LAND USE

VISION: Corvallis is a compact, resilient 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.

<u>Goal 1</u>**: By 2040, Corvallis will be a livable, compact city with walkable, mixed-use areas, a vibrant downtown mixed-use areas, and activity clusters that include educational, cultural, medical, recreational, and natural elements.**

Strategy 1: *Develop, coordinate, and work to implement* land use planning policies, standards, and processes that support walkable, bikable, mixed-use areas and activity clusters.
    Action 1: *Educate* community members to increase their understanding of and involvement in land use planning.
    Action 2: *Include* in existing and proposed activity clusters, mixed-use areas, commercial, and industrial development a range of amenities, natural areas, walkability, and bikability.
    Action 3: *Identify* changes needed to support infill and work with City Council to revise existing codes, regulations, and planning documents.

Strategy 2: *Develop, coordinate, and implement* land use strategies that support local business, green industry, natural areas, sustainable agriculture, and downtown vitality.
    Action 1: *Support* nonprofits and local businesses, green industry and downtown vitality, and *identify* and *remove* barriers to success.
    Action 2: *Promote* local self-sufficiency among nonprofits and businesses, green industry, agriculture, and downtown vitality, as well as household resiliency in local food, energy, production, and ecosystems.

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, while preserving sense of place, uniqueness, and habitat connectivity.
    Action 1: *Develop* incentives and regulations to protect, restore, and maintain historic structures, landscapes, neighborhood character, significant trees, agricultural areas, and habitat connectivity.
    Action 2: *Identify* practices to preserve existing neighborhood character and natural areas while increasing density of development and green space.
    Action 3: *Revise* zoning to distribute schools, mixed-use areas, activity clusters, green space, and indoor/outdoor gathering spaces to be within walkable distances.

<u>Goal 2</u>**: By 2040, Corvallis will have a well-designed mobility system that efficiently and equitably transports both people and goods throughout the community and connects activity clusters with transit.**

Strategy 1: *Develop* land use patterns that support efficient transit.
    Action 1: *Require* that mixed-use area, housing, employment, and activity cluster density support transit routes in development planning.
    Action 2: *Expand and continue* fareless transit that serves all community members, all times of the day and night.

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Goal 2: (continued)

Strategy 2: *Implement* mobility actions that improve connections between neighborhoods and natural areas within and outside the city with priority given to habitat connectivity for people and wildlife.

   Action 1: *Direct* development to areas that minimize negative ecological impacts and protect natural areas, open space, agricultural lands, and maintain connectivity.

   Action 2: *Develop* a system of multi-use paths to connect mixed-use and activity clusters with residential and commercial development and with parks and natural areas.

Strategy 3: *Design* transportation infrastructure to replace fossil-fuel vehicles with low-carbon mobility (e.g., low mass electric transporters, bikes, scooters, and walking) options.

   Action 1: *Encourage* low carbon mobility options.

   Action 2: *Increase* transit connectivity between Corvallis, Albany, Adair Village, Philomath, and Eugene.

   Action 3: *Expand* the network of multimodal paths and low mass public transit to connect all mixed use, activity clusters, and downtown.

Goal 3: By 2040, Corvallis and Benton County will promote resiliency and protection ecosystem services, adopt resilient, green building (LEED or similar standard) practices in all renovations and new construction, and preserve and protect natural and agricultural areas.

Strategy 1: Support land use planning and development to protect ecosystem services, natural, and agricultural areas and prioritize development of resiliency from natural and economic hazards.

   Action 1: *Use* holistic approaches for land use planning and development so that issues of resilience, ecosystem services, and ecological habitats are considered and protected.

   Action 2: *Evaluate* older structures for their resiliency and encourage upgrading.

   Action 3: Inventory ecosystem services and assess the magnitude and threats to them and prioritize problems to be addressed as resources become available.

   Action 4: Evaluate resiliency on a countywide basis with respect to major known hazards (e.g., earthquake, flood, fire, economic depression, political unrest) and combinations of these events.

Strategy 2: Revise the Land Development Code and locally adopted building codes to promote green building and viable, healthy natural and agricultural areas.

   Action 1: Revise Land Development Code to encourage renovation over new construction, and reduce impacts on natural features (i.e., revision of the Minimum Allowed Development Area [MADA]) and agricultural areas while promoting resiliency.

   Action 2: *Require* green building practices for all new construction.

   Action 3: *Encourage* a center for acquiring, sorting, and selling re-usable construction materials.

Strategy 3: *Develop* land use practices that protect and restore natural areas and native species and maintain wildlife connectivity.

   Action 1: *Identify and acquire* the most sensitive or significant natural areas.

   Action 2: *Acquire and restore* diverse ecosystems.

   Action 3: Promote incentives for planting native species and limiting impervious surfaces.

   Action 4: Enforce dark sky compliant lighting of all streets, parking lots, and buildings to protect circadian rhythms.

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Goal 3: (continued)

Strategy 4: *Improve* connections between residences, mixed use areas, and activity clusters and natural areas within and outside the city.

    Action 1: *Develop and implement* tree/urban forest protection program through incentives and regulations.

    Action 2: *Protect* significant natural and agricultural areas from development, using creative funding strategies, and ensure that future development provides access from existing mixed use areas and activity clusters to developed parkland and undeveloped publicly accessible natural areas.

    Action 3: *Create* a network of multiuse paths throughout the city, connecting to parks and natural areas.

Strategy 5: *Develop and implement* land use practices that increase urban food production and promote community resiliency.

    Action 1: *Encourage* community gardens and/or urban farms that provide organic, sustainable, and secure neighborhood food production.

    Action 2: *Encourage* common garden areas, greenhouses, food preservation, and food processing facilities within neighborhoods.