zone change

South Corvallis site – north of Mill Race, south of Twin Oaks Circle, and west of 99W.

The MUE zone has been identified by the City Council, Planning Commission and staff during the Mixed Use Zones project as a failed zone that should be re-evaluated as part of future planning efforts to better stimulate mixed use development. In the ongoing South Corvallis Area Planning process, the community responded to this area with a lot of dissatisfaction with the northern half of the area receiving a satisfaction score of 3.06 out of 5 (5 being highest) and the southern half receiving an even lower score of 2.38 out of 5. The community indicated it wanted more housing and office uses and less industrial uses in this area which would be in-line with CFA compliant zoning. In the open-ended comments, community members noted that this area should feel like an extension of the downtown, would be a good location for mixed use, and a mix of retail and housing should be encouraged instead of industrial in this location. Rezoning this site to CMU-2 could potentially turn an area of community dissatisfaction into an area of amenity. However, as mentioned earlier, Public Works staff has expressed concerns with Site I regarding planned transportation and sewer capacity. Site I will remain in the overall analysis for now, but Public Works staff suggest that it is likely not a good CFA candidate now due to these concerns.

CMU-2 and MUE Zoning

Bldg. Height – 75 feet and 45 feet (MUE)

80.9 Acres and 33.2 Net Acres

Estimated Housing Capacity

Low – 1,882 Units (23.0%)

High – 2,825 Units (34.6%)

Key Destinations and Services

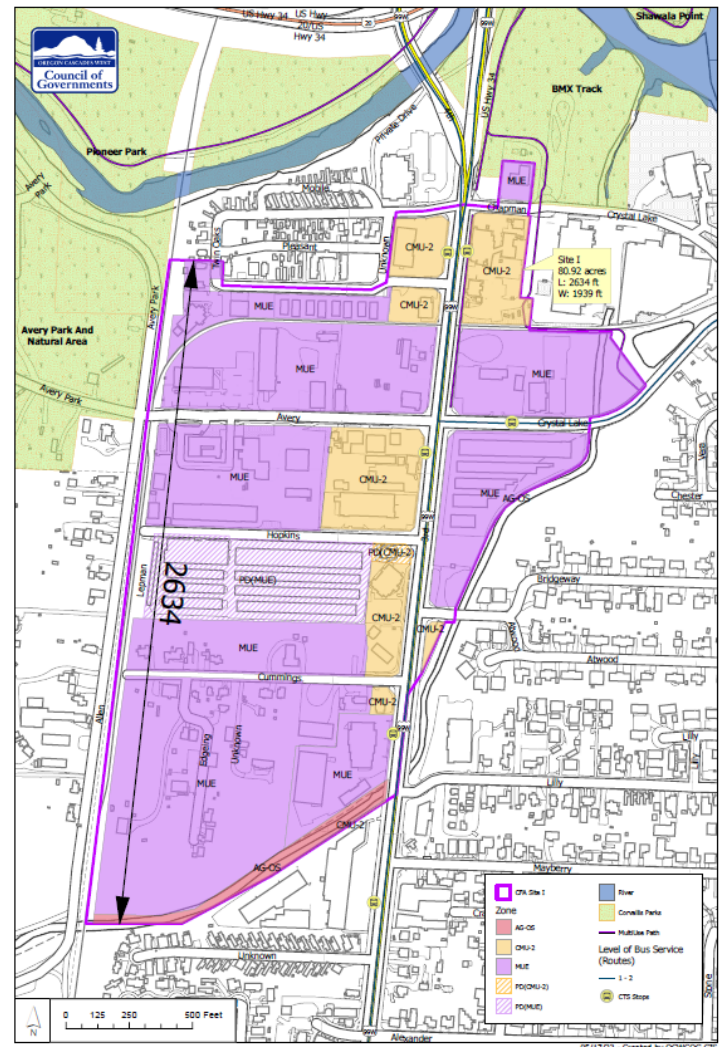
Transit stops, Co-op grocery store, and adjacent to Avery Park. Multi-use path along northeast side.

Existing Land Use

Commercial development, some vacant area, storage unit complex.

Estimated Existing Dwelling Units (14)

Existing Development is commercial. Estimated 12 single-family homes and 1 duplex.



Corvallis - CFA Candidates
Site I

| Rule Component | OAR Ref. No. 660-012- | Rule Synopsis | Complies? Y/N | Strengths and Weaknesses of Potential Candidate |
|---|---------------------------|---|---------------|---|
| Urban Water, sewer, storm & Transportation | 0310(2)(e)(B) | Utilities – Readily Serviceable – nearby to allow construction in one year. | N | -Future development may be limited by planned transportation and wastewater infrastructure |
| Existing or Planned Urban Center Compact development | 0310(2)(b) 0330(4) | Must be an existing or planned urban center. Regulations that provide for a compact development pattern, easy ability to walk. | Y | -Planned urban center (pending rezoning) -Existing development is not compact |
| Pedestrian, bicycle and transit services | 0330 | Must be served (or planned to be served) by high quality pedestrian, bicycle and transit services. | Y | -Planned urban center -Transit stops adjacent to site -Multi-use path along northeast side |
| Non-Hazard/ Goal 7 Review | 0310(2)(d) | Shall not be in areas limited or disallowed pursuant to Goal 7. | Y | -Partial Protection Floodplain over the majority of the area. -Mill Race Creek at south end of site. |
| Minimum Width | 00310(2)(f) | Minimum width of 750 feet | Y | -750-foot diameter circle fits in the site |

Locations within Candidate Site I (photos: OCWCOG)



Candidate Site J: Central Business Fringe (Secondary CFA)

Requires a complete zone change

Central Business Fringe north of Downtown Corvallis.

During the Mixed-Use Zone Project approval process in 2022, the City Council considered rezoning this site to a CFA compliant zone (CMU-3) and chose not to do so at that time. Given the recent nature of that decision, it is assumed that it will not be a CFA candidate site that moves forward but was included in the CFA study because it does have the correct Comprehensive Plan designation.

CBF Zoning

Bldg. Height – 35 feet (Existing) would be 50 feet after rezoning

20.7 Acres and 14.2 Net Acres

Estimated Housing Capacity

Low – 748 Units (9.2%)

High – 1,235 Units (15.1%)

Key Destinations

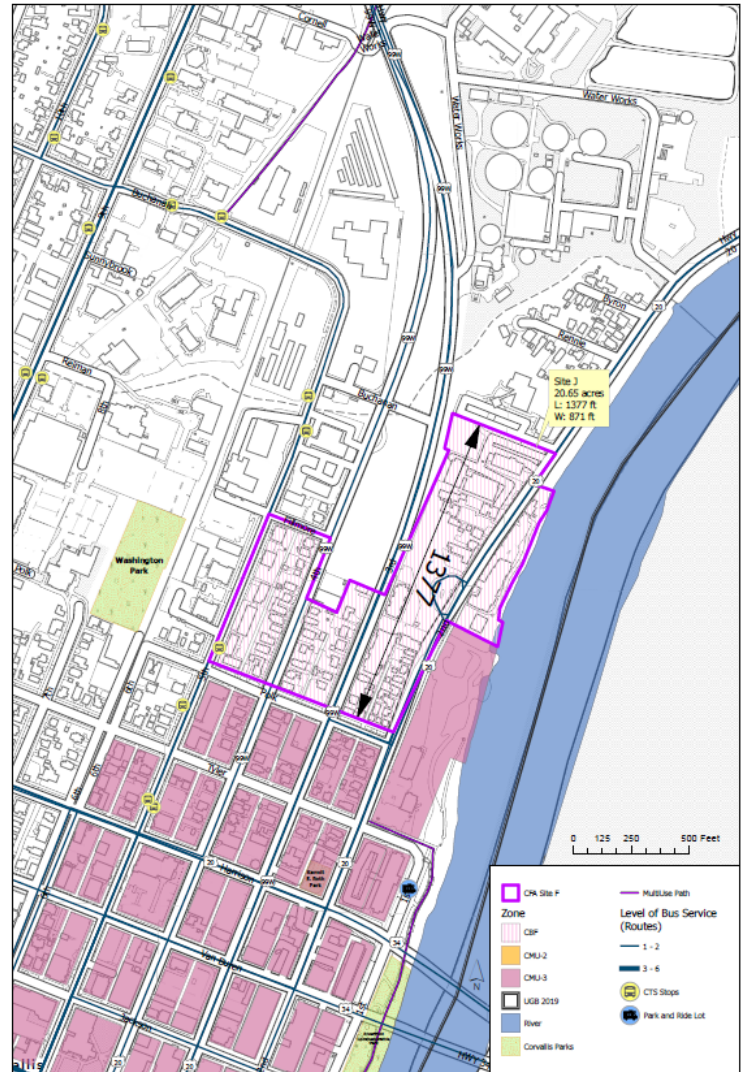
Hotel, transit stops, businesses, and restaurants.

Existing Land Use

Existing Development is a mix of older single-family homes, residences converted to businesses, and apartment complexes.

Estimated Existing Dwelling Units (117)

Apartment complexes include Maple Square, Whispering Pines, a portion of the Park on 5th, Willamette Court, and Walnut Court.



Corvallis - CFA Candidates Site J



02/09/23 - Created by OCWCOG GIS

| Rule Component | OAR Ref. No. 660-012- | Rule Synopsis | Complies? Y/N | Strengths and Weaknesses of Potential Candidate |
|---|---------------------------|---|------------------|--|
| Urban Water, sewer, storm & Transportation | 0310(2)(e)(B) | Utilities – Readily Serviceable – nearby to allow construction in one year. | Y | -All urban utilities exist -Future capacity increase may be required |
| Existing or Planned Urban Center Compact development | 0310(2)(b) 0330(4) | Must be an existing or planned urban center. Regulations that provide for a compact development pattern, easy ability to walk. | Y | -Planned urban center (pending rezoning) -Adjacent to the downtown core |
| Pedestrian, bicycle and transit services | 0330 | Must be served (or planned to be served) by high quality pedestrian, bicycle and transit services. | Y | -Planned urban center -Transit stops adjacent to site -Adjoins riverfront multi-use path at southeast corner |
| Non-Hazard/ Goal 7 Review | 0310(2)(d) | Shall not be in areas limited or disallowed pursuant to Goal 7. | Y | -Floodplain – Northeast portion of area |
| Minimum Width | 00310(2)(f) | Minimum width of 750 feet | Y | -Adjacent to primary area. 750-foot circle fits in combined areas. |

Locations within Candidate Site J (photos: OCWCOG)



Other Candidate Sites

Based on input provided by community members as part of the public engagement sessions for this study, the city may consider other candidate sites. Areas suggested by community member include the northeast corner of SW 53rd and West Hills, and areas close to OSUs campus along its southern edge. All of these areas would require a complete zone change to comply with the CFA requirements. The City may investigate these areas further during Phase 2 using the same methodologies described in this report for Sites A through J.

Equity Spatial and Planning Analysis

The CFA study requires the inclusion of plans to achieve fair and equitable housing outcomes within climate-friendly areas. OAR 660-012-0315(4)(f):

Plans for achieving fair and equitable housing outcomes within climate-friendly areas, as identified in OAR 660-008-0050(4)(a)-(f). Analysis of OAR 660-008-0050(4)(f) shall include analysis of spatial and other data to determine if the rezoning of potential climate-friendly areas would be likely to displace residents who are members of state and federal protected classes. The local government shall also identify actions that may be employed to mitigate or avoid potential displacement.

Step 1 is the Spatial Analysis and Step 2 is the Planning Analysis of the Anti-Displacement Study. The Portland State University (PSU) “Anti-Displacement and Gentrification Toolkit Project”² defines neighborhood typologies by census tract and provides housing production strategies (Figure 6). The neighborhood typologies represent different stages of gentrification and different levels of displacement pressures for key populations, BIPOC, low-income, and renters (17 indicators are used). Use of this tool involves overlaying the Neighborhood Typologies with candidate CFAs to identify areas that have displacement risk. In Corvallis some areas are left “unassigned” by this methodology and any strategy may be used in these sites.

This analysis uses the methodology developed by PSU and the associated Neighborhood Typology maps³. The typology map is described in the DLCDC “Implementation Guidance: OAR 660-012-0315 CFA Anti-Displacement Analysis.”⁴

² Anti-Displacement and Gentrification Toolkit Project (PSU):
https://www.oregon.gov/lcd/UP/Documents/AttachmentA_PSU%20Toolkit.pdf

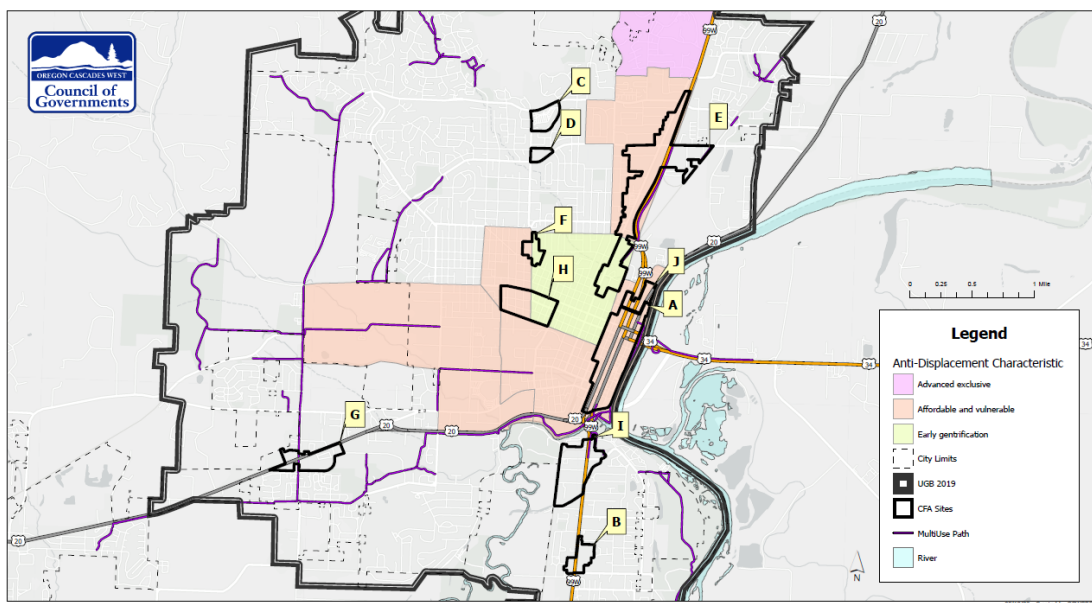
³ CFA Anti-Displacement Map – Neighborhood Typologies (PSU):
<https://geo.maps.arcgis.com/apps/mapviewer/index.html?webmap=b0f58b8dcf5b493b978bffd063b2aa98>

⁴ Implementation Guidance: OAR 660-012-0315 CFA Anti-Displacement Analysis (DLCDC):
https://www.oregon.gov/lcd/CL/Documents/Guidance0315_CFAAntiDisplacement.pdf

Tract Level Neighborhood Typology Representing Different Characteristics and Risks of Displacement

| | Income Profile | Vulnerable People | Precarious Housing | Housing Market Activity | Neighborhood Demographic Change |
|----------------------------------|----------------|-------------------|---------------------------------------|-------------------------|---------------------------------|
| Affordable and vulnerable | Low | Yes | Yes | No | - |
| Early gentrification | Low | Yes | Yes | Yes | No |
| Active gentrification | Low | Yes | Yes | Yes | Yes |
| Late gentrification | High | Yes | No | Yes | Yes |
| Becoming Exclusive | High | No | No | Yes | Yes |
| Advanced Exclusive | High | No | No <td Has higher home value and rent | No | |
| Unassigned | - | - | - | - | - |

Figure 6 - Tract Level Neighborhood Typology (from "Implementation Guidance: OAR 660-012-0315 CFA Anti-Displacement Analysis," DLCD)



Corvallis CFA Candidates - PSU Anti-Displacement Map

The PSU Anti-Displacement Map is a data layer that differentiates neighborhood vulnerability based on typologies utilizing indicator sets in terms of income, vulnerable people, precarious housing, housing market activity, and demographic change at the census tract level. Tracts are compared to the county averages and designated into types based on high levels of different combinations of vulnerability, housing markets, and demographic changes. It is part of the Anti-Displacement and Gentrification Toolkit Project published by DLCD in 2021.

Figure 7 - Corvallis Neighborhood Typologies and Candidate Areas Overlay Map

As discussed earlier in this report, all of Candidate Sites A through G would be compliant with the development standards and permitted use types required for CFAs with relatively minor adjustments to the underlying CMU zoning. Because the regulations would remain largely the same, designating these sites as CFAs is not likely to result in substantial new displacement pressures. In addition, most of the existing units in Sites A through G are in historic buildings downtown which are unlikely to be redeveloped regardless of zoning. Potential displacement of existing populations would be of greater concern in Candidate Sites H, I, J, which would require zone changes to be consistent with the CFA rules. It is also worth noting that Sites F and D would need to be enlarged to meet the minimum dimensional standards for CFAs, which would require changing the zoning of some properties outside the current boundaries of those sites and potentially implicating dwelling units that are not included in the estimates below.

Table 6: Existing Dwelling Units and Neighborhood Typologies of Candidate Sites

| Site | Site Name | Est. # of Existing Dwelling Units | Neighborhood Typology(ies) |
|--|-------------------------|-----------------------------------|---|
| Zone Change <i>Not Required</i> | | | |
| Site A | Downtown | 316 | Affordable & Vulnerable |
| Site B | South Corvallis | 2 | Unassigned |
| Site C | Walnut/Kings | 0 | Unassigned |
| Site D | Circle/Kings | 0 | Unassigned |
| Site E | 9th Street Corridor | 0 | Affordable & Vulnerable Unassigned |
| Site F | Buchanan/Kings | 0 | Affordable & Vulnerable Early Gentrification |
| Site G | West Corvallis | 1 | Unassigned |
| Zone Change <i>Required</i> | | | |
| Site H | Monroe Area | 737 | Affordable & Vulnerable Early Gentrification |
| Site I | South Corvallis | 12 | Unassigned |
| Site J | Central Business Fringe | 117 | Affordable & Vulnerable |

The PSU toolkit identifies a set of housing production strategies that work to address, remedy, and mitigate, or reverse displacement. These strategies are divided into six categories:

- Category A: Zoning and Code Changes
- Category B: Reduce Regulatory Impediments
- Category C: Financial Incentives
- Category D: Financial Resources
- Category E: Tax Exemption and Abatement
- Category F: Land, Acquisition, Lease, and Partnerships

The strategies are further divided by whether they are primarily DIRECT and INDIRECT. According to the toolkit, DIRECT strategies are specific to affordable housing and/or protected classes and vulnerable populations, but do not actually create housing; while market housing production strategies that allow

for more housing overall are INDIRECT ways to address equity and displacement. Some housing production strategies are better suited for particular neighborhood types.

The City of Corvallis has already employed a number of strategies in recent years, as outlined in Table 7. Many of these strategies were identified in the *City of Corvallis Housing Development Task Force Recommendations* (accepted by City Council in 2016)⁵, which provides ongoing guidance for City efforts related to housing production.

Table 7: Corvallis Housing Production Strategies

| Category | Strategy |
|---|--|
| A – Zoning and Code Changes | <ul style="list-style-type: none"> • Minimum density • Housing variety • Middle Housing (ADUs, duplexes, triplexes, fourplexes, cottage clusters) • Tiny homes / microshelters |
| B – Reduce Regulatory Impediments | <ul style="list-style-type: none"> • Eliminated off-street parking minimums • Simplified land division standards • Stand-alone affordable housing permitted in CMU Zones |
| C – Financial Incentives D – Financial Resources | <ul style="list-style-type: none"> • Construction Excise Tax • Urban Renewal |
| E – Tax Exemption and Abatement | <ul style="list-style-type: none"> • Multi-Unit Property Tax Exemption (MUPTE) • Low Income Residential Property Tax Exemption (LIRPTE) |
| F – Land, Acquisition, Lease, and Partnerships | <ul style="list-style-type: none"> • Partnerships w/affordable housing and service providers • Acquisition of property at South 3rd & Goodnight |

In addition to those housing production strategies already implemented, the City may pursue several strategies identified by PSU including:

- Short-term rental regulations (DIRECT)
- Land banking program for affordable housing (DIRECT)
- Pre-approved plan sets for ADUs (INDIRECT)
- Re-examine requirements for ground-floor retail/commercial (INDIRECT)
- Re-examine requirements for bicycle parking (INDIRECT)
- Reduce on-site common/active open space requirements (INDIRECT)

Phase 2 Adoption

Following submission of the CFA study report, cities and counties will be required to adopt land use requirements for CFAs and illustrate CFAs on the comprehensive plan or other land use planning documents by December 31, 2024, as provided in OAR 660-012-0315(6). Following is a brief overview of these requirements for context so local governments know what the next step in this process will be.

⁵ City of Corvallis Housing Development Task Force Recommendations:
<https://archives.corvallisoregon.gov/internal/ElectronicFile.aspx?dbid=0&docid=921523>

Phase 2 Requirements

1. Maps showing the location of all CFAs, including findings containing information and analysis required in the study report for any CFAs that were not included in the initial study.
2. Documentation of the number of total existing, accessible, and income-restricted dwelling units within all CFAs.

Note: where precise data are not available, local governments may provide estimates based on best available information.

3. Documentation that all adopted and applicable land use requirements for CFAs are consistent with OAR 660-012-0320.
4. Demonstrate compliance with the provisions of OAR 660-012-0310 through 660-012-0325, and adopt findings that:
 - Summarize the CFA designation decision process
 - Identify all ongoing and newly added housing production strategies the local government will use to:
 - Promote the development of affordable housing in CFAs
 - Prevent the displacement of members of state and federal protected classes in CFAs
5. Along with maps, cities and counties with populations over 10,000 must include calculations to demonstrate that their CFA(s) contain sufficient zoned residential building capacity to accommodate 30% of total current and projected housing units based on adopted land use requirements. The information provided shall provide a basis for subsequent Housing Production Strategy Reports to assess progress towards fair and equitable housing production goals in CFAs, as provided in OAR 660-008-0050(5)(a).

Anticipated Phase 2 Community Engagement

In early 2024, DLCD will provide written comments on this CFA Study to the City, including any comments provided from the public. City staff anticipates meeting with City Council shortly after receiving this information to discuss the community engagement plan for Phase 2. The scope of this plan will rely on how many CFAs that City Council will want to move forward with. In any case, Phase 2 engagement will likely include one or more public meetings focused on the modifications necessary to make the CMU-2 and CMU-3 Zones fully compliant with CFA rules in order to designate Sites A, B, C, E, and G as CFAs without changing the zoning on any property (as discussed earlier, these sites alone will exceed the City's minimum required residential capacity). CMU-2 and CMU-3 property owners will be notified consistent with ORS 227.186 ("Measure 56") if it is determined the necessary modifications could limit allowed uses.

If City Council would like to move forward with additional CFAs (Sites D, F, H, I, and/or J), staff will reach out to tenants and owners of potentially rezoned properties to discuss the possible ramifications. It is also likely that additional public meetings would be held for each supplementary area that is being considered.

Ultimately, public hearings will be held (with appropriate public notice) with both the Planning Commission and City Council prior to adopt the final set of CFAs to comply with the December 31, 2024 deadline.

Important information and opportunities for community engagement will continue to be provided online at: www.corvallisoregon.gov/climatefriendly.

Appendix A:

Community Engagement Plan

CLIMATE-FRIENDLY AREAS

FINAL COMMUNITY ENGAGEMENT PLAN

Cascades West: Corvallis, Albany, and Philomath

December 2022

Engagement for People with Disabilities: Requests for accommodation and suggestions to better engage people with disabilities can be made by contacting The Northwest ADA Center at 800-949-4232.

Title VI Statement to Public: No person shall, on the grounds of race, color, national origin, or sex, as provided by Title VI of the Civil Rights Act of 1964, be excluded from participation in, be denied the benefits of, or be otherwise discriminated against under any of its federally funded programs and activities. Any person who believes his or her Title VI protection has been violated, may file a complaint with Oregon Department of Justice at 503-378-4400.

Climate Friendly Areas

Public and Stakeholder Engagement Plan

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1 INTRODUCTION

1.1 Study Overview and Purpose

The Oregon Cascades West Climate-Friendly Areas (CFAs) project aims to study, designate, and implement CFAs for the cities of Albany, Corvallis, and Philomath in the Oregon Cascades West region. This document describes anticipated methods for engaging traditionally underserved populations and the public, strategies for disseminating information, conduits for receiving input, and plans for incorporating input into the study.

1.2 Study Area

The area for which this plan oversees is described as Cascades West, constituted as the City of Albany, City of Corvallis, and City of Philomath.

1.3 Demographics¹

City of Albany

The population of Albany as of 2020 was 56,472. 79.5 percent of the population identifies as White, followed by 10.8 percent of Two or more races, 5.3 percent Other race, 1.8 percent Asian, 1.4 percent American Indian and Alaska Native, 0.8 percent Black or African American, and 0.3 percent Native Hawaiian and Other Pacific Islander. 14.1 percent of the population identifies as Hispanic or Latino.

11.4 percent% speak a language other than English at home, with 9.1 percent of the population speaking Spanish at home. 27.1 percent of the population is 19 years and under, 46.5 percent are between 20 and 54, and 26.6 percent are 55+ years old. As of 2020, 10.9 percent of Albany residents are experiencing poverty compared to Oregon's 12.2 percent. 15.5 percent of the population experiences a disability.

City of Corvallis

The population of Corvallis as of 2020 was 59,922. 74.3 percent of the population identifies as White, followed by 9.7 percent Asian, 9.6 percent Two or more races, 3.9 percent Other race, 1.3 percent Black or African American, 0.9 percent American Indian and Alaska Native, and 0.4 percent Native Hawaiian and Other Pacific Islander. 10.1 percent of the population identifies as Hispanic or Latino.

¹ U.S Census Data. American Community Survey and Decennial Census 2020.data.census.gov.

17.3 percent speak a language other than English at home, with 7.7 percent speaking Asian and Pacific Islander languages, and 5.1 percent Spanish. 22.9 percent of the population is 19 years and younger, 55.3 percent are between 20 and 54, and 21.8 percent are 55+. As of 2020, 25.5 percent of Corvallis residents are experiencing poverty compared to Oregon's 12.2 percent. 10.4 percent of the population experiences a disability.

City of Philomath

The population of Philomath as of 2020 was 5,350. 83.7 percent of the population identifies as White, followed by 9.3 percent Two or more races, 3.2 percent Other race, 1.7 percent Asian, 1.3 percent American Indian and Alaska Native, 0.8 percent Black or African American, and 0.1 percent Native Hawaiian and Other Pacific Islander. 9.1 percent of the population identifies as Hispanic or Latino.

6.6 percent speak a language other than English at home, with 4.2 percent speaking Spanish, and 2.0 percent Asian and Pacific Islander Languages. 28.7 percent of the population is 19 years and younger, 49.3 percent are between 20 and 54, and 22.1 percent are 55+. As of 2020, 8.4 percent of Philomath residents are experiencing poverty compared to Oregon's 12.2 percent. 11.1 percent of the population experiences a disability.

1.4 Community Engagement Objectives

Community engagement is key to the Climate Friendly Area study's successful implementation. We know the Climate Friendly Area study will affect a wide variety of people with many different interests. Because of this, it is unlikely that everyone will agree 100 percent with every aspect of the study recommendations. Two-way communication between the planning team and people who may be affected by the study's outcome is important. This will help the local planning team to identify and understand different interests and concerns and provide the best chance of shaping the study to fit the public and community's overall needs.

The objectives of the study's community engagement program are to:

- Help the community identify preferred location(s) of climate-friendly areas.
- Center the voices of traditionally underserved populations, particularly those disproportionately harmed by past land use and transportation decisions and engage with those populations to develop key community outcomes.
- Give all potentially affected interests an opportunity for input.
- Actively seek participation of potentially affected and/or interested agencies, individuals, businesses, and organizations.

- Provide meaningful community engagement opportunities and demonstrate through a reporting back process how input has influenced the decisions.
- Clearly articulate the process for decision-making and opportunities for input or influence.
- Explore partnerships between your city, county, Council of Governments and other agencies and organizations, for overcoming potential barriers to plan implementation.
- Help the public to understand how this fits into other planning processes local governments are undertaking.
- Comply with Title VI of the Civil Rights Act and Environmental Justice rules and the Climate-Friendly and Equitable Communities community engagement requirements in OAR 660-012-0120 through 0135. The outreach process will promote the fair and meaningful involvement of all people regardless of race, color, national origin, disability, gender, sexual orientation, housing status, primary language, immigration status, age, or income. No person shall be excluded from participation or subjected to discrimination on the basis of these factors.
- Ensure the community engagement process is consistent with applicable state and federal laws and requirements, and is sensitive to local policies, goals, and objectives.

Funding and resources for the study's community engagement activities are limited. We understand people have many competing demands on their time, and it will be important to be sensitive to this. A final objective is to provide a budget-conscious community engagement program that provides meaningful opportunities for input and feedback that are both inexpensive and convenient for participants.

1.5 Study Decision-Making Process

The planning team will share study information with underserved populations and the public for input and feedback. The planning team is then responsible for balancing community needs and desires expressed through the community engagement process.

For some jurisdictions, an advisory committee will serve as a sounding board for the project team, providing additional input on public concerns and feedback on possible solutions. Ultimately, study recommendations will be developed based on the judgment of the planning team.

Note that OAR 660-012-0315(4) does not require council action or adoption of the study. The rule requires the city or county to submit a study of potential CFAs to the Oregon Department

of Land Conservation and Development (DLCD), and that study shall include maps, preliminary calculations of zoned capacity, an engagement plan for the designation of the CFAs, and analyses of how each area could be brought in compliance with OAR 660-012-0310(2) and 0320 and plans to achieve fair and equitable housing outcomes in the area, including plans to mitigate or avoid potential displacement.

2 THE AUDIENCE FOR THIS STUDY

2.1 Interested Parties

The outreach process will provide opportunities for input and feedback from many interested people and organizations in the study area, including, but not limited to:

- Low-income, racial, and ethnic minority groups
- Elected officials
- Local agency partners
- Business organizations, associations, and chambers of commerce
- Bike and pedestrian interests
- Transit providers and transit users
- Freight interests
- Environmental interests
- Senior services
- Health equity interests
- Tourism agencies and interests
- Schools and universities
- Housing and community development interests
- Emergency services providers
- Natural disaster risk management agencies
- Neighborhood associations and councils
- Downtown associations
- Large employers
- Employer-based commuting programs
- Recreation interests
- General public
- Local media
- Internal stakeholders at the cities of Albany, Corvallis, and Philomath

The outreach process will center the voices of traditionally underserved populations, as required in OAR 660-012-0125. The list of those populations includes, but is not limited to:

- (a) Black and African American people;
- (b) Indigenous people (including Tribes, American Indian/Alaska Native and Hawaii Native);
- (c) People of Color (including but not limited to Hispanic, Latina/o/x, Asian, Arabic or North African, Middle Eastern, Pacific Islander, and mixed-race or mixed-ethnicity populations);
- (d) Immigrants, including undocumented immigrants and refugees;
- (e) People with limited English proficiency;
- (f) People with disabilities;
- (g) People experiencing homelessness;
- (h) Low-income and low-wealth community members;
- (i) Low- and moderate-income renters and homeowners;
- (j) Single parents;
- (k) Lesbian, gay, bisexual, transgender, queer, intersex, asexual, or two-spirit community members; and
- (l) Youth and seniors.

2.2 Traditionally Underserved Populations

Title VI of the Civil Rights Act of 1964 requires that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance on the grounds of race, color, or national origin; including the denial of access for Limited English Proficient persons.

In addition, the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income (also known as “Environmental Justice”) was the subject of an Executive Order signed by President William J. Clinton in 1994. Executive Order 12898 focused federal attention on the environmental and human health effects of governmental actions on minority and low-income populations.

The Climate-Friendly and Equitable Communities rules, particularly OAR 660-012-0125 through 0135 and 0315(4), require a community engagement plan and engagement-focused equity analysis, be conducted as part of the climate-friendly area study. The rules also require identifying federally recognized sovereign tribes whose ancestral lands include the planning

area, and notification and engagement of those tribes. The equity analysis requirements include:

- (a) Engage with members of underserved populations to develop key community outcomes;
- (b) Gather, collect, and value qualitative and quantitative information, including lived experience, from the community on how the proposed change benefits or burdens underserved populations;
- (c) Recognize where and how intersectional discrimination compounds disadvantages;
- (d) Analyze the proposed changes for impacts and alignment with desired key community outcomes and key performance measures under OAR 660-012-0905;
- (e) Adopt strategies to create greater equity or minimize negative consequences; and
- (f) Report back and share the information learned from the analysis and unresolved issues with people engaged as provided in subsection (a).

An early step in the engagement activities with underserved community members is gathering information on key equity-focused institutions, such as places of worship, community centers, ethnic markets, etc. to build a more complete understanding of key geographic considerations.

| City of Albany | City of Corvallis | City of Philomath |
|---|--|-------------------|
| <ul style="list-style-type: none"> • Indigenous People • Low- and moderate-income residents • Black, indigenous, and people of color • People with Disabilities | <ul style="list-style-type: none"> • Multi-lingual Community Members • Low to moderate Household Incomes • People with Disabilities | |

3 COMMUNICATION PROTOCOL

The responsibilities of the Consultant are to communicate with each jurisdiction, Council of Governments, and/or County to provide seamless coordination throughout all stages of this process.

The responsibilities of each city are to communicate with their respective jurisdictions, and community members to ensure transparency and education of these processes.

The responsibilities of the Council of Governments and/or County are to communicate with the Consultant about the progress of the technical work and the progress and key discoveries to inform the public engagement work.

3.1 Stakeholder Agency Interactions

Each jurisdiction has identified groups and organizations that are key stakeholders to engage in this process:

| City of Albany | City of Corvallis | City of Philomath |
|--|---|-------------------|
| Albany Area Chamber of Commerce Casa Latinos Unidos Hispanic Advisory Council LGBTQ Groups LMI/Homeless Organizations NAACP Local Branch Senior Groups | Corvallis Multicultural Literacy Center Casa Latinos Unidos Corvallis Backyards Lincoln Elementary School PTA Linn-Benton Health Equity Alliance LWV Corvallis NAACP Linn-Benton Branch Oregon State University Basic Needs Center Islamic Center | |

3.2 Documentation

Summary notes will be recorded by the Consultant for all engagement activities. A complete summary of the community engagement process will be compiled by 3J at the end of the study and published in a final community engagement report.

4 OUTREACH ACTIVITIES AND MATERIALS

Three rounds of outreach activities and materials are proposed to carry out the Community Engagement Objectives:

Round 1 (November – December 2022)

Key Engagement Goals

- Inform the public about CFEC rules and generate interest in the project.
 - Why were these rules adopted?
 - What is Climate-Friendly and Equitable Communities?
 - What are the CFEC guidelines?
 - What is the process and timeline?

- How can people participate and get general feedback on CFA designation?
- Share proposed local goals or guiding principles as appropriate.
- Introduce local cities zones (areas that already meet CFA requirements) as appropriate.

Engagement Activities and Materials

- Customized CFA identification handouts
- Draft webpage content
- Draft PPT presentation
- Virtual meeting with Community Based Organization
- Phone stakeholder interviews (Up to 5)
- Virtual public meeting
- Advisory committee convening as appropriate

Round 2 (February – March 2023)

Key Engagement Goals

- Share details of the CFA analysis process.
- Present possible areas for CFAs and how they could be narrowed.
- Compare goals/guiding principles to proposed locations as appropriate.
- Collect input on locations.

Engagement Activities and Materials

- In person focus group meetings (2)
- In-person public meeting
- Online questionnaire
- Advisory committee convening as appropriate

Round 3 (May – June 2023)

Key Engagement Goals

- Present results: share how new rules may affect CFAs.
- Give opportunity to comment on draft results.

Engagement Activities and Materials

- In-person public meeting as needed
- Online questionnaire
- Advisory committee convening as appropriate

NOTE: DLCD will strive to provide translation and interpretation services at a local jurisdiction's request, within budgetary constraints.

These rounds of engagement are designed to be iterative; each activity builds on the knowledge and information from each prior round. Community engagement will guide and inform the technical work. Cities will provide regular updates to their City Council and Planning Commission.

4.1 Monitoring the Effectiveness of the Community Engagement Program

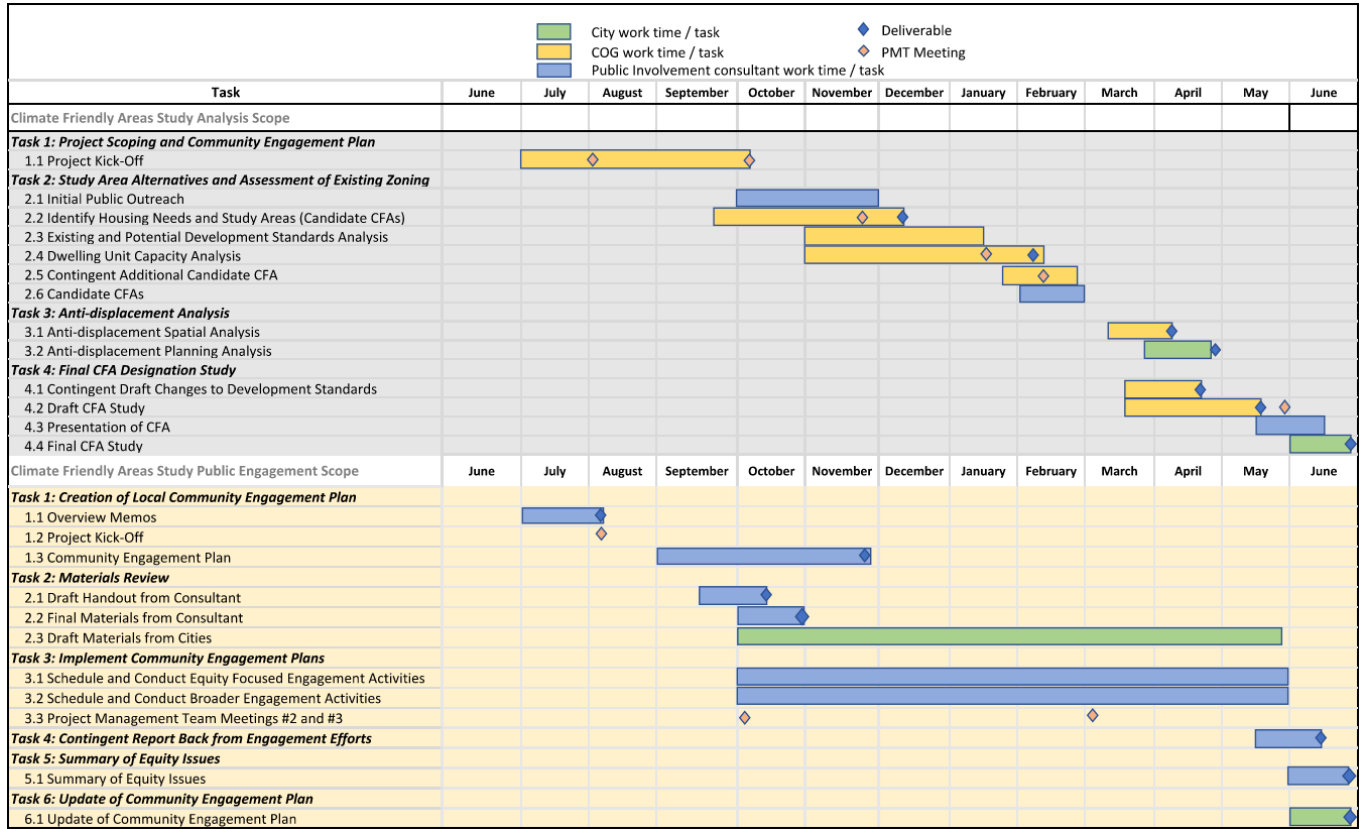
Each round of engagement will inform each other to build upon the results and findings.

Round 1 Key Themes

The initial round of community engagement offered jurisdictional specific feedback to help inform the upcoming engagement efforts. The stakeholder interviews and focus groups were asked two categories of questions: general engagement and Climate Friendly Area specific discussion. The following highlights some key findings from these conversations:

- Language inclusive, experience focused, and culturally aware discussions allow for meaningful engagement.
- Equitable events offer childcare, transportation, and monetary incentives.
- A mixture of event types and the opportunity for continuous feedback allows for more successful use of information.
- Visually appealing and easy-to-read project information ensures the intended message is portrayed to the widest possible audience.

5 SCHEDULE OF OUTREACH ACTIVITIES



Note: The climate-friendly area study must be submitted by December 2023, per OAR 660-012-0012. The actual zoning changes and designations happen by December 2024, unless a community applies for an alternative date and is approved. Development in response to that zoning is expected to happen for decades afterward.

6 OUTREACH RESPONSIBILITIES

| Outreach Item or Activity | Responsible Parties | | |
|--|---------------------|------------|------------|
| | City | COG/County | Consultant |
| Customized CFA Handout | | | X |
| Webpage Content | | | X |
| Round 1 PowerPoint Presentation | | | X |
| Round 1 Virtual Meeting with CBOs | X | | X |
| Virtual Stakeholder Interviews (5) | | | X |
| Round 1 Virtual Public Meeting | X | | X |
| Round 2 In-person Focus Groups (2) | X | | X |
| Round 2 In-person Public Meeting | X | | X |
| Round 2 Online Questionnaire | | | X |
| Round 3 In-person Public Meeting | X | | X |
| Round 3 Online Questionnaire | | | X |
| Engagement Summary | | | X |
| Reserve venues | X | | |
| Schedule/Facilitate advisory group meetings and complete summaries | X | | |
| Public Notices and Communication | X | | |