



Oregon
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development
635 Capitol Street, Suite 150
Salem, OR 97301-2540
(503) 373-0050
Fax (503) 378-5518
www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

04/28/2014

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Corvallis Plan Amendment
DLCD File Number 004-11

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, May 22, 2014

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Brian Latta, City of Corvallis
Gordon Howard, DLCD Urban Planning Specialist
Ed Moore, DLCD Regional Representative
Gary Fish, DLCD Transportation Planner
Amanda Punton, DLCD Natural Resources Specialist

<paa> YA

NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
File No.: 004-11 (19119)
[17855]
Received: 4/22/2014



Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See OAR 660-018-0040). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use Form 4 for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use Form 5 for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use Form 6 with submittal of an adopted periodic review task.

Jurisdiction: Corvallis
 Local file no.: CPA11-00002, ZDC11-00005, PLD13-00003, SUB13-00001
 Date of adoption: 4-22-14 Date sent: 4-22-14

Was Notice of a Proposed Change (Form 1) submitted to DLCD?
 Yes: Date (use the date of last revision if a revised Form 1 was submitted): March 2012
 No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No
 If yes, describe how the adoption differs from the proposal:

Local contact (name and title): Kevin Young, Planning Division Manager
 Phone: (541) 766-6572 E-mail: Kevin.Young@corvallisoregon.gov
 Street address: 501 SW Madison Ave. PO Box 1083 City: Corvallis Zip: 97339-1083

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:
 Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:
 Identify the former and new map designations and the area affected:

Change from <u>57.7 acres of low density residential</u> to <u>24.6 acres of medium-high density residential</u> acres.	A goal exception was required for this <u>no</u>
Change from <u>and</u> to <u>70 acres of open space</u> acres.	A goal exception was required for this
Change from <u>36.9 acres of open space</u> to <u>conservation</u> acres.	A goal exception was required for this
Change from <u>conservation</u> to _____ acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): 11-5-33, TL 1000, 1100, 1101 and 11-5-28, TL 2300
 The subject property is entirely within an urban growth boundary yes
 The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres: Non-resource – Acres:
Forest – Acres: Marginal Lands – Acres:
Rural Residential – Acres: Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres: Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres: Non-resource – Acres:
Forest – Acres: Marginal Lands – Acres:
Rural Residential – Acres: Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres: Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from 57.7 acres of low density res. with PD overlay to 24.6 acres of med.-high density res. w/ PD overlay Acres:
Change from 36.9 acres of ag-open space with PD overlay to 70 acres of conservation open space Acres:
Change from 36.9 acres of ag-open space with PD overlay to 70 acres of conservation open space Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation: PD Acres added: Acres removed: 70

Location of affected property (T, R, Sec., TL and address): see page 1

List affected state or federal agencies, local governments and special districts:

Oregon Department of State Lands (wetlands)
Oregon Department of Transportation

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

See attached notice of disposition and graphics.

ORDINANCE 2014-03

AN ORDINANCE relating to a Comprehensive Plan Amendment, modifying Ordinance 98-53, as amended.

Whereas, the Planning Commission, after holding a duly advertised public hearing, has forwarded its recommendation to the City Council concerning a request for a Comprehensive Plan Amendment;

Whereas, the Planning Commission recommended the following:

1. Deny the requested Comprehensive Plan Map Amendment, to change the Comprehensive Plan map designation for the subject property from 57.7 acres of Low Density Residential and 36.9 acres of Open Space - Conservation to 24.6 acres of Medium-High Density Residential and 70 acres of Open Space Conservation.

Whereas, the Planning Commission denied the requested Zone Change (ZDC11-00005), Conceptual and Detailed Development Plan (PLD13-00003), and Subdivision (SUB13-00001);

Whereas, the Applicant timely filed an appeal of the Planning Commission's decisions on the Zone Change, Conceptual and Detailed Development Plan, and Subdivision on October 29, 2013;

Whereas, after proper legal notice, a public hearing before the City Council concerning the proposed Comprehensive Plan Amendment, and the appeal of the associated Zone Change, Conceptual and Detailed Development Plan, and Subdivision decisions, was held on December 2, 2013, and interested persons and the general public were given an opportunity to be heard;

Whereas, the City Council held deliberations concerning the proposed Comprehensive Plan Map Amendment, and the appeal of the associated Zone Change, Conceptual and Detailed Development Plan, and Subdivision decisions, on January 6, 2014, and the Council has reviewed the public testimony and the recommendations of the Planning Commission and of staff;

Whereas, the City Council made a preliminary decision to approve the Comprehensive Plan Amendment request and to reverse the Planning Commission's decision to deny the Zone Change request on January 6, 2014; and then decided to refer the Conceptual and Detailed Development Plan and Subdivision requests to the Planning Commission to make recommendations regarding possible conditions of approval:

Whereas, the Planning Commission conducted an on-the-record review of the Conceptual and Detailed Development Plan and Subdivision applications and prepared a recommendation to the City Council regarding conditions of approval on January 29, 2014;

Whereas, the City Council re-opened the public hearing to consider the Planning Commission's recommendation and to allow public testimony regarding the Planning Commission's recommendation on February 18, 2014, and the City Council decided to honor a request to hold the record open, and held the record open until February 25, 2014, at 5 pm, and allowed until March 3, 2014 at 5 pm for the Applicant to submit final written argument;

Whereas, the City Council Deliberated on the Conceptual and Detailed Development Plan and Subdivision requests on March 3, 2014, and preliminarily decided to reverse the Planning Commission's decisions and to approve the Conceptual and Detailed Development Plan and Subdivision applications, subject to the adoption of formal findings; and

Whereas, the findings of fact, which consist of the Formal Findings document for CPA11-00002, ZDC11-00005, PLD13-00003, and SUB13-00001 and associated attachments are by reference incorporated herein and are hereby adopted by the City Council;

Whereas, the City Council finds that the proponents have borne their burden of proof;

Whereas, the City Council finds that there is a need for the proposed Comprehensive Plan Amendment;

Whereas, the City Council finds that the proposed Comprehensive Plan Amendment is the best means identified of meeting the demonstrated need; and

Whereas, the City Council finds that there is a net benefit to the community from adoption of the proposed Comprehensive Plan Amendment;

Whereas, the City Council finds that the proposed Comprehensive Plan Amendment will not result in compatibility conflicts with adjacent development;

Whereas, the City Council finds that the proposed Comprehensive Plan Amendment is consistent with the Land Development Code, policies of the Comprehensive Plan, other policies and standards adopted by the City Council, and with applicable Statewide Planning Goals;

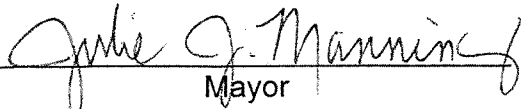
NOW THEREFORE, THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. The Comprehensive Plan Map is amended such that the subject property is designated for 24.6 acres of Medium-High Density Residential and 70 acres of Open Space - Conservation land uses, as indicated in Exhibit A, which is attached and incorporated within this ordinance by this reference.

PASSED by the Council this 21 Day of April, 2014.

APPROVED by the Mayor this 22 Day of April, 2014.

Effective this 1 Day of May, 2014.



Mayor

ATTEST:



City Recorder

Attached is Order 2014-15, Notice of Disposition with Conditions for Campus Crest/ The Grove – Comprehensive Plan Amendment (CPA11-00002, ZDC11-00005, PLD13-00003, and SUB13-0001)

To review the ordinance adopting the Comprehensive Plan Amendment in the City's archives, please follow this link: <http://archive.corvallisoregon.gov/ElectronicFile.aspx?docid=411187>

To review the City Council's adopted findings in support of this decision in the City's archives, please follow this link: <http://archive.corvallisoregon.gov/ElectronicFile.aspx?docid=411186>



Community Development
Planning Division
501 SW Madison Avenue
Corvallis, OR 97333

**EXHIBIT A
CORVALLIS CITY COUNCIL
NOTICE OF DISPOSITION**

ORDER 2014-015

CASE: Campus Crest / The Grove - Comprehensive Plan Amendment, and Appeals of the Planning Commission's denial of the associated Zone Change, Conceptual and Detailed Development Plan, and Subdivision (CPA11-00002, ZDC11-00005, PLD13-00003, and SUB13-00001)

REQUEST: The applicant requests approval of a Comprehensive Plan Amendment to re-designate a 94.6 acre site comprised of 57.7 acres of Low Density Residential and 36.9 acres of Open Space – Conservation, to 24.6 acres of Medium-High Density Residential and 70 acres of Open Space – Conservation. Consistent with the Comprehensive Plan Amendment, the applicant requests approval to rezone 57.7 acres of PD(RS-6) – Low Density Residential with a Planned Development Overlay and 36.9 acres of PD(AG-OS) – Agriculture – Open Space with a Planned Development Overlay zoned land to 24.6 acres of PD(RS-12) – Medium High Density Residential with a Planned Development Overlay, and 70 acres of C-OS – Conservation – Open Space zoned land.

The applicant also requests approval of a Conceptual and Detailed Development Plan to develop a 296-unit apartment complex. As part of the development plan, the applicant requests approval of a Major Replat/Subdivision of Parcel 1 of Partition Plat 2001-04, to create three development parcels, two private street tracts, seven open space tracts, three stormwater drainage tracts, and right-of-way dedications for existing and proposed streets.

OWNER:
SA Group Properties, Inc.
Attn. David Casty
3121 Michelson Drive, Suite 500 LM-CA-DI6P
Irvine, CA 92612

APPLICANT:
Campus Crest Communities
Attn. Chris Russ
2100 Rexford Rd., Ste. 414
Charlotte, NC 28211

LOCATION: The subject property is located north of NW Harrison Blvd., about 0.4 miles east of SW 53rd Street, and south of the terminus of NW Circle Blvd. The site is to the north of the OSU Dairy Barn on Harrison Blvd. The site is comprised of tax lots 1000, 1100, and 1101 of Benton County Assessor's Map 11-5-33 and tax lot 2300 Of Benton County Assessor's Map 11-5-28.

DECISION: The Planning Commission deliberated on the subject applications on October 16, 2013, and decided to recommend that the City Council deny the requested Comprehensive Plan Amendment. The Planning Commission also decided to deny the associated Zone Change, Conceptual and Detailed Development Plan, and Subdivision requests.

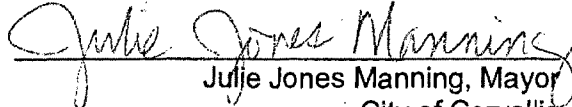
The Applicant appealed the Planning Commission's decisions on the Zone Change, Conceptual and Detailed Development Plan, and Subdivision applications on October 28, 2013. The City Council held a public hearing to consider the appeal and the Planning Commission's recommendation on the Comprehensive Plan Amendment on December 2, 2013. The City Council closed the hearing, but held the record open until December 9, 2013. The City Council deliberated on the applications on January 6, 2014, and made a tentative decision to approve the requested Comprehensive Plan Amendment and Zone Change, subject to the adoption of formal findings. The City Council then decided to refer the Conceptual and Detailed Development Plan and Subdivision applications to the Planning Commission to make a recommendation regarding possible conditions of approval.

The Planning Commission conducted an on-the-record review on January 29, 2014, and prepared a recommendation regarding conditions of approval. On February 18, 2014, the City Council reopened the public hearing to consider the Planning Commission's recommendation, and to allow public testimony on the recommendation. The hearing was closed, but the record was held open until February 25, 2014. The City Council then met on March 3, 2014, and decided to approve the proposed Conceptual and Detailed Development Plan and Subdivision applications, contingent upon the satisfaction of the attached 47 conditions of approval, and subject to the adoption of formal findings.

The City Council has adopted the attached Formal Findings and Ordinance. The proposal, staff report, hearing minutes, Formal Findings, and Ordinance may be reviewed at the Community

Development Department, Planning Division, City Hall, 501 SW
Madison Avenue.

If you are an affected party and wish to appeal the City Council's decision(s), an appeal must be filed with the State Land Use Board of Appeals within 21 days from the date of signing of the decision for appeals of the Conceptual and Detailed Development Plan and/or Subdivision, and within 21 days of mailing of the decision for the Comprehensive Plan Amendment and/or Zone Change. Appeals must be filed by 5:00 pm on the final day of the appeal period. When the final day of an appeal period falls on a weekend or holiday, the appeal period shall be extended to 5:00 pm on the subsequent work day.


Julie Jones Manning, Mayor
City of Corvallis

Signed this 22 day of April, 2014

Campus Crest Conditions of Approval – PLD13-00003, SUB13-00001

Cond#	CONDITION
1	<p>Consistency with Plans – Development shall comply with the narrative and plans identified in Attachment N, except as modified by the conditions below, or unless a requested modification otherwise meets the criteria for a Minor Planned Development Modification. Such changes may be processed in accordance with Chapter 2.5 of the LDC.</p>
2	<p>Lighting – Prior to issuance of building permits for on-site lighting, and issuance of Public Improvement Under Private Contract (PIPC) Permits for development, the applicant shall submit lighting plans which demonstrate that site or public street lighting shall comply with the site and street lighting requirements of LDC Section 4.2.80.</p>
3	<p>Signage – All future signage on the site shall comply with the requirements of LDC Chapter 4.7 – Sign Regulations. Sign permits shall be obtained, where required.</p>
4	<p>Landscaping – The following landscaping provisions shall apply to overall development of the site:</p> <p>Landscape and Irrigation Plans – Prior to issuance of building permits, and concurrent with site improvements (excavation, grading, utilities, and PIPC plans, as applicable), the applicant shall submit landscape construction documents for this site to the Development Services Division, which contain a specific planting plan (including correct Latin and common plant names), construction plans, irrigation plans, details, and specifications for all required landscaped areas on the site. Required landscaping shall be consistent with the Conceptual Landscape Plan submitted with this application (applicant's Attachment N).</p> <p>Submitted Landscape Plans shall include the following elements:</p> <p>a. The applicant's requested variation to the LDC's street tree spacing requirements to accommodate fire access needs, resolve conflicts with necessary utility locations, and address landscape requirements adjacent to streets through protected resource areas is approved, as generally depicted on Sheets P9.1 – P9.3 from Attachment N. As a compensating benefit for the requested variation, the applicant shall provide at least 696 trees to be planted on the site, to be generally consistent with locations shown on the Conceptual Landscaping Plans in Attachment N. Trees shall be a minimum 2-inch caliper size and submitted landscape plans shall number trees to demonstrate compliance with this requirement.</p> <p>b. Landscape plans shall show that portions of streets that will pass through protected vegetation, wetland, and riparian areas will be constructed with curbside sidewalks with no planted area to the outside of the sidewalk (unless approved through a future restoration plan reviewed by Community Development Staff).</p>

c. Landscape plans shall demonstrate that outdoor components associated with heat pumps and similar equipment are screened in accordance with the requirements of LDC 3.6.30.k, where applicable.

d. Landscape plans shall demonstrate compliance with the Green Area requirements of LDC Section 3.6.50.

e. Within one year of issuance of an occupancy permit for the first residential building on the site, the applicant shall re-vegetate the 420 lineal feet along the riparian corridor within the site that is currently without adequate vegetation. Prior to installation, the applicant shall submit a re-vegetation plan to Development Services Staff to ensure consistency with LDC Section 4.13.50.d. Prior to final acceptance of the installation, the developer shall provide a financial guarantee to the City, for a period of five years, and consistent with the procedures identified in LDC Section 4.2.20.

f. Landscape plans shall be coordinated with PIPC plans and other improvements through the development of a "streetscape plan" as a component of applicable PIPC permits. Landscape plans shall be consistent with LDC Section 4.2.30.b –Areas Where Trees May Not be Planted.

Installation – All required landscaping and related improvements on the 24.6 acre apartment development site shall be installed as illustrated on the approved Landscape and Irrigation Permit, and shall be completed prior to issuance of a final Certificate of Occupancy. The applicant's submitted landscape plans shall include a phasing plan for landscape improvements associated with each building, to be reviewed and approved by City Staff, to ensure that all required landscaping is in place with each phase and throughout the development site. The installation will be inspected and approved by the Development Services Division, and shall occur prior to or concurrent with final inspections for site construction permits.

Three-Year Maintenance Guarantee – Prior to final acceptance of the installation, the developer shall provide a financial guarantee to the City, as specified in LDC 4.2.20.

Coverage within Three Years - All required landscaping shall provide a minimum 90 percent ground coverage within three years.

Three-Year Maintenance Guarantee Release - The developer shall provide a report to the Development Services Division just prior to the end of the three year maintenance period, as prescribed in Section 4.2.20.a.3 of the LDC. The report shall be prepared by a licensed

	arborist or licensed landscape contractor and shall verify that 90 percent ground coverage has been achieved, either by successful plantings or by the installation of replacement plantings. The Director shall approve the report prior to release of the guarantee.
5	Development Size – As requested by the developer, the approval of the DDP is limited to a maximum of 296 dwelling units as stated on Page 2 of the application for the CPA and ZDC. This requested condition serves to limit potential off-site traffic impacts consistent with OAR 660-012-0060 (2) (e) and (3).
6	Issuance of Building Permits – Consistent with LDC section 4.0.20 and council policy CP91-7.04, no building permits for foundations or structures shall be issued until all public improvements required for the approved development are complete and accepted by the City Engineer.
7	Sidewalk Improvements – Sidewalks shall be installed consistent with the applicant's plan and LDC section 4.0.30 including timing of installation. In order to ensure safe and convenient pedestrian passage, and to satisfy the City's "to and through" policies, necessary connections to existing sidewalks, including the sidewalk along the north side of NW Harrison Boulevard, shall be extended and connect with the proposed pedestrian facilities within and along the site frontages.
8	Marked Crosswalks in the Public ROW - The City has a Council Policy (CP91-9.01) on when crosswalks should be marked. Any crosswalks shown not meeting that policy in the public ROW will need to be removed from the PIPC construction plans.
9	Multi-use Paths – All multi-use paths identified on the plans shall be paved and 12-feet wide. Paving materials for public multi-use paths shall be concrete Per LDC section 4.10.70.03.
10	Sidewalk maintenance - Maintenance of all private sidewalks and multi-use paths, and sidewalks within public access easements, shall be the responsibility of the property owner.
11	Transit Facilities – Prior to issuance of an occupancy permit for the first residential building on the site, transit shelter easements and standard concrete shelter pads shall be provided along NW Circle Boulevard. The exact locations and dimensions of transit shelter pads shall be determined as part of the public improvement plan review. All right-of-way dedications or easements for transit facilities shall be shown on the final plat.
12	Witham Hill Dr. and Circle Blvd. 4-way Stop - The intersection of Witham Hill Dr. and Circle Blvd. shall be reviewed after construction of NW Circle Blvd. and prior to the end of the warranty period for public improvements including Circle Blvd. The developer's traffic engineer shall provide an update to the Mitigation Alternative Study for Circle Blvd. and Witham Hill Dr. intersection based on MUTCD standards for multi-way stop applications. If upon review of the study, the City Engineer determines stop signs should be installed, City Crews will install the stop signs and associated striping and the developer will be billed for the cost of installation.

13	Private Streets - A private maintenance agreement with enforcement provisions to ensure maintenance for this facility shall be established in accordance with LDC section 4.0.60.d.
14	NW Harrison Boulevard Street Improvements - A permit for public improvements will be required from the County for improvements to NW Harrison Blvd. Typically the County will default to City Standards within the UGB. City and County staff have discussed the improvements along NW Harrison Blvd. and improvements proposed by the applicant are consistent with City and County standards. Improvements to NW Harrison should include: 12-foot travel lanes, a 12-foot continuous center turn lane, 6-foot bike lanes, standard curb and gutter on the north side, a 12-foot planter strip on the north side (except where curbside due to natural features), and a 12-foot wide multiuse path. A turn lane shall be provided for east bound traffic at NW Circle Blvd. The Applicant shall install a continuous center median allowing for site accesses and street intersections on Harrison Blvd. in lieu of a continuous center turn lane, as approved by Benton County. Any median shall be designed to accommodate a future signal at the intersection of Circle Blvd. and Harrison Blvd.
15	NW Circle Boulevard Street Improvements - NW Circle Boulevard shall be constructed to full City standards from its terminus at the site's northern property boundary, south through the site, to the intersection with NW Harrison Boulevard. Proposed cross-sections are shown on sheet P5.5 and generally include: a 5-foot sidewalk and a 12-foot planter strip on the west side (except where there are curbside sidewalks due to natural features), 6-foot bike lanes, 10-foot travel lanes, and a 12-foot planter strip and a 12-foot multi-use path on the east side. A 10-foot wide turn lane shall be provided on Circle Blvd at Street 'A', and at Harrison Blvd. Where access is needed adjacent to the storm drainage tract H, parking for maintenance vehicles is provided. Any proposed re-alignments of NW Circle Boulevard shall be considered a Major Modification due to potential infringement on existing wetlands.
16	Local Street Improvements - All local streets shall be constructed to City standards, unless otherwise approved with this application. The East-West local street has been approved to be constructed to a local connector street standard.
17	Street Lights - Consistent with LDC section 4.0.60.r, the applicant shall provide an engineered design for street light installation, obtain appropriate electrical permits from Development Services Division, and install the street light system concurrent with public improvements. See also Condition #2.
18	Public Improvements - Public improvements shall be constructed in a single phase. In accordance with LDC 4.0.60.e and LDC 4.0.70, all development sites shall be provided with access to a street, public water, sanitary sewer, storm drainage, and street lights. Any plans for public improvements referenced within the application or this staff report shall not be considered final engineered public improvement plans. Prior to issuance of any structural or site utility construction permits, the applicant shall obtain

	<p>approval of, and permits for, engineered plans for public improvements by private contract (PIPC) from the City's Engineering Division per LDC section 4.0.80. The applicant shall submit necessary engineered plans and studies for public utility and transportation systems to ensure that adequate street, water, sewer, storm drainage and street lighting improvements are provided. Street signs and curb markings will be reviewed and approved with the PIPC plans. Final utility alignments that maximize separation from adjacent utilities and street trees shall be engineered with the plans for public improvements in accordance with all applicable LDC criteria and City, DEQ and Oregon Health Division requirements for utility separations. As part of the public improvement plans, the applicant shall include a "streetscape" plan that incorporates the following features: composite utility plan; street lights; proposed driveway locations; vision clearance triangles for each intersection; street striping and signing (in conformance with the MUTCD); and proposed street tree locations. Public improvement plan submittals will be reviewed and approved by the City Engineer under the procedures outlined in Land Development Code Section 4.0.80.</p>
19	<p><u>Slopes Adjacent to the ROW</u> – Slopes adjacent to the ROW shall not exceed the slopes shown in the City's Standard Detail 101, Typical Street Sections, from the City of Corvallis Standard Construction Specifications. Retaining walls in or adjacent to the ROW will not be allowed unless approved by the City Engineer.</p>
20	<p><u>2nd Level Waterline</u> - The applicant shall install a minimum 16-inch waterline within the NW Circle Blvd. extension and new local street 'A'. The 16-inch line in public street 'A' shall extend to the western property line. A 12-inch second level waterline shall loop from the 16-inch waterline in NW Circle Blvd. to the existing 2nd level waterline in NW Elizabeth. The final location of the waterlines will also need to account for tree plantings to avoid conflicts.</p> <p>If appropriate easements are not available to loop the 2nd level NW Circle Boulevard waterline to the NW Elizabeth Place waterline, the applicant shall extend the NW Circle Boulevard waterline south to the intersection with the existing City easement adjacent to the Beit Am property, and a flushing station shall be installed at this terminus that contains a meter service, a backflow prevention system, and connection to the public sewer system on NW Harrison Boulevard. The looping of the waterline and/or installation of the flushing station shall be constructed concurrent with development as determined by the City Engineer.</p>
21	<p><u>Private Storm Drainage and Sanitary Sewer</u> - Installation of the private storm drainage system and sanitary sewer will be subject to permitting through the City's Development Services Division. It will also need to be shown on the PIPC plans to evaluate how the public and private systems work together. A private maintenance agreement with enforcement provisions to ensure maintenance of private storm drainage and sanitary sewer facilities shall be established in accordance with LDC sections 4.0.70.f and 4.0.60.d prior to permitting these improvements or submitting the final</p>

	<p>plat. The private storm drain sanitary sewer lines shall have a private "joint and several" maintenance easement that will allow lot owners access for maintenance purposes over the entire line.</p>
22	<p><u>Sewer Extension in NW Harrison Blvd.</u> – To comply with LDC 4.0.70.c and 4.0.70.d, with development of the property it shall be demonstrated that the extension of sewer through the property provides adequate depth to provide service to the adjacent property to the west (OSU). If the sewer shown in public street 'A' is not adequate to serve the entire property (especially the existing structures) a minimum 8-inches diameter sewer shall be extended from the current sewer in NW Harrison Blvd. If the adjacent property is served by an extended sewer in Harrison, sewer in public street 'A' would not need to provide service to the adjacent property.</p>
23	<p><u>Maintenance Access to Public Facilities</u> - Access structures and appropriate access easements shall be provided for all public sewer and stormwater manholes, detention, and water quality facilities not located in public right-of-way. Access structures shall be all-weather, minimum 15' wide, and capable of supporting 60,000 pound maintenance vehicles. The access structures shall extend to within 10' of all manholes, with no more than a 15' back-up length, unless otherwise approved by the City Engineer.</p>
24	<p><u>Off-site Stormwater Drainage and Easements</u> - Development-generated stormwater runoff from the site shall not be allowed to cross private property without appropriate easements from impacted property owners. OSU owns property downstream of the proposed development site which is located in Benton County outside the City limits. The following procedure shall be followed for off-site drainage easements:</p> <p><u>Applicants Shall Describe the Existing Drainage Situation.</u> A physical description of drainage features from the development site downstream to the first existing public facility should be provided. Information on the presence or absence of a defined channel, the extent of the presence of water in the system, the type of vegetation and its tolerance for hydrological changes, the type of land uses being employed, groundwater characteristics, and any other relevant physical characteristic should be provided. (A known hydrological change caused by development is an increase in dry season flows due to irrigation and/or intercepted groundwater.)</p> <p>A discussion of the existing drainage legal situation should also be provided. A list of downstream property owners and any known storm drainage easements or other access rights should be provided. Any previous disputes should be documented.</p> <p><u>Applicants Shall Make a Good Faith Effort to Obtain Easements.</u> Written and personal contact should be made with affected downstream property owners and documentation furnished to the City. If objections are raised, resolution alternatives should be considered. Compensation offers should be made based upon easement fair market value established by professional</p>

	<p>appraisals. Physical improvements to the drainage system could be considered. Benefits associated with an established public drainage system in the area could be discussed. Existing drainage problems could be resolved.</p> <p>If it is demonstrated that easements cannot be obtained as described above, the following conditions shall be met:</p> <p><u>Applicants Shall Engineer Solutions to Minimize Downstream Impacts.</u> Features such as detention, infiltration, water conserving landscaping (no automatic irrigation systems), minimal impervious area, commitments to low impact weed and pest control, water quality treatment, or other applicable solutions should be considered. These solutions shall be prepared by a registered professional engineer and conform as closely as possible to criteria contained in the City of Corvallis Stormwater Master Plan and King County Surface Water Design Manual.</p> <p><u>Drainage Facilities Shall Remain Private.</u> Any drainage facility installed under this process without public easements shall remain private in perpetuity.</p> <p><u>Applicants Shall Indemnify the City of Corvallis.</u> The applicant shall provide an indemnification and hold harmless agreement acceptable to the City Attorney's Office protecting the City of Corvallis, its officers, employees, volunteers and agents against any drainage related action, claim for injury or damage and all loss, liability, cost or expense, including court costs and attorney fees, growing out of or resulting directly or indirectly from construction, installation, operation and maintenance of the land division and subsequent development. This indemnification shall be a covenant running with the land, and shall be binding upon the Owner and Owner's heirs, executors, administrators, successors, assigns, lessees, sub-lessees, tenants and sub-tenants forever.</p> <p><u>Applicant's Attorney Shall Provide Legal Opinion.</u> The applicant's attorney shall provide a written legal opinion that the proposed approach is consistent with Oregon water law.</p> <p><u>City May Consider Condemnation.</u> On a case-by-case basis, City staff may present the Corvallis City Council with a recommendation to pursue condemnation of the public drainage easements. It is expected that this would be an unusual situation based on a demonstrated high degree of public benefit and/or risk.</p>
25	<p>Franchise Utilities - Prior to issuance of public improvement permits, the applicant shall submit, as part of the public improvement plan set, an overall site utility plan that shows existing and proposed franchise utility locations, including vaults, poles and pedestals. The proposed franchise utilities shall conform to requirements outlined in the LDC section 4.0.90 including provision of appropriate utility easements. The applicant shall provide</p>

	confirmation the franchise utilities have reviewed these plans prior to review by the City.
26	Franchise Utility Easements - According to LDC Section 4.0.100.b, a minimum 7-foot Utility Easement (UE) is required adjacent to all street ROWs and shall be shown on the plat.
27	Right-of-Way Dedication - The applicant shall dedicate additional right-of-way as needed along the south and east edges of the property to construct Circle Boulevard and NW Harrison Boulevard as proposed in the plans. Approval for the right-of-way dedications for NW Circle Boulevard and NW Harrison Boulevard shall be obtained prior to authorization of plans for public improvements. The applicant shall also dedicate a minimum of 50 feet of right-of-way along all public local streets. The final plat shall include all right-of-way dedications. As part of the Public Improvements process, the applicant shall demonstrate that the proposed right-of-way widths will be feasible to construct all streets as proposed in the plans without impinging on adjacent properties or impacting wetlands beyond what is necessary to provide a functional transportation system.
28	ROW Dedication/Easements - Per LDC Section 4.0.100.f, any easements or ROW dedications shall be shown on the plat. Easements for water, sewer, and storm drainage shall be provided for facilities located outside the ROW. Minimum easement width shall be per LDC section 4.0.100.a. An environmental assessment for all land to be dedicated must be completed in accordance with LDC Section 4.0.100.g.
29	Storm Water Quality and Detention Design - All storm water quality and detention facilities shall be designed consistent with criteria outlined in Appendix F of the City's Storm Water Master Plan, and criteria outlined in the King County Surface Water Design Manual. As per King County criteria, if side slopes steeper than the standard 3H:1V are proposed, or if embankment heights exceed 6 feet, they shall be designed by a licensed geotechnical engineer. As part of the plans for public improvements, the applicant shall provide engineered calculations for pre-development and post-development peak storm water run-off flows, and demonstrate that all storm drainage facilities are designed to match pre and post development flows up to the 2, 5, and 10-year storm events. Design of all detention and water quality facilities shall be performed by a qualified licensed professional engineer and shall be subject to the review and approval of the City Engineer.
30	Storm Water Quality and Detention Facility Landscaping - The design for the storm water quality and detention facilities shall include a landscape plan that details all landscaping essential to ensure the proper function of the detention and water quality facilities. This functional landscape plan shall be submitted as part of the plans for public improvements. The applicant shall see that all associated functional landscaping associated with the storm water quality and detention facilities be installed, or that appropriate erosion and sediment control measures are in place, prior to any paving activity on the development site. All detention and water quality facilities landscaping shall be consistent with City and King County criteria, and shall be designed prior

	to acceptance of the public improvement plans. All water quality and detention landscaping shall be designed and approved by a qualified landscape architect.
31	<u>Maintenance of Storm Water Quality and Detention Facilities</u> - The applicant shall provide a stormwater maintenance plan (in accordance with City and King County criteria), and a stormwater facilities agreement (in accordance with City criteria) for the realigned portion of the NW Circle Boulevard drainageway. Because the water quality facilities are an integral component of the wetland preservation plan and the detention facilities are in close proximity and/or located within wetland mitigation areas, the warranty period shall be coincident with the wetland mitigation monitoring plan time frame, or two years from acceptance, whichever is longer.
32	<u>Private Stormwater Detention</u> - Concurrent with development, stormwater detention shall be implemented. The storm water detention facilities shall be designed consistent with both criteria outlined in Appendix F of the Storm Water Master Plan, and criteria outlined in the King County, Washington, Surface Water Design Manual, and should be designed to capture and release run-off so the run-off rates from the site after development do not exceed the pre-developed conditions, based on the 2-year, 5-year, and 10-year, 24-hour design storms. Installation of the private storm drainage system will be subject to permitting through the City's Development Services Division. The use of pervious pavements may reduce the contributing area used in the detention volume calculations. A private maintenance agreement with enforcement provisions to ensure maintenance for this facility shall be established in accordance with LDC sections 4.0.70.f and 4.0.60.d.
33	<u>Standards for Off-street Parking and Access</u> – Per LDC section 4.1.40, a permit from the Development Services Division will be required to construct parking, loading, and access facilities and installation of the parking lot will need to be consistent with the City's Off-Street Parking and Access Standards.
34	<u>NW Circle Boulevard Drainageway</u> - As part of the plans for public improvements, the applicant shall include a detailed plan for realignment of the NW Circle Boulevard drainageway where it conflicts with the NW Circle Blvd. extension consistent with the Stormwater Maintenance Plan and the King County criteria. At a minimum, this plan shall address re-establishment of vegetation, shading, facilitation of drainageway migration, and water quality protection for the wetlands consistent with DSL requirements and approval. The sidewalk in this area may be located curbside to avoid creek crossings and to minimize impacts to the drainageway and grading.
35	<u>Drainageway Easements and Maintenance</u> - As part of the plans for public improvements, the applicant shall provide a drainageway easement along the entire length of the NW Circle Boulevard drainageway, except where it is public ROW. The drainageway easement shall be consistent with Land Development Code criteria in table 4.13-2 and the City's Drainage Master Plan. The applicant shall provide a stormwater maintenance plan (in accordance with King County criteria), and a stormwater facilities agreement

	(in accordance with City criteria) for the realigned portion of the NW Circle Boulevard drainageway. Because preservation of this drainageway is an integral component of the wetland preservation plan, the warranty period shall coincide with the wetland mitigation monitoring plan time frame, or two years from acceptance, whichever is longer. The drainageway easement shall be recorded with the final plat for the first phase of development.
36	<u>Drainageway signs</u> - Public improvement plans shall delineate the drainageway easement and shall denote locations for installation of the City's standard "Riparian Area" protection/informational signs. The signs shall be purchased and installed by the developer concurrent with the installation of the public improvements.
37	<u>Other Agency Permits</u> - All other agency permits necessary to determine final design of the PIPC Plans such as Department of State Lands, Corps of Engineers, and Department of Environmental Quality shall be obtained and a copy provided to the City prior to authorization of the PIPC plans. Substantial revisions to the plans due to State requirements may require a Planned Development Modification as determined by the Community Development Department.
38	<u>Unassigned Parking</u> - In accordance with LDC Section 4.1.20.k, the applicant shall maintain at all times at least 113 unassigned automobile parking spaces (15% of required) and 96 unassigned bicycle parking spaces (15% of required), located such that they are available for shared use by all occupants within the development. If necessary, signage, striping, or other means shall be used to differentiate unassigned parking from assigned parking areas.
39	<u>Windows and Doors</u> - The applicant shall demonstrate, at the time of building permit submittal, that all facades of all proposed buildings facing streets, sidewalks, and multi-use paths on the site shall contain a minimum area of 15 percent windows and/or doors, consistent with the requirements of LDC Section 4.10.60.01.c. Adjustments to submitted building designs are allowed to the extent necessary to comply with this requirement.
40	<u>Recesses and Extensions</u> - The applicant shall demonstrate, at the time of building permit submittal, that all buildings comply with the standards in LDC Section 4.10.60.04.b.2. Adjustments to submitted building designs are allowed to the extent necessary to comply with this requirement.
41	<u>Conservation Easement</u> - In conjunction with final plat approval, the applicant shall record a conservation easement, consistent with the requirements of LDC Section 4.12.60.a.2, to protect the trees within all Highly Protected Significant Vegetation Areas on the site that will not be impacted by the extension of Circle Blvd.
42	<u>Geotechnical Report</u> - Prior to issuance of Excavation and Grading Permits on the site, for either public or private improvements, the applicant shall submit a geotechnical report addressing all issues raised in the applicant's Preliminary Site Assessment Report.
43	<u>Final Plat</u> - To finalize ROW Dedication and ensure the establishment of necessary easements, tracts, and lots within the development, the applicant

	shall record the Final Plat for the requested subdivision prior to issuance of building permits for any apartment building on the subject site. The plat shall include all proposed trail easements, conservation easements, and other elements, as proposed by the applicant.
44	<u>Fire Sprinkler Systems</u> – Per developer's proposal and agreement, all of the structures on this project will have a NFPA 13D or 13R fire sprinkler system as an AM&M in lieu of OFC compliant Fire Dept. access.
45	<u>Future Intersection Analysis and Additional Mitigation at NW Circle Blvd. and Harrison Blvd.</u> - Within 1 year after completion and acceptance of Circle Blvd. improvements and certificate of occupancy for all phases of the apartments, the applicant shall provide a revised intersection analysis based on actual traffic counts (including bicycles and pedestrians) while OSU is in session in consultation with the City and Benton County to evaluate if additional traffic control devices are warranted at the intersection of Circle Blvd. and Harrison Blvd. If additional traffic control devices are warranted, the applicant shall dedicate any additional ROW and pay for the cost of the improvements within 1 year of acceptance of the revised Harrison Circle Blvd analysis. The developer shall secure the full cost of a traffic analysis and potential improvements prior to issuance of a Public Improvement by Private Contract (PIPC) permit. The basis of security for potential improvements shall be the cost to fully signalize the intersection.
46	<u>Planned Development and Subdivision Contingent Upon Approval of Comprehensive Plan Amendment and Zone Change</u> – Development of the proposed Planned Development and Final Plat approval for the proposed Subdivision may only occur if the associated Comprehensive Plan Amendment (CPA11-00002) and Zone Change (ZDC11-00005) applications are approved and upheld, if appealed.
47	<u>Traffic Calming on Local Streets</u> – Concurrent with the study required by Condition # 45, staff shall require the applicant to take traffic counts at the intersections of Merrie Drive and Harrison Blvd., and Witham Drive and Harrison Blvd., and to install traffic calming measures along those streets if warranted per Council Policy 08-9.07.

Development Related Concerns

- A. **NW Circle Blvd. & NW Harrison Blvd intersection and adjacent Driveway Conflicts** - City access standards require that driveway accesses be located a minimum of 150' from any other access or collector and/or arterial street intersection. The two adjacent properties to the east of the site have side-by-side driveways within 100 feet of the proposed intersection of NW Circle Boulevard and NW Harrison Boulevard. The driveway closest to the intersection (approximately 50 feet to the east) belongs to a site (Beit Am) that has not yet been developed, and is currently under County jurisdiction. An alternate access off of NW Circle Boulevard is shown in the applicant's plans and is the City's preferred solution. There has been some initial dialogue with Beit Am about this

possibility and submitted testimony from Beit Am indicates support for this southerly point of access. The second adjacent driveway to the east belongs to the LDS church, and is one of two site accesses to Harrison. The applicant shows a new driveway cut on the future NW Circle Blvd which would provide a second access for the LDS site if an appropriate easement could be obtained across the strip of land owned by Beit Am. Benton County and the City have an interest in working with the developer, LDS Church, and Beit Am to relocate the westerly LDS driveway on NW Harrison Blvd to NW Circle Blvd. with the construction of NW Circle Blvd.

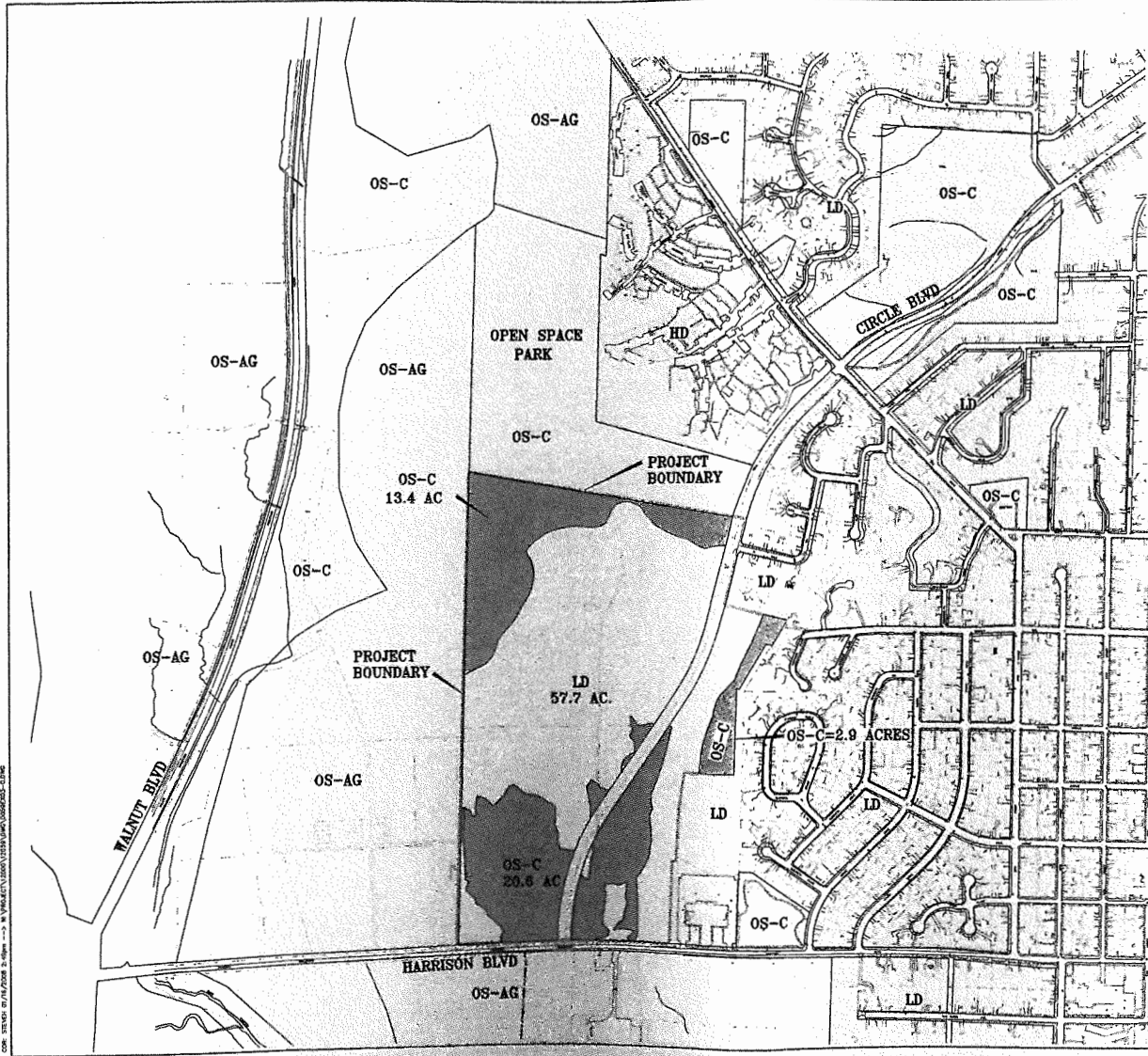
- B. Mailbox Locations - As part of the plans for public improvements, the applicant shall show proposed mailbox locations, with approval from the Post Office, as well as any sidewalk transitions required by City Standards.
- C. Excavation and Grading Plans - Prior to issuance of any construction permits, the applicant shall submit an excavation and grading plan, including erosion control methods, to the City's Development Services Department for review and approval.
- D. Other Permits - Prior to issuance of any construction permits, the applicant shall be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit if construction activity will disturb, through clearing, grading, and/or excavation, one or more acres of the site. Additionally, any permits required by other agencies such as the Division of State Lands; Army Corps of Engineers; Railroads; County; or Oregon Department of Transportation, shall be approved and submitted to the City prior to issuance of any City permits.
- E. SDC Reimbursement - Where it is anticipated that there will be System Development Charge (SDC) reimbursements from City funds to the developer for qualifying extra-capacity facilities built by the developer, the developer shall obtain a written agreement with the City regarding the monetary amount of the requested reimbursement as well as the anticipated construction time line for the qualifying improvements, prior to initiating construction of these facilities. A written request for SDC reimbursement may be directed to the City Engineer, who will review and forward the request to City Council.
- F. ZOB Applications - Zone of Benefit (ZOB) cost recovery may apply for the NW Harrison Boulevard and NW Circle Boulevard street improvements. The applicant may apply for ZOB cost recovery for improvements that benefit other property owners adjacent to the improvements as outlined in chapter 2.16 of the Corvallis Municipal Code. The applicant must submit a written request within one year from the acceptance of the public improvements in order to be considered for reimbursement.
- G. Infrastructure Cost Recovery - Infrastructure cost recovery charges may apply to the NW Harrison Boulevard sewer and water lines, and the Dale Drive sewer

lines serving or adjacent to the site. The determination of applicable charges will be evaluated during the public improvement review process. Where it is determined that there will be Infrastructure Cost Recovery charges, the developer shall pay their required share of the costs prior to making any connection to any infrastructure system, in accordance with Corvallis Municipal Code 2.18.040.

- H. Irrigation Plans - Prior to issuance of public improvement permits, the applicant shall submit, and obtain approval of, irrigation plans for associated landscaping.
- I. Tree Plantings - Tree planting locations shall not block street signs, or traffic signals. In addition, trees should not be planted in areas outlined in LDC section 4.2.30.b.
- J. Signing & Striping Plans - As part of the public improvement plans, the applicant shall include a plan for street striping and signing. All striping and signing shall conform to the MUTCD and City standards and policies. All costs associated with striping and signing shall be borne by the developer.
- K. Street Names & Assigning Street Addresses - All street names need final approval from the Development Services Division prior to filing of the final plat. Street addresses are assigned by the Development Services Division. Requests for street addresses are to be submitted in writing to the Development Services Division accompanied by a copy of the approved tentative or final subdivision plat with the approved street names. The scale of the drawing shall be 1" to 100'. Street addresses will be assigned within 15 working days of receipt of a complete request.
- L. Traffic Calming – Transit-friendly traffic calming measures shall be considered in the final design of Circle Blvd. between Dale Drive and Harrison Blvd.
- M. Multi-Use Path – The City should work with OSU and Benton County on development of: (1) a multi-use path from Harrison Blvd. to Campus Way or 35th St., and (2) the addition of sidewalks along the south side of Harrison Blvd.
- N. Removal of Ditches – The drainage ditches along the north side of Harrison Boulevard in front of the LDS Church and Arnold Park should be covered at some point in the future.
- O. Bike Lane Widening – The bike lanes on Harrison Blvd., between Witham Drive and 35th St. need to be widened as much as possible, and intruding landscaping and other impediments, such as the old guardrail on the south side and the log on the north side need to be removed or cut back.

- P. Access to Park – The Applicant should consider including access from the Campus Crest site to the City park property to the north. Also, a connection from Buildings 1 and 2 to the multi-use trail to the south should be considered.
- Q. Maintenance of Existing Multi-Use Path – Repair and/or resurfacing of the existing multi-use path should be addressed by the City.
- R. Open Space Maintenance – In collaboration with the Parks and Recreation Department, the Applicant is encouraged to provide the City with plans for the land to be classified as natural areas/wetland which will not be transferred to the City, including clarification of public access, restoration plans and timetables, and acceptance of responsibilities for assuring that garbage accumulation or illegal camping activities are the Applicant's responsibility.
- S. Shielding of Lighting – The Applicant should consider shielding on-site lighting that abuts natural areas, so that light trespass into those areas is minimized.

SCALE: 1" = 100'
 DATE: 12/16/11
 DESIGNED: MHC
 DRAWN: MHC
 CHECKED: MHC
 APPROVED: MHC

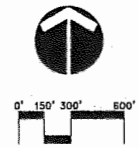


LEGEND

COMPREHENSIVE PLAN DESIGNATION	
LD	RESIDENTIAL - LOW DENSITY
HD	RESIDENTIAL - HIGH DENSITY
OS-AG	OPEN SPACE - AGRICULTURAL
OS-C	OPEN SPACE - CONSERVATION
OS-C	OPEN SPACE - CONSERVATION; (WITHIN PROJECT BOUNDARY)
LD	LOW DENSITY

PROJECT SUMMARY

LD	57.7 AC
OS-C	36.9 AC
TOTAL	94.6 AC



Date: 12/16/11
 Design: MHC
 Drawn: MHC
 Checked by: MHC

CAMPUS CREST

SUBMITTAL - JUNE 17, 2013

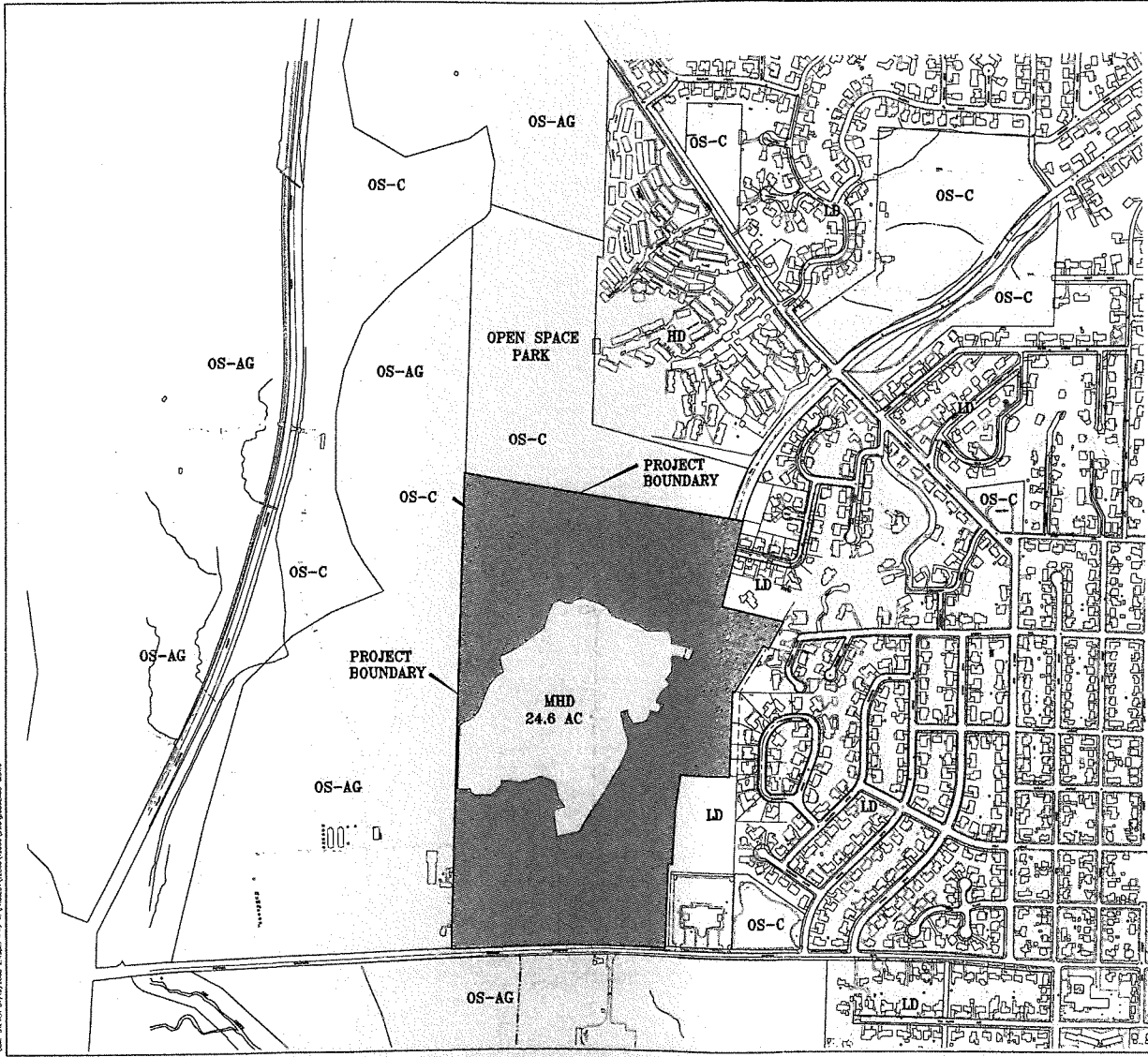
THE GROVE
CORVALLIS, OREGON
EXISTING COMPREHENSIVE PLAN DESIGNATION



17265 SW Boonville Ferry Rd,
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Fax: (503) 675-3035
Website: www.otak.com
16195
Project No. LD
Sheet No. EX 3.0
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Attachment P.4

PWL-AG...
 1/16/09: 100
 Designer: ...
 05/01/10
 05/01/10
 05/01/10



LEGEND

COMPREHENSIVE PLAN DESIGNATION	
LD	RESIDENTIAL - LOW DENSITY
MHD	RESIDENTIAL - MEDIUM-HIGH DENSITY
HD	RESIDENTIAL - HIGH DENSITY
OS-AG	AGRICULTURAL - OPEN SPACE
OS-C	CONSERVATION - OPEN SPACE
OS-C	CONSERVATION - OPEN SPACE; WITHIN PROJECT BOUNDARY
MHD	MEDIUM-HIGH DENSITY

PROJECT SUMMARY

MHD	24.6 AC
OS-C	70.0 AC
TOTAL	94.6 AC

12/16/11
 Date
 DBS
 Designer
 MRC
 Drawn
 Checked By Date



SUBMITTAL - JUNE 17, 2013

THE GROVE
 CORVALLIS, OREGON
 otak
 Incorporated
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 Fax: (503) 635-5395
 Internet: www.otak.org
 18185
 Project No.
EX 4.0
 Sheet No.
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Attachment P.6

SHEET NO. 100
 00581150
 00581151
 00581152



LEGEND

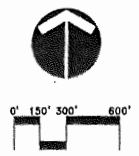
EXISTING ZONING DESIGNATION

PD (AG-OS)	AGRICULTURAL - OPEN SPACE
RS-3.5	LOW DENSITY RESIDENTIAL
PD (RS-6)	LOW DENSITY RESIDENTIAL
RS-20	MULTI-FAMILY RESIDENTIAL
UR-5	URBAN RESIDENTIAL (5 ACRE MINIMUM)
P-50	PUBLIC LAND (50 ACRE MINIMUM)
[Hatched Pattern]	NATURAL HAZARDS OVERLAY (WITHIN PROJECT BOUNDARY)
[Diagonal Lines]	SIGNIFICANT NATURAL RESOURCE OVERLAY (WITHIN PROJECT BOUNDARY)
[White]	AGRICULTURAL - OPEN SPACE

PROJECT SUMMARY

RS-6	67.7 AC
AG-OS	36.9 AC
TOTAL	94.6 AC

Date 12/16/11
 Drawn CBS
 Checked MRS
 Checked By Date



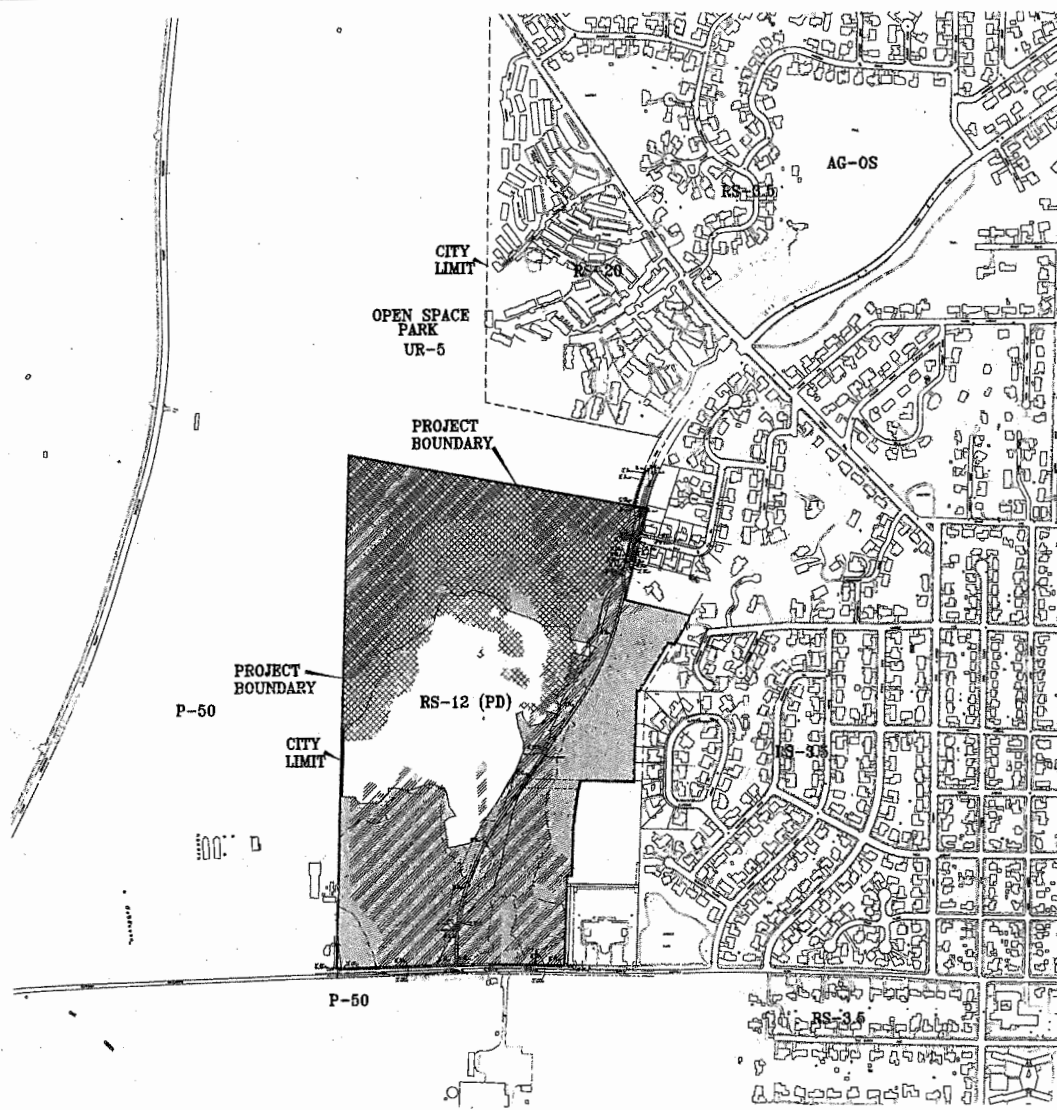
SUBMITTAL - JUNE 17, 2013

THE GROVE
 CORVALLIS, OREGON
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 Internet: www.otak.com
 16185
 Project No. EX 3.1
 Sheet No. Copyright 2011 ©

EXISTING ZONING DESIGNATIONS

Attachment P.5

3565_A01...
 Lincoln 100
 Prepared...
 DESK:190
 DATE:1/11
 07/06/2011



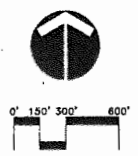
ZONING DESIGNATION LEGEND

AG-OS	AGRICULTURAL - OPEN SPACE
C-OS	CONSERVATION - OPEN SPACE
RS-3.5	LOW DENSITY RESIDENTIAL
RS-6	LOW DENSITY RESIDENTIAL
RS-12	MEDIUM-HIGH DENSITY RESIDENTIAL
RS-20	HIGH DENSITY RESIDENTIAL
UR-5	URBAN RESIDENTIAL (5 ACRE MINIMUM)
P-50	PUBLIC LAND (50 ACRE MINIMUM)
PD	PLANNED DEVELOPMENT OVERLAY

SITE ZONING SUMMARY

	EXISTING	PROPOSED
RS-6 (PD)	57.7 AC	-
AG-OS	36.9 AC	-
RS-12 (PD)	-	24.6 AC
C-OS	-	70.6 AC
TOTAL	94.6 AC	94.6 AC

- CONSERVATION - OPEN SPACE (C-OS) WITHIN THE SITE
- NATURAL HAZARDS OVERLAY
- SIGNIFICANT NATURAL RESOURCE OVERLAY



12/16/11
 Date
 DBS
 Designer
 URK
 Drawn
 Checked By
 Date

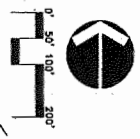
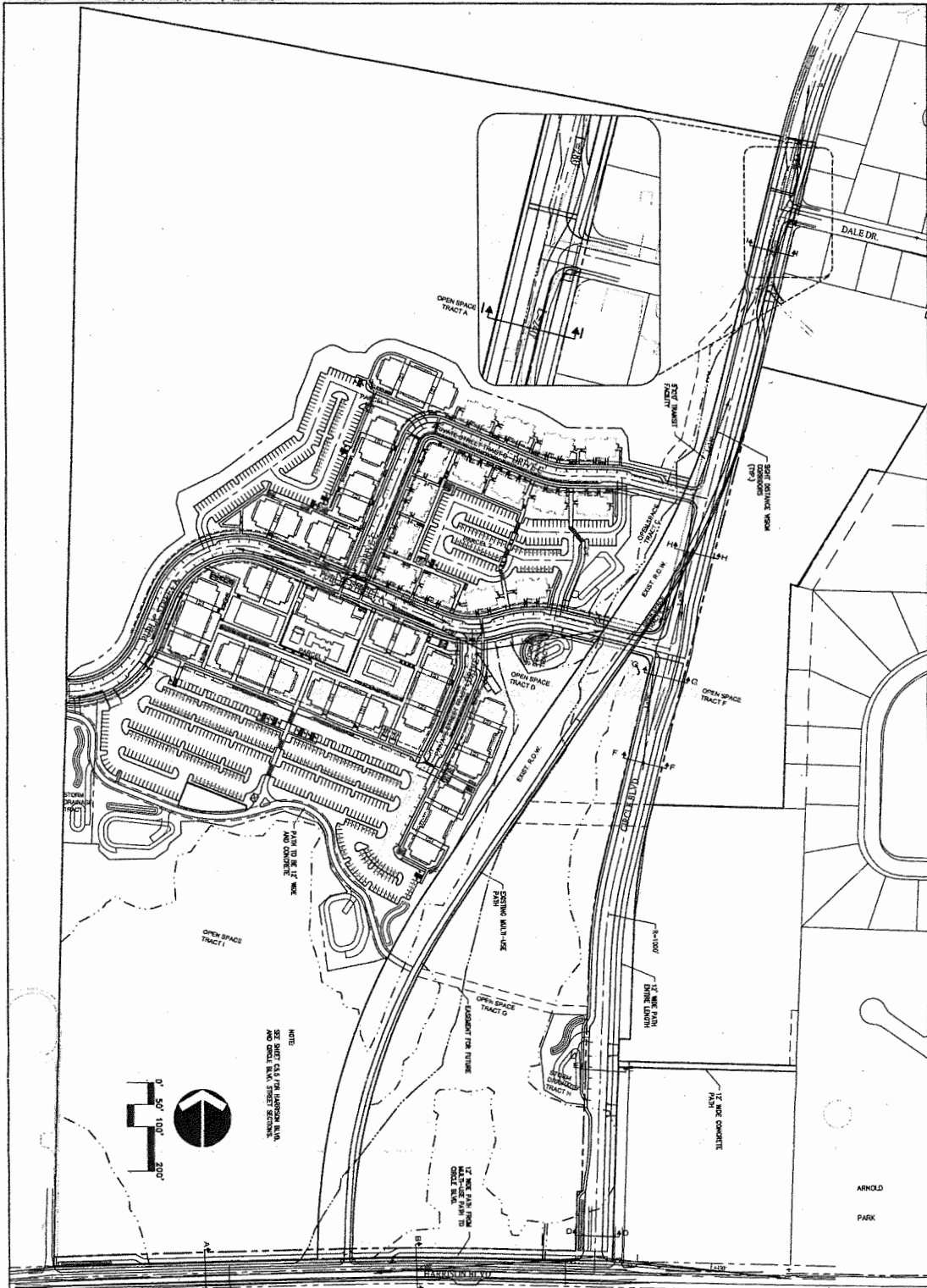
CAMPUS CREST

SUBMITTAL - JUNE 17, 2013
 THE GROVE
 CORVALLIS, OREGON
 PROPOSED ZONING DESIGNATIONS

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 16185
 Project No.
 EX 4.1
 Sheet No.
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Attachment P.7

1. SITE PLAN
 2. GENERAL NOTES
 3. LEGEND
 4. SCHEDULE OF MATERIALS
 5. SPECIFICATIONS
 6. UTILITIES
 7. EROSION CONTROL
 8. TRAFFIC CONTROL
 9. LANDSCAPE
 10. LIGHTING
 11. SIGNAGE
 12. FURNITURE
 13. UTILITIES
 14. EROSION CONTROL
 15. TRAFFIC CONTROL
 16. LANDSCAPE
 17. LIGHTING
 18. SIGNAGE
 19. FURNITURE



NOTES:
 SEE SHEET C-1 FOR HARBORON ALUM.
 AND OPEN SPACE TRACTS.

LAND USE SUBMITTAL - JULY 31, 2013 - REVIEW SET

THE GROVE
 OVERALL
 PRELIMINARY SITE PLAN

18185 01183P-50
 Project No. 500000000
 P5.0

CAMPUS CREST

DRAFT

NO.	DATE	BY	REVISION COMMENTS

Design: MK SS TK
 Drawn: MK SS TK
 Check: MK SS TK
 Date: 07/31/13
 Project: 101029-0

Attachment Q.9