



LWV Corvallis

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Date: February 6, 2017

To: Mayor Traber and Members of the City Council

From: Laura Lahm Evenson, President, League of Women Voters of Corvallis

Re: Hearing on Remand II of Kings Extension (PLD15-000003)

The League of Women Voters Community Planning position supports:

1. Comprehensive Planning effectively implemented.
2. Planning and management of transportation systems that promote good land use, conserve natural resources (including non-renewable energy resources) and maintain environmental quality.
3. Protection through identification, regulation and/or preservation of areas of critical concern, such as wetlands, areas of unstable geology, and other natural hazards where development could endanger life and property.

Based on this position, League believes that any alignment chosen for the extension of Kings Boulevard should have the LEAST IMPACT on the immediate and surrounding natural features. These features include steep slopes requiring extensive cuts and fills when developed, an earthquake fault, locally protected wetlands, protected significant vegetation, and a highly protected riparian corridor. According to the information available, building an arterial at 8% maximum grade instead of the maximum 6% grade required in LDC 4.0.60(k)(3) would decrease the amount of cut and fill and result in less impact on the natural features needing protection but would require a variance. If the street classification were changed from arterial to collector, no variance would be required. League supports selection of Modified Option A with its 8% roadway slope/grade and 2:1 side slope.

The extension of Kings Boulevard has been on the Corvallis Transportation Plan map for over two decades, but a street that linked NW 29th Street east to Satinwood was eliminated in 2002. This street removal has set a precedent for other street changes to the outdated 1996 Transportation Plan Map. Furthermore, population projections for the North Corvallis Area Plan have not been met. Since the City is required to choose an alignment at this time, you have an opportunity to change the size of the road to a collector, more in keeping with its use in the neighborhood. Building a street with as small a footprint as possible will have benefits to the environment as well as to the developer. For purposes of future planning, however, the arterial right-of-way could be kept while the current street is built to collector size (LDC Table 4.0.1) to minimize damage to the existing natural features.

Additionally, we cite applicable Comprehensive Plan policies and Land Development Code chapters.

- Comprehensive Plan: 4.2.2, 4.6.2, 4.6.5, 4.6.9, 4.6.15, 4.7.1, 4.7.3, 4.10.4, 4.10.9, 4.11.3, 4.11.12, 4.11.14, 4.11.15, 4.11.16, 7.2.6, 10.2.4, 10.2.6, 10.2.8, 10.2.9, 10.2.11, 10.2.12, 10.2.13, 11.2.1, 11.2.11, 11.2.12, 13.13.1, 13.13.21, 13.13.23, 13.13.25, 13.13.32
- Land Development Code: 1.2, 1.6, 2.0, 2.5, 3.0, 3.1, 3.2, 3.4, 3.6, 3.11, 4.0, 4.1, 4.2, 4.12, 4.13, and 4.14

League appreciates the opportunity to comment. Thank you.