

## LAND USE

**VISION: Corvallis is a compact, small city with walkable neighborhoods, a vibrant downtown, and diverse natural areas interwoven in urban landscapes, whose community members actively participate in land use planning decisions.**

**Goal 1: By 2040, 80% of Corvallis will be a sustainable and compact city with walkable, mixed-use neighborhoods, functioning neighborhood centers, and a vibrant downtown, whose community members actively participate in land use planning decisions.**

**Strategy 1:** *Develop, coordinate, and work to implement* land use planning policies, standards and processes that support walkable, bikable, mixed-use neighborhoods.

**Action 1:** *Educate* community members to increase their understanding of and involvement in land use planning.

**Action 2:** *Inventory* existing and proposed neighborhoods and developments (including residential, mixed-use, commercial, and industrial) for range of amenities, walkability, and bikability.

**Action 3:** *Identify* code changes needed to support mixed-use, diverse neighborhoods while protecting resource lands, quality of life and environment, and *ask* City Council to revise existing codes, regulations, and planning documents accordingly. (Examples: *Form-based Development, Human Fractal City Design, LEED for Neighborhood Standards.*)

**Strategy 2:** *Develop, coordinate, and implement* land use strategies that support local business, green industry and downtown vitality.

**Action 1:** *Assess* current strategies (e.g., incentives, policies, marketing, and activities) to support local business, green industry and downtown vitality, and *identify and remove* barriers (e.g., zoning, regulations, purchasing policies).

**Action 2:** *Promote* existing and new strategies that support locally owned businesses, green industry, and a dynamic downtown.

**Strategy 3:** *Develop, coordinate, and implement* land use strategies that balance compact, urban mixed use development with the enhancement of existing neighborhoods and green space.

**Action 1:** *Inventory and develop* incentives and regulations to protect, restore, and maintain historic structures, landscapes, neighborhood character, and significant (over 8" dbh) trees, to stop teardowns, and to preserve a sense of place and uniqueness.

**Action 2:** Using neighborhood dialogue, *review* City codes and planning processes to identify changes needed to preserve existing neighborhood character while increasing density of development and green space.

**Action 3:** *Rezzone* where needed to distribute schools, mixed use neighborhood centers, green space and indoor and outdoor gathering spaces throughout the city.

**Strategy 4:** *Develop, coordinate, and implement* land use strategies to replace 50% of private conventional motorized vehicle trips with alternative transportation modes (human-powered, electric vehicles and public transit).

**Action 1:** *Evaluate* methods to encourage the use of shared parking and alternative transportation modes.

**Action 2:** *Create* light rail with a downtown station to connect to Albany, Philomath, and Eugene.

**Action 3:** *Identify* 25% of streets for conversion to non-motorized transit or low-speed electric carts only and expand the network of multimodal paths and public transit to connect all neighborhoods to neighborhood centers and downtown.

**Goal 2: By 2040, Corvallis will be a livable city with functional, integrated and diverse natural areas interwoven in urban landscapes.**

**Strategy 1:** Develop, coordinate, and implement land use planning policies, standards and processes that implement this goal.

**Action 1:** *Complete* a survey to determine which undeveloped areas already meet the significant natural feature criteria, which park/open space areas need improvement to meet the criteria, and what new areas offer opportunities to create or restore natural areas.

**Action 2:** *Coordinate* all codes, regulations, and planning documents in GIS (mapping) layers to improve plan review process, assess cumulative impacts of new development, and enforce existing codes, regulations, and planning documents to protect natural areas.

**Action 3:** *Correlate* building heights with distance from the Willamette and Marys Rivers.

**Strategy 2:** Develop, coordinate, and implement land use strategies that protect and restore natural areas and native species.

**Action 1:** *Review* natural features inventories to identify the most sensitive or significant natural areas; acquire and restore diverse ecosystem types distributed throughout the Urban Growth Boundary (UGB) using land swaps, purchase of conservation easements, or other green investment funding methods.

**Action 2:** *Promote* incentives for planting native species and limiting impervious cover in private remodeling and development projects, and require use of native species in all public projects.

**Action 3:** *Enforce* dark sky compliant lighting of all streets, parking lots and buildings to protect circadian rhythms.

**Action 4:** *Revise* the Minimum Allowed Development Area (MADA) provisions of the 2006 Land Development Code to minimize negative impacts on significant natural features.

**Strategy 3:** Have in place land use strategies that improve connections between neighborhoods and natural areas within and outside the city.

**Action 1:** *Maintain* inventory of urban tree species and percent canopy cover of urban forest, and develop and implement tree/urban forest protection program with incentives, regulations, and penalties for unauthorized removal of significant trees.

**Action 2:** *Protect* significant natural areas from development, using creative funding strategies, and ensure that future development provides/maintains access from existing neighborhoods to developed parkland and undeveloped publicly accessible natural areas.

**Action 3:** *Inventory and improve* existing natural corridors and create a network of pathways throughout the city, connecting to parks, streams, and outlying areas. Make it possible to travel from one park to another along these greenways.

**Goal 3: By 2030, 50% of items consumed or purchased in Corvallis will be produced within 100 miles by diverse locally-owned businesses, family farms, forests, and urban gardens in a manner that protects all of its natural resources.**

**Strategy 1:** Develop, coordinate, and implement land use strategies in the City and County that minimize loss of natural resource quality and quantity.

**Action 1:** *Overlay* existing natural resource inventories and planning documents to assess cumulative impacts of previous development and any proposed development on natural environment and quality of life, in order to direct development for goods and services production to less sensitive areas.

**Action 2:** *Use* multiple strategies (e.g., education, incentives, regulations, enforcement, and land swaps) to direct development to areas with least ecological significance to minimize negative environmental impacts.

**Action 3:** *Promote* conversion from grass seed farms to food production within the County.

## Excerpt from *Community Sustainability: A Framework for Action (2013)*

### Goal 3 (continued)

**Strategy 2:** Continue to develop, coordinate, and implement land use strategies to increase urban food production.

**Action 1:** *Identify* suitable (less sensitive) farmable land within the UGB to convert to community gardens and/or urban farms, remove and modify government and private restrictions that are barriers, and provide education and incentives for organic and sustainable food production, including at all schools.

**Action 2:** *Modify* local land use codes and zoning, and advocate for state land use regulations, to support local businesses and organizations in producing and marketing local products.

**Action 3:** *Include* common garden areas, greenhouses, food preservation and food processing facilities within neighborhoods.

### Goal 4: By 2020, 100% of Corvallis and Benton County will use green building (LEED or a similar standard) practices in all renovation and construction.

**Strategy 1:** Change and improve the Land Development Code and locally adopted building codes and policies to support this goal.

**Action 1:** *Encourage* renovation over new construction and direct new development first to the redevelopment of brownfields (areas in need of rehabilitation). Track and recognize renovation that uses green building standards.

**Action 2:** *Modify* code to allow renovation of existing buildings without having to comply with all current codes.

**Strategy 2:** Develop, coordinate, and implement a comprehensive green building program for Corvallis and Benton County.

**Action 1:** *Adopt* measurable standards and utilize green building practices (equivalent to Green Building Council, LEED, Natural Step, 2030 Challenge or similar standards) (required for all city-owned property and encouraged for all private property).

**Action 2:** *Provide and promote* incentives for utilizing green renovation/green building practices which include streamlined permitting.

**Action 3:** *Create* re-building center for sorting usable waste for new construction materials. Include warehouse area for re-fabricating and re-designing materials.

**Strategy 3:** Establish target goals for percentages of new construction and renovations which meet certification standards.

**Action 1:** *Sponsor* design competition to clarify and inspire creative solutions to accomplish this strategy.

**Action 2:** *Provide and promote* incentives for the use of local contractors, suppliers, materials and labor.

### Definitions

**Compact city** – urban area with dense, diverse mixed-use development linked by public transport systems for less dependence on autos for access to jobs, services, and amenities, with a clear boundary that conserves nearby resource areas. (See [http://www.keepeek.com/Digital-Asset-Management/ocd/urban-rural-and-regional-development/compact-city-policies/the-compact-city-concept-in-today-s-urban-contexts\\_9789264167865-6-en](http://www.keepeek.com/Digital-Asset-Management/ocd/urban-rural-and-regional-development/compact-city-policies/the-compact-city-concept-in-today-s-urban-contexts_9789264167865-6-en).)

**Small city** – urban area with a population size of 50,000 to 100,000 people (US Census Bureau, Office of Management and Budget, US Department of Education).

**Sustainable community** – reflects the interdependence of economic, environmental, and social issues by growing and prospering without diminishing the land, water, air, natural and cultural resources on which communities depend. Housing, transportation and resource conservation are managed in ways that protect economic, ecological and scenic values. See <http://www.nrdc.org/sustainable-communities/default.asp>.

## Excerpt from *Community Sustainability: A Framework for Action (2013)*

### Definitions (cont.)

**Mixed-use neighborhoods** – Housing, jobs, daily needs and other activities are within easy walking distance of each other and/or public transportation.

**Functioning neighborhood centers** – Appropriately scaled neighborhood core within walking or biking distance that enhances neighborhood character and includes civic and recreational uses, retail and service businesses, and public gathering places to serve the needs of neighborhood residents.

**Maintain neighborhood character** – preserve links to natural, cultural and architectural history which promote a sense of place and loyalty from residents and businesses.

**Density** – people or housing units per square mile of land area (US Census Bureau – see [https://www.census.gov/geo/www/geo\\_defn.html#Place](https://www.census.gov/geo/www/geo_defn.html#Place)).

**Significant natural features** – streams, wetlands, riparian areas, wildlife habitat, trees or tree groves, viewsheds, and hillsides determined to have historic or current cultural, social or ecological value. See City of Corvallis Natural Features Inventory.

**Green Building standards** – various sets of measurable indicators of a building's structure and construction and use processes that are environmentally healthy, responsible and resource-efficient throughout its life-cycle from siting to design, construction, operation, maintenance, renovation, and demolition.

### Links to websites

**Form-based Development** - Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a *regulating plan* that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types. See <http://www.formbasedcodes.org/> or <http://www.sacog.org/projects/form-based-codes.cfm>.

**Human Fractal City Design** - a guiding principle to build cities on a pedestrian scale with a matrix of connections and infrastructures that creates multiple interconnected nodes that encourage people's movements and interactions. See <http://zeta.math.utsa.edu/~yxk833/connecting.html>.

**LEED for Neighborhood Development Standards** – LEED-ND integrates principles of smart growth, urbanism and green building into a set of national standards for green neighborhood design. LEED for Neighborhood Development is a collaboration among USGBC, Congress for the New Urbanism, and the Natural Resources Defense Council. LEED-ND certification provides independent, third-party verification that a development's location and design meet accepted high levels of environmentally responsible, sustainable development. See <http://www.usgbc.org/ShowFile.aspx?DocumentID=6131> or [http://www.nrdc.org/cities/smartgrowth/files/citizens\\_guide\\_LEED-ND.pdf](http://www.nrdc.org/cities/smartgrowth/files/citizens_guide_LEED-ND.pdf).

**US Green Building Council** - <http://www.usgbc.org/Default.aspx>

**LEED** - <http://www.leed.net/>

**Natural Step**- <http://www.thenaturalstep.org/en/usa>

**2030 Challenge** - <http://www.architecture2030.org/>