

**2002
LAND DEVELOPMENT &
BUILDABLE LAND REPORT**

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**City of Corvallis
Community Development Department**

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2002 CORVALLIS LAND DEVELOPMENT & BUILDABLE LAND REPORT

INTRODUCTION

This report is the twenty-second annual inventory of development activity in the City of Corvallis. These annual reports respond to a Comprehensive Plan policy which requires the establishment of a Land Development Information Report (LDIR) and monitoring system. Information for this report was collected for the period January 1, 2002 to December 31, 2002. The LDIR documents development activity and vacant land in the City Limits. This year, this report combines features of the LDIR, as it has been done in the past, and a buildable land inventory analysis. A buildable land inventory (BLI) is a more complex analysis that shows land that is available for development in the Corvallis Urban Growth Boundary (UGB), with consideration of natural resources and other constraints as well as an assessment of redevelopment potential. A BLI was last prepared for the Corvallis area in 1998, based on 1996 data, to provide background data leading into the City's update of its Comprehensive Plan. The 1998 report also included analysis of land needs for the UGB, with a comparison of land availability versus need, by Comprehensive Plan designation.

This report does not contain the full buildable land inventory information that was featured in the 1998 analysis.¹ However, information is provided for buildable land in the Urban Growth Boundary for two primary reasons: 1) to provide updated data on land development potential; and 2) to provide information that will inform a current "Land Development Code Phase III Update" long-range planning effort coordinated by the City of Corvallis. This project is a significant multi-year effort directed by Statewide Planning Goals, Corvallis Comprehensive Plan policies and the Corvallis City Council. Through this effort, the Corvallis community will have an opportunity to assess how it wishes to balance the need to protect significant natural features while also making adequate land available for housing and economic development. More information about this project is provided at the end of this report.

Because this year's report introduces some elements of a buildable land inventory analysis for the Urban Growth Boundary, some data may not correspond to information as it has been represented in past years' reports. For example, more data is provided by Comprehensive Plan designation rather than simply City of Corvallis zoning districts. The analysis in this report primarily was based on Benton County property assessment data, City geographic information system (GIS) data, and the City's building permit records. The methodology utilized for the buildable lands analysis is described in more detail in the report. Readers are encouraged to contact the City's Planning Division at (541) 766-6908 with any questions about the methods used to prepare this year's report.

¹This report should not be construed as meeting State requirements for a buildable land inventory, per Oregon Revised Statutes (ORS) 197.296. These laws direct local governments to do a buildable land inventory in conjunction with their "periodic review" updates to their Comprehensive Plans.

The City makes land development information available on an on-going basis through its web site, www.corvallispermits.com. This web site provides on-line access to past and current planning and building permit case information. Information is available for building permits and administrative land use decisions with application dates beginning December, 1990. More limited information for land use cases involving a public hearing is available for those with application dates beginning January 1, 2000. More features will be added to this web site in the future, including the ability to apply for permits on-line.

The City also prepares monthly building permit summaries that are compiled by the Community Development Department's Development Services Division. These monthly summaries are available on the City's web site at: www.ci.corvallis.or.us (select "Find It A-Z" and go to "Construction Activity Summaries"). For further information about the summaries, contact the Development Services Division at (541) 766-6929.

We welcome your feedback regarding how this report can be improved. Please contact the City's Community Development Department at (541) 766-6908, or send an e-mail to community.development@ci.corvallis.or.us with any comments and suggestions.

Disclaimer: The information contained in this report is based on April, 2003 Benton County property assessor data, City of Corvallis land use planning and building permit records, and geographic information system (GIS) data, including aerial photographs. This report is not intended to provide a definitive assessment of the development potential of any given site.

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- 2002 Corvallis Vacant Lands and Construction Activity Map
- 2002 Corvallis Urban Growth Boundary Buildable Land, by Comprehensive Plan
- 2002 Corvallis Urban Growth Boundary Buildable Land, by Land Availability Category

HIGHLIGHTED INFORMATION FOR 2002

VACANT LAND ANALYSIS FOR CITY LIMITS:

- **Population Increase**
The City's population increased from 51,040 in 2001 to 52,450 in 2002. This represented a 2.8% increase from the previous year.
- **No Increase in City Land Area**
No land was annexed to the City in 2002. The total land area of the City is approximately 8,934 acres, or 14 square miles.
- **Residential Building Permit Activity and Housing Stock**
The City issued building permits for 253 new residential units in 2002, all for the construction of single-family dwellings, including three manufactured homes. No permits were issued for new multi-family units in 2002. Most of the new residential permits were issued for new homes in the Meadows at Timberhill, Willamette Landing, and Grand Oaks Summit developments. The total Corvallis housing stock is estimated to be 21,877 units.
- **Commercial and Industrial Development Activity**
The City issued 26 building permits for new nonresidential structures and 348 permits for nonresidential alterations or additions. Some of the largest non-residential projects included new construction for a Hilton Garden Inn hotel, a Bed Bath & Beyond store, a United Methodist Church, and a Les Schwab tire facility.
- **Vacant Residential Lands**
At the end of 2002, there were approximately 844 acres of vacant residential land in the City Limits, representing 56% of all vacant lands in the City. The largest amount of this vacant land, 584 acres of the total 844 acres, is designated for low density development. There are 625 vacant residential parcels under one acre located in the City, corresponding to 132 acres of the total 844 acres of vacant residential land. An additional 1,575 residential units (including 1,217 single-family units) are available for construction on lands that have been approved for future development.
- **Vacant Commercial and Industrial Lands**
There were approximately 42 vacant commercial acres and 614 vacant industrial acres at the end of 2002, representing 3% and 41% of all vacant lands, respectively. Over 80% of the vacant industrial land is designated for general industrial uses, representing 34% of all vacant land in the City.
- **Summary of City Vacant Lands**
Approximately 1,500 acres, or 17% of the total land area of the City, are considered vacant. The enclosed 2002 Corvallis Vacant Lands Map shows the locations of all totally vacant properties in the City Limits. This map also shows the locations for which the City issued residential building permits for new construction for the past eleven years.

BUILDABLE LAND ANALYSIS FOR URBAN GROWTH BOUNDARY (With Initial Constraints Removed):

- **Total UGB Area**

The total area within the Corvallis Urban Growth Boundary is estimated to be 17,965 acres, or approximately 28.2 square miles, roughly double the area of the City Limits. The total estimated area of the UGB, minus streets and other public right-of-way, is 16,505 acres.

- **Comprehensive Plan Land Use Designations Revised under North Corvallis Area Plan**

In January, 2002, the City adopted a North Corvallis Area Plan to guide future development of land in the North Corvallis area. Most of the affected land is outside of the City Limits and will be subject to City development standards only upon annexation initiated by property owners. Some changes to the Comprehensive Plan Map were adopted under this Plan, resulting in some changes in the land area associated with some Comprehensive Plan land use designations. A new Comprehensive Plan designation, General Industrial-Office, was created to apply to some lands in the North Corvallis Area. A prior designation, Intensive Development Sector, was eliminated as part of this planning effort.

- **Development Constraints Area is Significant**

Approximately 6,875 acres, or 41% of the land in the UGB, excluding right-of-way, can be considered constrained for development, based on an initial assessment of constraints. For the purposes of this analysis, initial constraints were assumed to include the following areas: floodway; slopes greater than 25%; the 100-year flood plain; areas not served by City water (above 560 feet in elevation); lands designated Open Space-Conservation and Open Space-Agriculture on the Comprehensive Plan Map; and the Jackson-Frazier and Squaw Creek wetlands. Additional land impacted by other constraints may be identified as having limited development potential per policy decisions associated with the Land Development Code Phase III Update project.

- **Buildable Land in UGB Somewhat Less Than One-Third of Total Area**

Approximately 4,893 acres, or 30% of the land in the UGB (excluding right-of-way) can be considered buildable, once the initial constraints are factored in. Of this total, approximately 2,562 acres are totally vacant, 1,898 acres are redevelopable, and 434 acres are vacant but approved for future development. Approximately 41% of the buildable land area is designated for residential development, 18% for commercial development, 55% for industrial development, and a small remainder for other purposes.

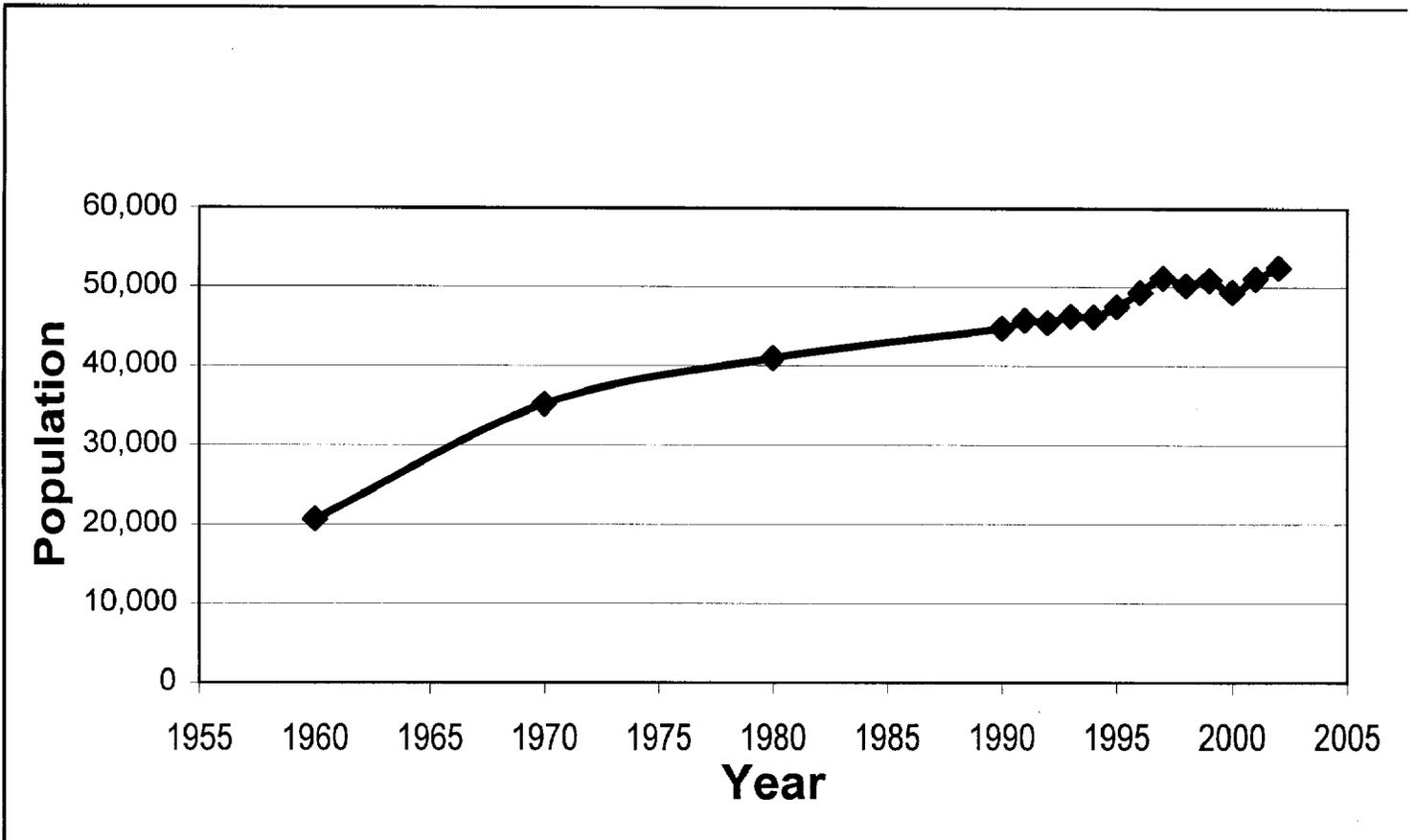
- **Buildable Land in City Limits Approximately One-Fifth of Total Area**

Approximately 1,489 acres, or 20% of the land in the City Limits (excluding right-of-way) can be considered buildable, adjusting for constraints. Of this total, approximately 1,016 acres are totally vacant, 203 acres are redevelopable, and 270 acres are vacant but approved for future development. Approximately 19% of the buildable land area is

designated for residential development, 12% for commercial development, 50% for industrial development, and small remainder for other purposes.

- **Concentration of Buildable Residential Land Area in Urban Fringe**
Of the residential land that can be considered buildable in the UGB, approximately 77% of this land is in the Urban Fringe Area, outside the City Limits. A little over half the available industrial land also is located in the Urban Fringe.

FIGURE I: CORVALLIS POPULATION, 1960-2002



YEAR	POPULATION	% INCREASE
1960	20,669	
1970	35,153	
1980	40,960	
1990	44,757	
1991	45,780	2.3%
1992	45,470	-0.7%
1993	46,260	1.7%
1994	46,195	-0.1%
1995	47,485	2.8%
1996	49,275	3.8%
1997	51,145	3.8%
1998	50,202	-1.8%
1999	50,880	1.4%
2000	49,322	-3.1%
2001	51,040	3.5%
2002	52,450	2.8%

POPULATION PROJECTIONS*		
YEAR	LOW	HIGH
2000	51,241	51,363
2005	53,046	53,778
2010	54,851	56,193
2015	56,656	58,608
2020	58,461	61,029

*Projections from Comprehensive Plan, Finding 1.1.c

Source: Portland State University,
Population Research Center; Census 2000.

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic Area: Corvallis city, Oregon

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population.....	49,322	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population.....	49,322	100.0
Male.....	24,564	49.8	Hispanic or Latino (of any race).....	2,820	5.7
Female.....	24,758	50.2	Mexican.....	1,949	4.0
Under 5 years.....	2,396	4.9	Puerto Rican.....	105	0.2
5 to 9 years.....	2,337	4.7	Cuban.....	45	0.1
10 to 14 years.....	2,455	5.0	Other Hispanic or Latino.....	721	1.5
15 to 19 years.....	5,662	11.5	Not Hispanic or Latino.....	46,502	94.3
20 to 24 years.....	9,896	20.1	White alone.....	41,093	83.3
25 to 34 years.....	7,317	14.8	RELATIONSHIP		
35 to 44 years.....	5,991	12.1	Total population.....	49,322	100.0
45 to 54 years.....	5,570	11.3	In households.....	44,435	90.1
55 to 59 years.....	1,603	3.3	Householder.....	19,630	39.8
60 to 64 years.....	1,125	2.3	Spouse.....	8,002	16.2
65 to 74 years.....	2,194	4.4	Child.....	9,636	19.5
75 to 84 years.....	1,947	3.9	Own child under 18 years.....	8,266	16.8
85 years and over.....	829	1.7	Other relatives.....	1,095	2.2
Median age (years).....	27.0	(X)	Under 18 years.....	215	0.4
18 years and over.....	40,596	82.3	Nonrelatives.....	6,072	12.3
Male.....	20,110	40.8	Unmarried partner.....	1,207	2.4
Female.....	20,486	41.5	In group quarters.....	4,887	9.9
21 years and over.....	33,758	68.4	Institutionalized population.....	322	0.7
62 years and over.....	5,597	11.3	Noninstitutionalized population.....	4,565	9.3
65 years and over.....	4,970	10.1	HOUSEHOLD BY TYPE		
Male.....	1,908	3.9	Total households.....	19,630	100.0
Female.....	3,062	6.2	Family households (families).....	9,969	50.8
RACE			With own children under 18 years.....	4,710	24.0
One race.....	47,932	97.2	Married-couple family.....	8,002	40.8
White.....	42,433	86.0	With own children under 18 years.....	3,524	18.0
Black or African American.....	570	1.2	Female householder, no husband present.....	1,421	7.2
American Indian and Alaska Native.....	376	0.8	With own children under 18 years.....	921	4.7
Asian.....	3,168	6.4	Nonfamily households.....	9,661	49.2
Asian Indian.....	361	0.7	Householder living alone.....	6,184	31.5
Chinese.....	862	1.7	Householder 65 years and over.....	1,469	7.5
Filipino.....	124	0.3	Households with individuals under 18 years.....	4,925	25.1
Japanese.....	444	0.9	Households with individuals 65 years and over.....	3,327	16.9
Korean.....	443	0.9	Average household size.....	2.26	(X)
Vietnamese.....	286	0.6	Average family size.....	2.88	(X)
Other Asian ¹	648	1.3	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	141	0.3	Total housing units.....	20,909	100.0
Native Hawaiian.....	41	0.1	Occupied housing units.....	19,630	93.9
Guamanian or Chamorro.....	19	-	Vacant housing units.....	1,279	6.1
Samoan.....	20	-	For seasonal, recreational, or		
Other Pacific Islander ²	61	0.1	occasional use.....	66	0.3
Some other race.....	1,244	2.5	Homeowner vacancy rate (percent).....	2.2	(X)
Two or more races.....	1,390	2.8	Rental vacancy rate (percent).....	7.1	(X)
Race alone or in combination with one			HOUSING TENURE		
or more other races:³			Occupied housing units.....	19,630	100.0
White.....	43,685	88.6	Owner-occupied housing units.....	8,809	44.9
Black or African American.....	788	1.6	Renter-occupied housing units.....	10,821	55.1
American Indian and Alaska Native.....	769	1.6	Average household size of owner-occupied units.....	2.50	(X)
Asian.....	3,697	7.5	Average household size of renter-occupied units.....	2.07	(X)
Native Hawaiian and Other Pacific Islander.....	312	0.6			
Some other race.....	1,617	3.3			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Corvallis city, Oregon

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school.....	22,154	100.0	Total population.....	49,184	100.0
Nursery school, preschool.....	664	3.0	Native.....	44,412	90.3
Kindergarten.....	453	2.0	Born in United States.....	43,626	88.7
Elementary school (grades 1-8).....	3,951	17.8	State of residence.....	19,307	39.3
High school (grades 9-12).....	2,080	9.4	Different state.....	24,319	49.4
College or graduate school.....	15,006	67.7	Born outside United States.....	786	1.6
EDUCATIONAL ATTAINMENT			Foreign born.....	4,772	9.7
Population 25 years and over.....	26,539	100.0	Entered 1990 to March 2000.....	2,866	5.8
Less than 9th grade.....	899	3.4	Naturalized citizen.....	1,463	3.0
9th to 12th grade, no diploma.....	959	3.6	Not a citizen.....	3,309	6.7
High school graduate (includes equivalency).....	3,216	12.1	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree.....	5,527	20.8	Total (excluding born at sea).....	4,772	100.0
Associate degree.....	1,837	6.9	Europe.....	980	20.5
Bachelor's degree.....	7,589	28.6	Asia.....	2,290	48.0
Graduate or professional degree.....	6,512	24.5	Africa.....	133	2.8
Percent high school graduate or higher.....	93.0	(X)	Oceania.....	68	1.4
Percent bachelor's degree or higher.....	53.1	(X)	Latin America.....	1,083	22.7
MARITAL STATUS			Northern America.....	218	4.6
Population 15 years and over.....	41,965	100.0	LANGUAGE SPOKEN AT HOME		
Never married.....	19,186	45.7	Population 5 years and over.....	46,963	100.0
Now married, except separated.....	17,252	41.1	English only.....	41,130	87.6
Separated.....	448	1.1	Language other than English.....	5,833	12.4
Widowed.....	1,690	4.0	Speak English less than "very well".....	2,600	5.5
Female.....	1,488	3.5	Spanish.....	2,249	4.8
Divorced.....	3,389	8.1	Speak English less than "very well".....	1,133	2.4
Female.....	1,981	4.7	Other Indo-European languages.....	1,243	2.6
GRANDPARENTS AS CAREGIVERS			Speak English less than "very well".....	280	0.6
Grandparent living in household with one or more own grandchildren under 18 years.....	315	100.0	Asian and Pacific Island languages.....	2,082	4.4
Grandparent responsible for grandchildren.....	119	37.8	Speak English less than "very well".....	1,073	2.3
VETERAN STATUS			ANCESTRY (single or multiple)		
Civilian population 18 years and over.....	40,326	100.0	Total population.....	49,184	100.0
Civilian veterans.....	3,853	9.6	Total ancestries reported.....	57,471	116.8
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Arab.....	121	0.2
Population 5 to 20 years.....	13,180	100.0	Czech ¹	538	1.1
With a disability.....	992	7.5	Danish.....	776	1.6
Population 21 to 64 years.....	28,803	100.0	Dutch.....	1,121	2.3
With a disability.....	3,285	11.4	English.....	6,986	14.2
Percent employed.....	54.7	(X)	French (except Basque) ¹	1,686	3.4
No disability.....	25,518	88.6	French Canadian ¹	420	0.9
Percent employed.....	74.0	(X)	German.....	10,688	21.7
Population 65 years and over.....	4,574	100.0	Greek.....	281	0.6
With a disability.....	1,701	37.2	Hungarian.....	260	0.5
RESIDENCE IN 1995			Irish ¹	6,160	12.5
Population 5 years and over.....	46,963	100.0	Italian.....	1,392	2.8
Same house in 1995.....	15,621	33.3	Lithuanian.....	53	0.1
Different house in the U.S. in 1995.....	29,224	62.2	Norwegian.....	2,418	4.9
Same county.....	9,310	19.8	Polish.....	1,086	2.2
Different county.....	19,914	42.4	Portuguese.....	347	0.7
Same state.....	11,843	25.2	Russian.....	505	1.0
Different state.....	8,071	17.2	Scotch-Irish.....	1,286	2.6
Elsewhere in 1995.....	2,118	4.5	Scottish.....	2,067	4.2
			Slovak.....	43	0.1
			Subsaharan African.....	150	0.3
			Swedish.....	2,078	4.2
			Swiss.....	561	1.1
			Ukrainian.....	92	0.2
			United States or American.....	2,263	4.6
			Welsh.....	616	1.3
			West Indian (excluding Hispanic groups).....	36	0.1
			Other ancestries.....	13,441	27.3

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-3. Profile of Selected Economic Characteristics: 2000

Geographic area: Corvallis city, Oregon

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
EMPLOYMENT STATUS			INCOME IN 1999		
Population 16 years and over	41,406	100.0	Households	19,555	100.0
In labor force	25,314	61.1	Less than \$10,000	2,815	14.4
Civilian labor force	25,234	60.9	\$10,000 to \$14,999	1,732	8.9
Employed	23,881	57.7	\$15,000 to \$24,999	2,779	14.2
Unemployed	1,353	3.3	\$25,000 to \$34,999	2,400	12.3
Percent of civilian labor force	5.4	(X)	\$35,000 to \$49,999	2,714	13.9
Armed Forces	80	0.2	\$50,000 to \$74,999	3,375	17.3
Not in labor force	16,092	38.9	\$75,000 to \$99,999	1,829	9.4
Females 16 years and over	20,942	100.0	\$100,000 to \$149,999	1,413	7.2
In labor force	11,890	56.8	\$150,000 to \$199,999	313	1.6
Civilian labor force	11,890	56.8	\$200,000 or more	185	0.9
Employed	11,307	54.0	Median household income (dollars)	35,236	(X)
Own children under 6 years	2,601	100.0	With earnings	16,330	83.5
All parents in family in labor force	1,253	48.2	Mean earnings (dollars) ¹	43,144	(X)
COMMUTING TO WORK			With Social Security income	3,595	18.4
Workers 16 years and over	23,475	100.0	Mean Social Security income (dollars) ¹	11,798	(X)
Car, truck, or van -- drove alone	15,531	66.2	With Supplemental Security Income	434	2.2
Car, truck, or van -- carpooled	2,194	9.3	Mean Supplemental Security Income (dollars) ¹	7,338	(X)
Public transportation (including taxicab)	579	2.5	With public assistance income	398	2.0
Walked	2,601	11.1	Mean public assistance income (dollars) ¹	2,429	(X)
Other means	1,766	7.5	With retirement income	2,592	13.3
Worked at home	804	3.4	Mean retirement income (dollars) ¹	20,994	(X)
Mean travel time to work (minutes) ¹	15.3	(X)	Families		
Employed civilian population 16 years and over	23,881	100.0	Less than \$10,000	638	6.4
OCCUPATION			\$10,000 to \$14,999	533	5.3
Management, professional, and related occupations	11,573	48.5	\$15,000 to \$24,999	810	8.1
Service occupations	3,913	16.4	\$25,000 to \$34,999	1,118	11.2
Sales and office occupations	4,947	20.7	\$35,000 to \$49,999	1,503	15.0
Farming, fishing, and forestry occupations	271	1.1	\$50,000 to \$74,999	2,410	24.0
Construction, extraction, and maintenance occupations	1,189	5.0	\$75,000 to \$99,999	1,419	14.2
Production, transportation, and material moving occupations	1,988	8.3	\$100,000 to \$149,999	1,167	11.6
INDUSTRY			\$150,000 to \$199,999	277	2.8
Agriculture, forestry, fishing and hunting, and mining	482	2.0	\$200,000 or more	150	1.5
Construction	827	3.5	Median family income (dollars)	53,208	(X)
Manufacturing	3,300	13.8	Per capita income (dollars) ¹	19,317	(X)
Wholesale trade	293	1.2	Median earnings (dollars):		
Retail trade	2,346	9.8	Male full-time, year-round workers	40,770	(X)
Transportation and warehousing, and utilities	315	1.3	Female full-time, year-round workers	29,390	(X)
Information	612	2.6			
Finance, insurance, real estate, and rental and leasing	864	3.6			
Professional, scientific, management, administrative, and waste management services	2,568	10.8	POVERTY STATUS IN 1999		
Educational, health and social services	8,460	35.4	Families	975	9.7
Arts, entertainment, recreation, accommodation and food services	2,317	9.7	With related children under 18 years	677	13.8
Other services (except public administration)	741	3.1	With related children under 5 years	316	17.5
Public administration	756	3.2	Families with female householder, no husband present		
CLASS OF WORKER			With related children under 18 years	475	33.6
Private wage and salary workers	15,659	65.6	With related children under 5 years	125	47.5
Government workers	6,924	29.0	Individuals		
Self-employed workers in own not incorporated business	1,255	5.3	18 years and over	9,166	20.6
Unpaid family workers	43	0.2	65 years and over	7,774	21.7
			Related children under 18 years	274	6.0
			Related children 5 to 17 years	1,302	15.2
			Unrelated individuals 15 years and over	894	14.1
				6,247	40.1

-Represents zero or rounds to zero. (X) Not applicable.

¹If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator.

See text.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Corvallis city, Oregon

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units	20,899	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	19,641	100.0
1-unit, detached.....	10,050	48.1	1.00 or less.....	18,874	96.1
1-unit, attached.....	1,152	5.5	1.01 to 1.50.....	345	1.8
2 units.....	1,032	4.9	1.51 or more.....	422	2.1
3 or 4 units.....	1,353	6.5			
5 to 9 units.....	2,204	10.5	Specified owner-occupied units	7,774	100.0
10 to 19 units.....	1,734	8.3	VALUE		
20 or more units.....	2,579	12.3	Less than \$50,000.....	38	0.5
Mobile home.....	739	3.5	\$50,000 to \$99,999.....	379	4.9
Boat, RV, van, etc.....	56	0.3	\$100,000 to \$149,999.....	2,940	37.8
			\$150,000 to \$199,999.....	2,371	30.5
YEAR STRUCTURE BUILT			\$200,000 to \$299,999.....	1,640	21.1
1999 to March 2000.....	672	3.2	\$300,000 to \$499,999.....	397	5.1
1995 to 1998.....	1,751	8.4	\$500,000 to \$999,999.....	9	0.1
1990 to 1994.....	1,535	7.3	\$1,000,000 or more.....	-	-
1980 to 1989.....	1,986	9.5	Median (dollars).....	159,600	(X)
1970 to 1979.....	6,084	29.1			
1960 to 1969.....	3,294	15.8	MORTGAGE STATUS AND SELECTED		
1940 to 1959.....	3,605	17.2	MONTHLY OWNER COSTS		
1939 or earlier.....	1,972	9.4	With a mortgage.....	5,755	74.0
			Less than \$300.....	-	-
ROOMS			\$300 to \$499.....	128	1.6
1 room.....	1,015	4.9	\$500 to \$699.....	483	6.2
2 rooms.....	1,676	8.0	\$700 to \$999.....	1,438	18.5
3 rooms.....	2,656	12.7	\$1,000 to \$1,499.....	2,324	29.9
4 rooms.....	4,516	21.6	\$1,500 to \$1,999.....	933	12.0
5 rooms.....	3,722	17.8	\$2,000 or more.....	449	5.8
6 rooms.....	2,970	14.2	Median (dollars).....	1,149	(X)
7 rooms.....	1,820	8.7	Not mortgaged.....	2,019	26.0
8 rooms.....	1,236	5.9	Median (dollars).....	339	(X)
9 or more rooms.....	1,288	6.2			
Median (rooms).....	4.7	(X)	SELECTED MONTHLY OWNER COSTS		
			AS A PERCENTAGE OF HOUSEHOLD		
Occupied housing units	19,641	100.0	INCOME IN 1999		
YEAR HOUSEHOLDER MOVED INTO UNIT			Less than 15.0 percent.....	2,978	38.3
1999 to March 2000.....	7,237	36.8	15.0 to 19.9 percent.....	1,499	19.3
1995 to 1998.....	5,916	30.1	20.0 to 24.9 percent.....	1,095	14.1
1990 to 1994.....	2,506	12.8	25.0 to 29.9 percent.....	684	8.8
1980 to 1989.....	1,986	10.1	30.0 to 34.9 percent.....	477	6.1
1970 to 1979.....	1,135	5.8	35.0 percent or more.....	1,041	13.4
1969 or earlier.....	861	4.4	Not computed.....	-	-
VEHICLES AVAILABLE			Specified renter-occupied units	10,875	100.0
None.....	1,558	7.9	GROSS RENT		
1.....	7,852	40.0	Less than \$200.....	258	2.4
2.....	7,582	38.6	\$200 to \$299.....	345	3.2
3 or more.....	2,649	13.5	\$300 to \$499.....	2,595	23.9
			\$500 to \$749.....	5,134	47.2
HOUSE HEATING FUEL			\$750 to \$999.....	1,400	12.9
Utility gas.....	8,263	42.1	\$1,000 to \$1,499.....	768	7.1
Bottled, tank, or LP gas.....	107	0.5	\$1,500 or more.....	212	1.9
Electricity.....	10,670	54.3	No cash rent.....	163	1.5
Fuel oil, kerosene, etc.....	190	1.0	Median (dollars).....	592	(X)
Coal or coke.....	-	-			
Wood.....	348	1.8	GROSS RENT AS A PERCENTAGE OF		
Solar energy.....	9	-	HOUSEHOLD INCOME IN 1999		
Other fuel.....	25	0.1	Less than 15.0 percent.....	1,185	10.9
No fuel used.....	29	0.1	15.0 to 19.9 percent.....	1,289	11.9
			20.0 to 24.9 percent.....	1,201	11.0
SELECTED CHARACTERISTICS			25.0 to 29.9 percent.....	1,238	11.4
Lacking complete plumbing facilities.....	69	0.4	30.0 to 34.9 percent.....	666	6.1
Lacking complete kitchen facilities.....	258	1.3	35.0 percent or more.....	4,815	44.3
No telephone service.....	177	0.9	Not computed.....	481	4.4

-Represents zero or rounds to zero. (X) Not applicable.

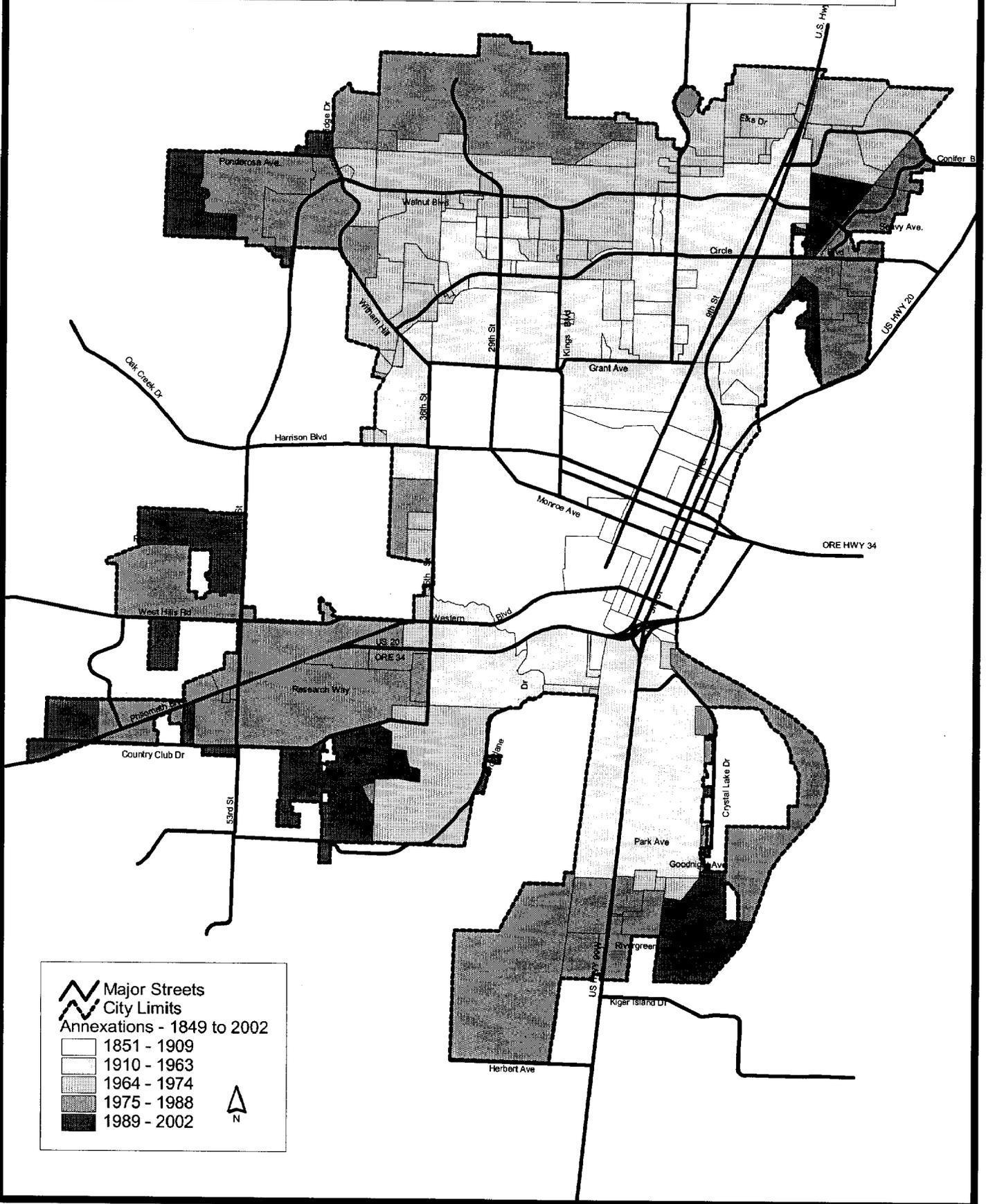
Source: U.S. Bureau of the Census, Census 2000.

TABLE II: CORVALLIS ANNEXATIONS AND LAND AREA, 1976-2002

YEAR	EXISTING LAND (Acres)	ANNEXED LAND (Acres)	TOTAL LAND AREA (Acres):	TOTAL LAND AREA (Square Miles):
1976	5,466.5	88.4	5,554.9	8.7
1977	5,554.9	565.3	6,120.2	9.6
1978	6,120.2	68.5	6,188.7	9.7
1979	6,188.7	0.0	6,188.7	9.7
1980	6,188.7	293.3	6,482.0	10.1
1981	6,482.0	299.6	6,781.7	10.6
1982	6,781.7	296.1	7,077.8	11.1
1983	7,077.8	0.0	7,077.8	11.1
1984	7,077.8	290.0	7,367.8	11.5
1985	7,367.8	365.3	7,733.1	12.1
1986	7,733.1	0.0	7,733.1	12.1
1987	7,733.1	0.0	7,733.1	12.1
1988	7,733.1	404.6	8,137.7	12.7
1989	8,137.7	182.9	8,320.6	13.0
1990	8,320.6	64.4	8,385.0	13.1
1991	8,385.0	30.4	8,415.4	13.1
1992	8,415.4	10.4	8,425.8	13.2
1993	8,425.8	0.0	8,425.8	13.2
1994	8,425.8	14.2	8,440.0	13.2
1995	8,440.0	0.0	8,440.0	13.2
1996	8,440.0	192.7	8,632.7	13.5
1997	8,632.7	7.5	8,640.2	13.5
1998	8,640.2	99.2	8,739.3	13.7
1999	8,739.3	33.0	8,772.4	13.7
2000	8,772.4	162.0	8,934.4	14.0
2001	8,934.4	5.6	8,940.0	14.0
2002	8,934.4	0.0	8,934.4	14.0

TOTAL ANNEXED LAND, 1976-2002: 3473.5 Acres**5.4 Square Miles**Sources: City of Corvallis Geographic Information System annexation data file;
Community Development Department records.

Map I: Corvallis Annexations, 1849-2002



Major Streets
 City Limits
 Annexations - 1849 to 2002

 1851 - 1909
 1910 - 1963
 1964 - 1974
 1975 - 1988
 1989 - 2002



**TABLE III: CORVALLIS POPULATION GROWTH
AND DEVELOPMENT TRENDS**

Period	Average Population Growth Per Year	Number of New Single Family Residences*	Number of New Multi-Family Dwelling Units	Total New Units	Average Number of New Dwelling Units Per Year
1960-69	7.0%	1,445	1,924	3,369	337
1970-79	1.7%	1,934	2,469	4,403	440
1980-89	0.9%	709	765	1,474	147
1990-99	1.4%	1,639	1,956	3,595	360
2000-02	2.1%	599	672	1,271	423

*Includes manufactured homes placed on individual lots.

TABLE IV: CORVALLIS HOUSING STOCK, 1992 - 2002

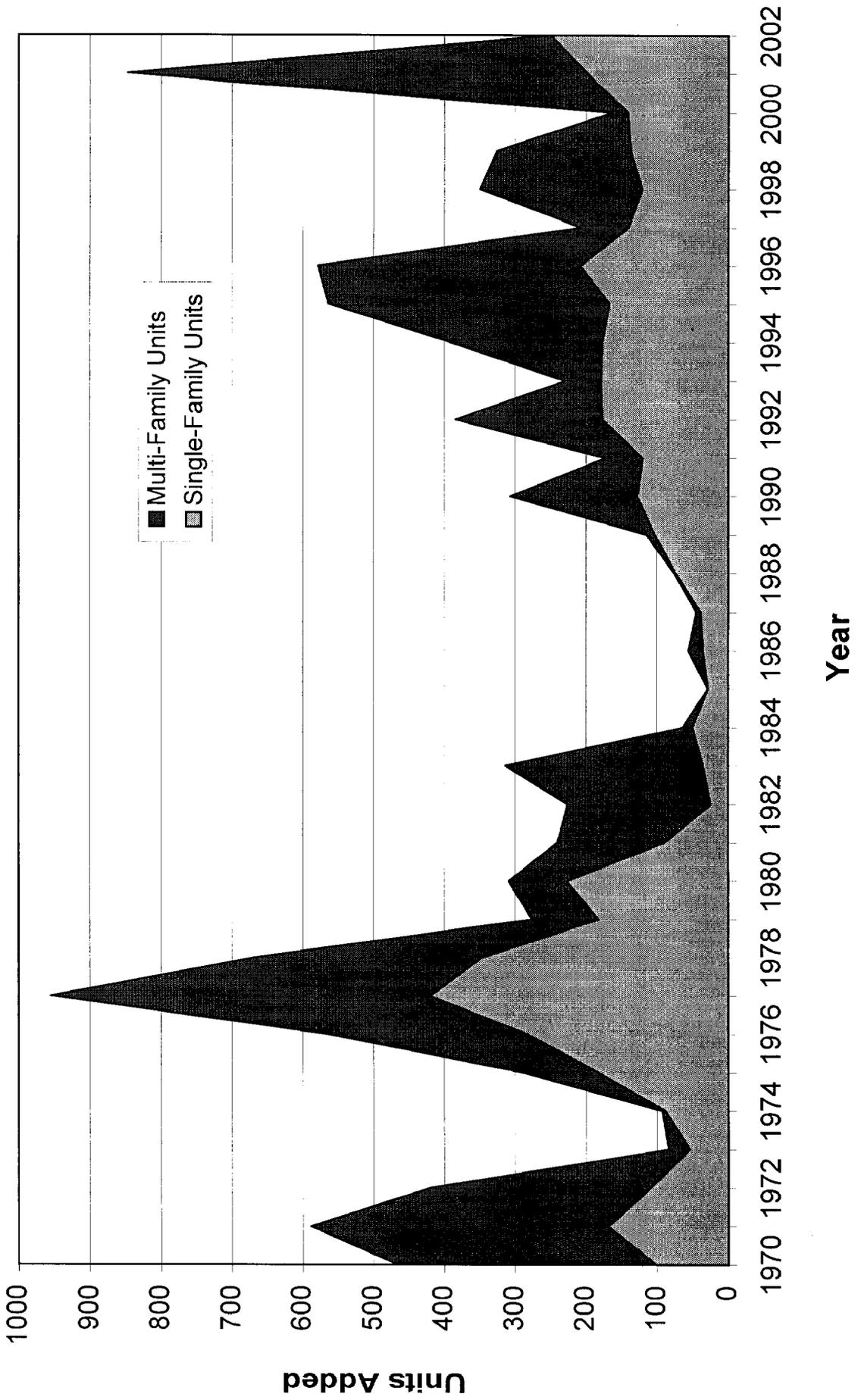
Year	New Single-Family:		Total Single-Family	New Multi-Family	Total Multi-Family	TOTAL - ALL UNITS
	Site Built	Manufactured Homes				
1992	177	7	10,283	207	7,501	17,784
1993	179	5	10,467	51	7,522	17,989
1994	176	39	10,682	214	7,766	18,448
1995	167	54	10,903	397	8,163	19,066
1996	209	33	11,145	371	8,534	19,679
1997	140	10	11,285	67	8,601	19,886
1998	121	23	11,429	229	8,830	20,259
1999	141	24	11,594	182	9,012	20,606
2000	141*	7*	11,742*	22	9,034	20,776*
2001	197	1	11,940	650	9,684	21,624
2002	250	3	12,193	0	9,684	21,877

* 2000 figures corrected; 2000 Land Development Information Report listed 138 site built units and 3 manufactured home units.

TABLE V: CORVALLIS RESIDENTIAL BUILDING PERMITS, 1970-2002
(Excludes Manufactured Homes)

Year	Single Family Units	Multi-Family Units	Total
1970	101	365	466
1971	169	420	589
1972	109	310	419
1973	54	30	84
1974	88	5	93
1975	182	106	288
1976	282	283	565
1977	420	535	955
1978	347	321	668
1979	182	94	276
1980	227	82	309
1981	90	150	240
1982	25	201	226
1983	36	278	314
1984	50	14	64
1985	29	0	29
1986	36	20	56
1987	39	6	45
1988	74	2	76
1989	103	12	115
1990	128	179	307
1991	120	53	173
1992	177	207	384
1993	179	51	230
1994	177	214	391
1995	167	397	564
1996	209	371	580
1997	140	67	207
1998	121	229	350
1999	137	188	325
2000	141	22	163
2001	197	650	847
2002	250	0	250
TOTALS	4,786	5,862	10,648

Figure II: Single-Family and Multi-Family Residential Units Added to City, 1970-2002



**TABLE VI: CORVALLIS SINGLE FAMILY RESIDENCE
BUILDING PERMITS ISSUED IN 2002***

Project/Subdivision Name	Lots Developed
The Meadows at Timberhill	82
Willamette Landing	37
Grand Oaks Summit	27
Other Miscellaneous	18
Park at Timberhill	17
Ridge at Timberhill	15
Fairway View Estates	10
Rivergreen Estates	10
Stoneybrook	9
Rosebrook	8
Suncrest	7
Goodneighbor	6
Grant Court	4
TOTAL SINGLE FAMILY LOTS DEVELOPED, 2002:	250

*Note: There were no multi-family (3 or more units) building permits issued in 2002.

**TABLE VII: CORVALLIS COMMERCIAL AND INDUSTRIAL
BUILDING PERMITS ISSUED, 2002
(New Construction, Valuation Over \$20,000)**

Project Name	Site Address	Valuation
HILTON GARDEN INN	2500 SW WESTERN BLVD	\$4,000,000
BED BATH & BEYOND	1725 NW 9TH ST	\$1,200,000
UNITED METHODIST CHURCH	1166 NW JACKSON AVE	\$1,100,000
LES SCHWAB	2220 SW 3RD ST	\$875,000
BROOKLANE LIFT STATION	2600 SW MORRIS AVE	\$802,300
MOOSE LODGE	2240 SW 3RD ST	\$350,000
GRAND OAKS CARPORTS	6300 SW GRAND OAKS	\$267,193
WESTERN PLAZA	370 SW WESTERN BLVD	\$233,050
OAK CREEK GREENHOUSE	3015 SW WESTERN BLVD	\$164,800
STORAGE UNIT K	435 NE CIRCLE BLVD	\$152,618
INTERMODAL MALL	508 SW MONROE AVE	\$138,207
STORAGE BUILDING	1304 NE 2ND ST	\$116,000
PACIFIC RIM NEW HANGAR	5556 SW PLUMLEY ST	\$103,362
GERKEN DENTAL	2342 NW PROFESSIONAL DR	\$100,000
STORAGE UNIT M	435 NE CIRCLE BLVD	\$68,850
DUTCH BROS COFFEE	425 NW HARRISON BLVD	\$25,000
POLE BARN PARKS & RECREATION	1320 SW AVERY PARK DR	\$22,000
TOTAL VALUATION, NEW CONSTRUCTION:		\$9,718,379

Note: The City issued 26 building permits for new nonresidential construction in 2002. The City also issued 348 permits for alterations or additions to nonresidential structures (\$55,395,658 total valuation).

TABLE VIII: 2002 SUMMARY OF CORVALLIS VACANT LANDS, BY ZONE

(Does Not Include Right-of-Way Areas or Vacant Acreage for OSU or AG-OS Zones; also does not itemize areas subject to a Planned Development Overlay. See "Other Background Information" Section for a Description of All Zones)

ZONE	Total Acres	Vacant Areas	% Of Each Zone That is Vacant	% Vacant Land Per Zone / Total Vacant Land in City
Residential:				
Low-Density (2-6 Units/Acre):				
RS-3.5	2,617.0	237.9	9.1%	15.9%
RS-5	588.7	164.2	27.9%	10.9%
RS-6	357.4	181.9	50.9%	12.1%
Medium Density (6-12 Units/Acre):				
RS-9	757.1	143.1	18.9%	9.5%
Medium-High Density (12-20 Units/Acre):				
RS-12	384.1	107.6	28.0%	7.2%
RS-12U	11.9	0.0	0.0%	0.0%
High Density (20+ Units/Acre):				
RS-20	281.8	9.3	3.3%	0.6%
Subtotal, Residential:	4,998.0	844.0	16.9%	56.3%
Commercial:				
Central Business District (CBD)	85.9	0.6	0.7%	0.0%
Central Business Fringe (CBF)	16.4	0.4	2.4%	0.0%
Linear Commercial (LC)	197.5	10.3	5.2%	0.7%
Community Shopping (CS)	73.2	0.0	0.0%	0.0%
Shopping Area (SA)	36.1	6.8	18.8%	0.5%
Shopping Area - University (SAU)	5.5	0.0	0.0%	0.0%
Special Shopping District (SSD)	7.5	0.0	0.0%	0.0%
Professional & Administrative Office (P-AO)	72.4	19.7	27.2%	1.3%
Mixed Use Commercial (MUC)	25.3	4.5	17.8%	0.3%
Subtotal, Commercial:	519.8	42.3	8.1%	2.8%
Industrial:				
Limited Industrial (LI)	38.4	12.5	32.6%	0.8%
General Industrial (GI)	896.0	503.4	56.2%	33.6%
Intensive Industrial (II)	101.0	62.0	61.4%	4.1%
Mixed Use Employment (MUE)	19.6	8.6	43.9%	0.6%
Research Technology Center (RTC)	103.6	27.6	26.6%	1.8%
Subtotal, Industrial:	1,158.6	614.1	53.0%	40.9%
Other**:	801.8			
TOTAL ACRES (Excluding ROW):	7,478.2	1,500.4	20.1%	100.0%

*PD = Planned Development Overlay. **Includes lands zoned OSU and Agriculture-Open Space.

TABLE IX: 2002 CORVALLIS VACANT LANDS, BY ZONE (WITH PLANNED DEVELOPMENT AREAS ITEMIZED)

(Does Not Include Right-of-Way Areas or Vacant Acreage for OSU or AG-OS Zones; "Other Background Information" Section for a Description of All Zones)

RESIDENTIAL ZONES									
ZONE	Total Acres	% Total Area Per Zone / Total Area in City	Vacant Areas			% Of Each Zone That is Vacant	% Vacant Land Per Zone / Total Vacant Land in City		
			Totally Vacant Areas	Vacant Approved* Areas	All Vacant Areas				
Residential:									
Low-Density (2-6 Units/Acre):									
RS-3.5	2,084.6	27.9%	109.4		109.4	5.2%	7.3%		
PD(RS-3.5)	532.4	7.1%	73.6	54.9	128.5	24.1%	8.6%		
RS-5	378.8	5.1%	21.9		21.9	5.8%	1.5%		
PD(RS-5)	209.9	2.8%	123.7	18.6	142.3	67.8%	9.5%		
RS-6	123.1	1.6%	27.3	4.3	31.6	25.7%	2.1%		
PD(RS-6)	234.3	3.1%	23.2	127.1	150.3	64.1%	10.0%		
Medium Density (6-12 Units/Acre):									
RS-9	440.8	5.9%	16.4		16.4	3.7%	1.1%		
PD(RS-9)	316.3	4.2%	66.1	60.6	126.7	40.1%	8.4%		
Medium-High Density (12-20 Units/Acre):									
RS-12	150.2	2.0%	2.0		2.0	1.3%	0.1%		
PD(RS-12)	233.9	3.1%	64.7	40.9	105.6	45.1%	7.0%		
RS-12U	11.1	0.1%	0.0		0.0	0.0%	0.0%		
PD(RS-12(U))	0.8	0.0%	0.0		0.0	0.0%	0.0%		
High Density (20+ Units/Acre):									
RS-20	223.7	3.0%	0.5		0.5	0.2%	0.0%		
PD(RS-20)	58.1	0.8%	7.5	1.3	8.8	15.1%	0.6%		
Subtotal, Residential:	4,998.0	66.8%	536.3	307.7	844.0	16.9%	56.3%		

*"Vacant Approved" includes land approved for future development, such as a subdivision, which has not yet been developed.

TABLE IX: 2002 CORVALLIS VACANT LANDS, BY ZONE (WITH PLANNED DEVELOPMENT AREAS ITEMIZED)

(Does Not Include Right-of-Way Areas or Vacant Acreage for OSU or AG-OS Zones; "Other Background Information" Section for a Description of All Zones)

NONRESIDENTIAL ZONES

ZONE	Total Acres	% Total Area Per Zone / Total Area in City	Vacant Areas			% Of Each Zone That is Vacant	% Vacant Land Per Zone / Total Vacant Land in City
			Totally Vacant Areas	Vacant Approved* Areas	All Vacant Areas		
Commercial:							
Central Business District (CBD)	85.9	1.1%	0.6		0.6	0.7%	
Central Business Fringe (CBF)	16.4	0.2%	0.4		0.4	2.4%	
Linear Commercial (LC)	177.6	2.4%	10.0		10.0	5.6%	
PD(LC)	19.9	0.3%	0.3		0.3	1.5%	
Community Shopping (CS)	5.0	0.1%	0.0		0.0	0.0%	
PD(CS)	68.2	0.9%	0.0		0.0	0.0%	
Shopping Area (SA)	31.2	0.4%	6.8		6.8	21.8%	
PD(SA)	4.9	0.1%	0.0		0.0	0.0%	
Shopping Area - University (SAU)	5.5	0.1%	0.0		0.0	0.0%	
Special Shopping District (SSD)	7.5	0.1%	0.0		0.0	0.0%	
Professional & Administrative Office (P-AO)	23.4	0.3%	1.8		1.8	7.7%	
PD(P-AO)	49.0	0.7%	13.7	4.2	17.9	36.5%	
Mixed Use Commercial (MUC)	4.8	0.1%	0.8		0.8	16.7%	
PD(MUC)	20.5	0.3%	0.8	2.9	3.7	18.0%	
Subtotal, Commercial:	519.8	7.0%	35.2	7.1	42.3	8.1%	
Industrial:							
Limited Industrial (LI)	27.1	0.4%	1.2		1.2	4.4%	
PD(LI)	11.3	0.2%	11.3		11.3	100.0%	
General Industrial (GI)	279.0	3.7%	17.2		17.2	6.2%	
PD(GI)	617.0	8.3%	486.2		486.2	78.8%	
Intensive Industrial (II)	22.2	0.3%	0.0		0.0	0.0%	
PD(II)	78.8	1.1%	62.0		62.0	78.7%	
Mixed Use Employment (MUE)	6.9	0.1%	2.0		2.0	29.0%	
PD(MUE)	12.7	0.2%	6.6		6.6	52.0%	
Research Technology Center (RTC)	82.7	1.1%	8.5		8.5	10.3%	
PD(RTC)	20.9	0.3%	19.1		19.1	91.4%	
Subtotal, Industrial:	1,158.6	15.5%	614.1	0.0	614.1	53.0%	
Other**:							
	801.8	10.7%					
TOTAL ACRES, RESIDENTIAL & NONRESIDENTIAL (Excluding ROW):	7,478.2	100.0%	1,185.7	314.8	1,499.4	20.1%	
						100.0%	

**Vacant Approved* includes land approved for future development, such as a subdivision, which has not yet been developed.

**Includes lands zoned OSU and Agriculture-Open Space.

TABLE X: VACANT LAND IN CITY LIMITS APPROVED FOR FUTURE DEVELOPMENT*

Project	Total Project Area (Acres)	Approved Units:				Developed Units:				Approved Units Remaining for Development:						
		SF or TH	DPLX	TPLX	MF or Group	Total	SF or TH	DPLX	TPLX	MF or Group	Total	SF or TH	DPLX	TPLX	MF or Group	Total
Suncrest	102.0	622				622	37			37	585					585
Grand Oaks Summit	101.2	293			220	513	197			125	96				95	191
Millamette Landing	96.8	473			36**	509	65				408			36		444
Meadowridge at Timberhill	47.5	93				93					93					93
Stoneybrook	41.5	47	2	3	219	271	44	2	3	200	3			19		22
Rivergreen Estates	29.7	49			332	381	47			264	2			68		70
Nest Hills Assisted Living	18.8				146	146				66				80		80
In Harmony	11.9				30	30				0				30		30
Meadowlark	4.3	30				30				0	30					30
10th & A	1.3				30	30				0				30		30
	455.0	1607	2	3	977	2625	390	2	3	655	1217	0	0	358	0	1575

SF = single family; TH = townhouse; DPLX = duplex; TPLX = triplex; MF = multifamily.

*Corresponds to areas with an approved Conceptual and/or Detailed Development Plan or an approved Tentative Subdivision Plat that has not yet been recorded, as of 12/31/02.

**Mixed use.

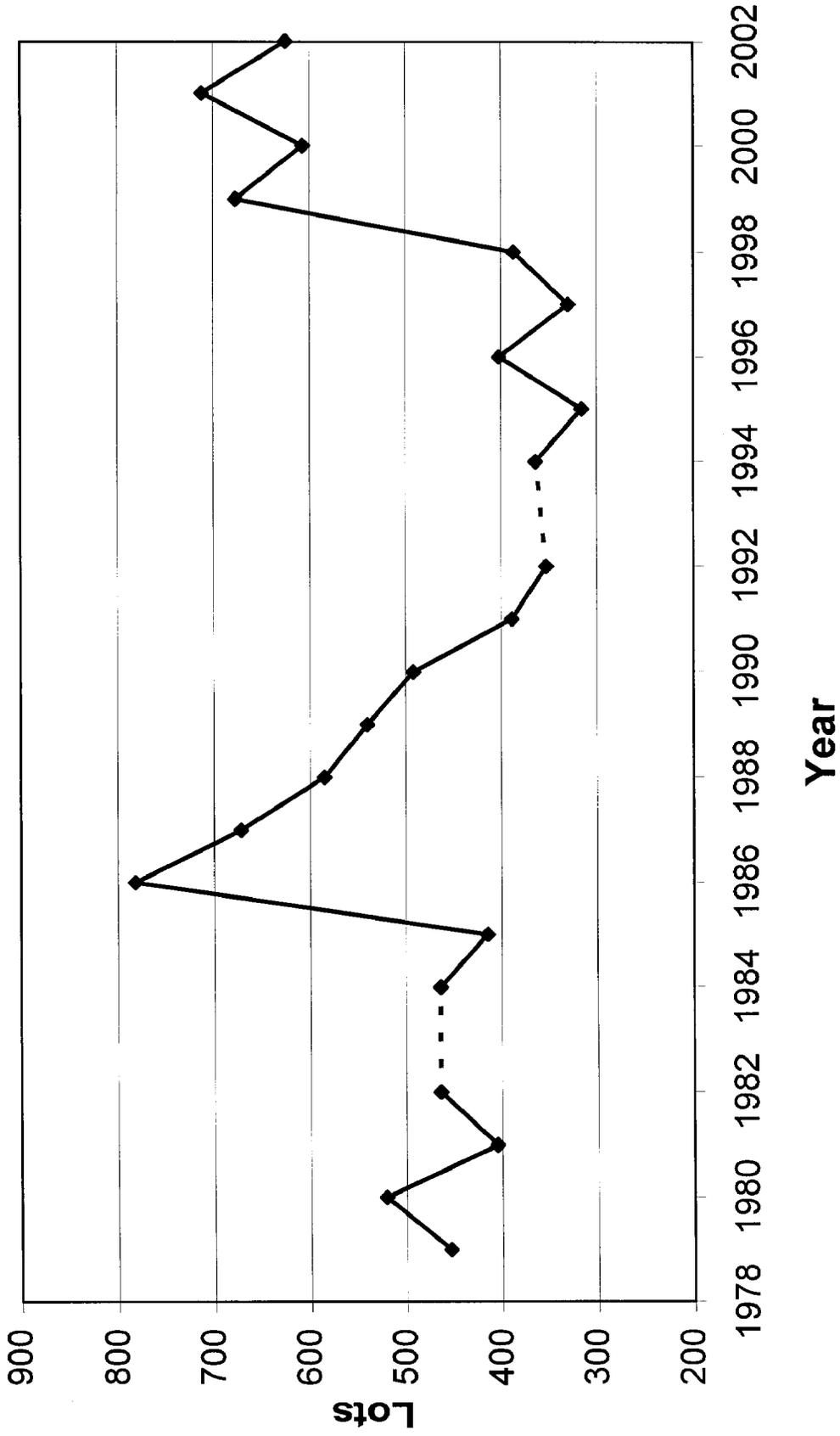
TABLE XI: 2002 CORVALLIS VACANT AND APPROVED SINGLE-FAMILY LOTS

ZONE	TOTALLY VACANT			% OF TOTALLY VACANT LAND AREA CORRELATED WITH VACANT LOTS UNDER 1 ACRE	VACANT APPROVED SINGLE-FAMILY LOTS AND CORRESPONDING PROJECT NAME**	TOTAL VACANT & APPROVED SINGLE-FAMILY LOTS
	NUMBER OF VACANT LOTS UNDER 1 ACRE	LAND AREA OF VACANT LOTS UNDER 1 ACRE (ACRES)	TOTALLY VACANT LAND AREA (ACRES)			
RS-3.5	212	70.2	237.9	29.5%	79 (Meadowridge at Timberhill)	212 + 79 = 291
RS-5	55	13.2	164.2	8.0%	14 (Meadowridge at Timberhill)	55 + 14 = 69
RS-6	176	25.4	181.9	14.0%	585 (Suncrest); 96 (Grand Oaks Summit); 30 (Meadowlark); 3 (Stoneybrook) = 714 Total	176 + 714 = 890
RS-9	117	14.4	143.1	10.1%	410 (Rivergreen Estates/Willamette Landing)	117 + 410 = 527
RS-12	61	7.0	107.6	6.5%		61
RS-20	4	1.4	9.3	15.1%		4
TOTALS:	625	131.6	844.0	15.6%	1,217	1,842

*Includes all totally vacant parcels under one acre.

**Refer To Table X for additional information regarding approved lots remaining for development.

FIGURE III
Corvallis Vacant Single-Family Lots, 1979-2002*



* No Data for 1983 or 1993. Includes vacant lots under 1 acre. Does not include "vacant approved" lots.

TABLE XII: CHANGE IN CORVALLIS VACANT LAND, 1977-2002

Year	Vacant Land, Acres	Total Land Area in City	Percent of Vacant Land in City
1977	1,343	6,129	21.9%
1978	1,234	6,135	20.1%
1979	1,005	6,135	16.4%
1981	1,318	6,724	20.7%
1982	1,391	7,022	19.8%
1983	1,357	7,022	19.3%
1984	1,287	7,314	17.6%
1985	1,930	7,684	25.1%
1986*	1,943	7,684	25.2%
1987	1,935	7,882	24.1%
1988	2,013	8,050	25.0%
1989	2,046	8,218	24.9%
1990	2,056	8,282	24.8%
1991	2,058	8,312	24.8%
1992	2,008	8,323	24.1%
1993	1,960	8,323	23.5%
1994	1,905	8,337	22.8%
1995	1,959	8,471	23.1%
1996	1,980	8,515	23.3%
1997	1,925	8,522	22.6%
1998	1,848	8,620	21.4%
1999	1,731	8,921	19.4%
2000	1,738	8,930	19.5%
2001	1,467**	8,934	16.4%
2002	1,500***	8,934	16.8%

* The increase in the vacant acreage figures from 1985 to 1986 are the result of data correction made possible by a 1986 aerial survey of the City.

** Adjustment made to 2001 vacant land figure to include two vacant properties that were omitted in error.

*** The increase in total vacant land area from 2001 to 2002, despite the lack of new land added to the City in 2002, is attributed to revised methodologies in calculating vacant land.

BUILDABLE LANDS INFORMATION

METHODS FOR BUILDABLE LAND ANALYSIS

The buildable land analysis in this report was conducted primarily using queries of databases available in the City's geographic information system (GIS), supplemented by visual analysis of aerial photographs, also available via GIS, and review of building permit records. GIS analysis was utilized to identify land as falling into one of the following five categories:

- 1. Totally Developed** Land with existing development where, in general, the property improvement value is greater than the land value, including the majority of single family residential lots in the City. Land with little to no development or redevelopment potential, such as subdivision tracts set aside for common areas, and most publicly-owned properties also are included in this category.
- 2. Redevelopable** Parcels with some existing development that represents a relatively small percentage of the total available land area or improvement value. Additional development is considered possible for these areas.
- 3. Vacant Approved** Land within the City Limits that has been approved for future development, such as a subdivision or Planned Development detailed development plan, but which has not yet been developed. For example, this includes phases of approved developments such as Timberhill, Grand Oaks Summit, or Willamette Landing
- 4. Constrained** Land subject to any one of several constraints that are assumed to restrict the properties' development potential, either due to hazards or land use policy/regulation. As noted earlier, these constraints represent a starting point for the Land Development Code Phase III Update project; refinement of these and other constraints will be considered as this project proceeds.
- 5. Vacant** Land not meeting any of the above categories, typically represented by parcels with a \$0 improvement value and/or without any development, as determined using aerial photographs.

“Buildable Land” = Vacant + Redevelopable + Vacant Approved Areas

PROPERTY-BASED ANALYSIS:

The following methods were used to identify land as falling into the five above categories:

1. Select parcels in UGB.
2. Classify parcels as residential or nonresidential (or predominantly residential or nonresidential), using a combination of queries of assessment codes and Comprehensive Plan land use designations.
3. Conduct queries of the property assessment database to identify “developed” parcels – supplemented by visual analysis of aerial photos, as needed -- assumed to include the following:
 - Residential parcels < 2 acres, improvement value > \$25,000
 - Nonresidential parcels < 4 acres, improvement value > 25% of land value
 - Parcels for which building permits issued, 1991 - 2002 (using the City’s “Permit Plan” database)
 - Developed parks
 - Developed publicly-owned parcels, including all City-owned properties (see list, below)
 - Hewlett-Packard property
 - OSU campus
 - Developed churches, including adjacent parking lots
 - Manufactured home parks
 - Subdivision tracts/common areas
 - Homeowner association properties
 - Cemeteries
 - Parcels < 3,250 sq. ft. not meeting any of above criteria (considered “undevelopable” - per the City’s new Code standards, this is the minimum lot size for RS-12)

Publicly-owned properties (as listed in Benton County assessor database):

- | | |
|-------------------------------------|--------------------------------------|
| • Benton County | • Oregon State Board Higher Ed |
| • Benton County Historical Society | • Oregon State Dept Transp |
| • City of Corvallis | • Oregon State Forestry Board |
| • City of Corvallis & Benton County | • Oregon State Human Resources |
| • Corvallis School District #509J | • Oregon State Hwy Comm |
| • Corvallis School District 509J | • Oregon State University Foundation |
| • Linn Benton Community College | • OSU |
| • Oregon State Board High Ed | • Public |
| | • School District #38 |
| | • School District#509J |
| | • School District #9 |
| | • USA |

*Under the “Land Development Code Update, Phase I,” the City adopted – and the State approved – new Land Development Code regulations. However, the new Code provisions are not yet in effect, pending a legal challenge.

4. Identify “totally vacant” properties, assumed to represent parcels > 3,250 square feet, with an improvement value < \$5,000.
5. Identify “vacant approved” properties, based on analysis of planning and building permit records.
6. Identify remainder properties as “redevelopable.”
7. Review results of queries, and make hand-edits as needed, particularly based on visual analysis of aerial photographs available in GIS. Hand-edits also were needed to make adjustments for land use categories that did not align with parcel boundaries.

LAND USE/CONSTRAINTS-BASED ANALYSIS:

Once all property had been classified appropriately, the resultant parcel-based GIS file was intersected with Comprehensive Plan and constraints GIS files to create data on available land by category for each Comprehensive Plan designation. Land considered to be constrained was deleted.

1. Create new GIS file to identify buildable lands; delete all “developed” properties.
2. Merge all “constrained” land use categories, as listed below, into one consolidated GIS file.* For this purposes of this analysis, constrained land was considered to include:

Constrained Land (initial categories):

- Floodway
- 25%+ slopes
- 100 - year flood plain
- Land in the 4th water service level (not served by City water), > 560' elevation
- Land subject to the Open Space-Agriculture or Conservation-Open Space land use designations
- Squaw Creek and Jackson-Frazier wetlands

3. Delete constrained land from base “buildable land” file.
4. Analyze resultant remaining land, by Comprehensive Plan designation and by land availability category (vacant, redevelopable, or vacant approved). Eighty-five percent of the redevelopable land area was assumed to be available for future development, based on review of aerial photographs. Export GIS data into spreadsheets to perform these calculations.

*Note: it was not feasible to merge the slope data with the other constraints; a separate file was created for the slope data.

VACANT LANDS ANALYSIS FOR CITY LIMITS:

Traditionally, the LDIR has included information about vacant lands in the City limits. Some of this data is included in the report in order to provide continuity with past analyses.

1. Using the parcel-based GIS file, select parcels in the City Limits and create a new data subset.
2. Query parcel file to select “totally vacant” and “vacant approved” properties.
3. Create a new field in the City database to add zoning information, using queries of parcels contained within each zone. Hand edit remainder parcels, as needed.
4. Export resultant data for spreadsheet analysis of vacant land by zoning district. Hand edit, as needed, to account for parcels with multiple land use designations or categories.
5. Correlate vacant land by zoning district. Identify vacant residential parcels under one acre in size.

**TABLE XIII: CORVALLIS URBAN GROWTH BOUNDARY -
TOTAL LAND AREA BY COMPREHENSIVE PLAN DESIGNATION**

LAND USE DESIGNATION	ACRES, 2002	% OF TOTAL	ACRES, 2001	CHANGE IN ACRES, 2001- 2002
Residential:				
Low Density	6,327.8	38.3%	6,523.2	-195.4
Medium Density	1,367.1	8.3%	1,234.8	132.3
Medium-High Density	661.9	4.0%	558.0	103.9
High Density	259.3	1.6%	248.0	11.3
Mixed Use Residential	157.9	1.0%	113.6	44.3
Subtotal:	8,774.0	53.2%	8,677.6	
Commercial:				
Central Business	92.9	0.6%	92.9	0.0
Mixed Use Commercial	407.1	2.5%	370.8	36.3
Professional Office	67.8	0.4%	67.8	0.0
Subtotal:	567.8	3.4%	531.5	
Industrial:				
Limited Industrial	11.3	0.1%	11.3	0.0
Limited Industrial-Office	167.0	1.0%	154.3	12.7
General Industrial	1,408.6	8.5%	1,475.1	-66.5
General Industrial-Office*	42.5	0.3%	0.0	42.5
Intensive Industrial	278.3	1.7%	278.3	0.0
Mixed Use Employment	113.5	0.7%	101.6	11.9
Mixed Use Transitional	42.1	0.3%	42.1	0.0
Research Technology	112.5	0.7%	112.5	0.0
Subtotal:	2,175.7	13.2%	2,175.2	
Other:				
Public Institutional	2,067.1	12.5%	2,072.4	-5.3
Open Space - Agriculture	847.6	5.1%	847.6	0.0
Open Space - Conservation	2,072.7	12.6%	1,939.5	133.2
Intensive Development Sector**	0.0	0.0%	275.4	-275.4
Subtotal:	4,987.4	30.2%	5,134.9	
TOTAL:	16,504.9	100.0%	16,519.2	

*New Comprehensive Plan designation, adopted as part of the North Corvallis Area Plan.

**The Intensive Development Sector designation was eliminated, per the North Corvallis Area Plan.

Note: Differences for total acreage for 2001 and 2002 reflect adjustments in the GIS files. Does not include right-of-way.

**TABLE XIV: DEVELOPMENT CONSTRAINTS,*
URBAN GROWTH BOUNDARY**

Constraint	Acres
Areas Constrained by Hazards:	
Floodway	190.2
Slopes > 25%	883.5
Areas Constrained by Land Use Policies:	
100-Year Flood Plain	1,963.0
4th Level Water Service (>560')	349.1
Open Space - Conservation Comprehensive Plan Designation	2,072.7
Open Space - Agriculture Comprehensive Plan Designation	847.6
Jackson-Frazier Wetland	541.7
Squaw Creek Wetland	348.1
Consolidated Constraints Area, Excluding Slopes > 25%	6,298.3
Estimated Additional Constrained Area For Slopes > 25%**	576.6
<hr/>	
ESTIMATED CONSOLIDATED CONSTRAINTS AREA:	6,874.9
UGB AREA, EXCLUDING RIGHT-OF-WAY (ROW):	16,504.9
TOTAL UGB AREA, INCLUDING ROW:	17,965.0
% OF UGB (EXCLUDING ROW) REPRESENTED BY CONSTRAINED LAND:	41.7%

*These constraints were assumed to represent a minimum baseline for the purposes of this buildable land inventory analysis. Other development constraints not identified in this table are being considered as part of the City's Land Development Code Update, Phase III project; decisions resulting from this project are expected to result in changes to the constraints acreage. In addition, through the use of "density transfer," a property owner may be able to develop a property in a manner that protects significant natural features provided the overall density for a site is maintained. Density transfer allows residential density under a single residential development to be shifted from one part of a site to another part of the same site.

**Based on GIS analysis. Includes slope polygons not completely within the "consolidated constraints" area of 6,298.3 acres. Because some slope polygons intersect the consolidated area, this figure is a slight overstatement of the amount of additional constrained land.

TABLE XV: BUILDABLE LAND FOR UGB, BY COMPREHENSIVE PLAN DESIGNATION

(With Initial Development Constraints Extracted from Buildable Land Area. Some Figures May Not Add Up Due to Rounding)

		BUILDABLE LAND, ACRES					Total UGB Area, Acres (F)	% of UGB that is Buildable (E/F)
Totally Vacant (A)	Redevelopable - Gross Area (B)	Redevelopable - Adjusted Area (C = 85% of B)	Vacant, Approved for Development (D)	Total Buildable Land (E = A+C+D)				
Residential Designations								
Low Density Residential	1,047.0	1,512.0	1,285.2	169.5	2,501.6	6,327.8	39.5%	
Medium Density Residential	250.4	332.6	282.7	60.0	593.1	1,367.1	43.4%	
Medium-High Density Residential	194.3	134.3	114.2	22.5	330.9	661.9	50.0%	
High Density Residential	7.5	7.2	6.1	1.3	14.9	259.3	5.8%	
Mixed Use Residential	91.0	23.0	19.5	13.0	123.5	157.9	78.2%	
Subtotal, Residential Designations:	1,590.2	2,009.1	1,707.7	266.2	3,564.1	8,774.0	40.6%	
Commercial Designations								
Central Business District	1.0	0.2	0.2	0.0	1.2	92.9	1.3%	
Mixed Use Commercial	40.1	41.7	35.4	2.8	78.3	407.1	19.2%	
Professional Office	15.3	0.7	0.6	4.2	20.1	67.8	29.6%	
Subtotal, Commercial Designations:	56.5	42.6	36.2	7.0	99.6	567.8	17.5%	
Industrial Designations								
Limited Industrial	10.8	0.0	0.0	0.0	10.8	11.3	95.9%	
Limited Industrial - Office	92.6	8.7	7.4	0.0	99.9	167.0	59.8%	
General Industrial	718.8	77.8	66.1	33.6	818.5	1,408.6	58.1%	
General Industrial - Office	0.0	18.8	16.0	0.0	16.0	42.5	37.6%	
Mixed Use Employment	33.1	13.3	11.3	3.3	47.8	113.5	42.1%	
Intensive Industrial	13.6	31.9	27.1	123.9	164.6	278.3	59.1%	
Research Technology	26.2	1.7	1.4	0.0	27.6	112.5	24.6%	
Mixed Use Transitional	0.0	0.0	0.0	0.0	0.0	42.1	0.0%	
Subtotal, Industrial Designations:	895.1	152.2	129.4	160.8	1,185.2	2,175.8	54.5%	
Other Designations								
Open Space - Agriculture	0.0	0.0	0.0	0.0	0.0	847.6	NA*	
Open Space - Conservation	0.0	0.0	0.0	0.0	0.0	2,072.7	NA*	
Public Institutional	19.4	28.9	24.6	0.0	44.0	2,067.1	2.1%	
Subtotal, Other:	19.4	28.9	24.6	0.0	44.0	4,987.4	0.9%	
TOTAL, ALL DESIGNATIONS**:	2,561.2	2,232.7	1,897.8	434.0	4,893.0	16,505.0	29.6%	

TABLE XVI: BUILDABLE LAND FOR CITY LIMITS, BY COMPREHENSIVE PLAN DESIGNATION

(With Initial Development Constraints Extracted from Buildable Land Area. Some Figures May Not Add Up Due to Rounding)

		BUILDABLE LAND, ACRES					Total City Limits Area, Acres (F)	% of City Limits that is Buildable (E/F)
	Totally Vacant (A)	Redevelopable - Gross Area (B)	Redevelopable - Adjusted Area (C = 85% of B)	Vacant, Approved for Development (D)	Total Buildable Land Area (E = A+B+D)			
Residential Designations								
Low Density Residential	243.9	102.3	87.0	169.5	500.4	2,822.8	17.7%	
Medium Density Residential	127.9	27.8	23.6	60.0	211.5	829.4	25.5%	
Medium-High Density Residential	46.5	11.4	9.7	19.5	75.7	330.1	22.9%	
High Density Residential	4.6	0.5	0.4	1.3	6.3	248.7	2.5%	
Mixed Use Residential	0.9	0.0	0.0	13.0	13.9	21.2	65.6%	
Subtotal, Residential Designations:	423.8	142.0	120.7	263.3	807.8	4,252.2	19.0%	
Commercial Designations								
Central Business District	1.0	0.2	0.2	0.0	1.2	92.9	1.3%	
Mixed Use Commercial	20.5	20.2	17.2	2.7	40.4	347.3	11.6%	
Professional Office	15.3	0.6	0.5	4.2	20.0	67.8	29.5%	
Subtotal, Commercial Designations:	36.8	21.0	17.9	6.9	61.6	508.0	12.1%	
Industrial Designations								
Limited Industrial	10.8	0.0	0.0	0.0	10.8	11.2	96.4%	
Limited Industrial - Office	34.7	7.8	6.6	0.0	41.3	61.4	67.3%	
General Industrial	442.3	19.8	16.8	0.0	459.1	763.6	60.1%	
General Industrial - Office*	0.0	0.0	0.0	0.0	0.0	0.0	NA*	
Mixed Use Employment	9.7	2.5	2.1	0.0	11.8	66.2	17.9%	
Intensive Industrial	13.6	15.7	13.3	0.0	26.9	88.4	30.5%	
Research Technology	26.2	1.7	1.4	0.0	27.6	112.5	24.6%	
Mixed Use Transitional	0.0	0.0	0.0	0.0	0.0	42.1	0.0%	
Subtotal, Industrial Designations:	537.3	47.5	40.2	0.0	577.5	1,145.4	50.4%	
Other Designations								
Open Space - Agriculture	0.0	0.0	0.0	0.0	0.0	21.0	NA**	
Open Space - Conservation	0.0	0.0	0.0	0.0	0.0	758.8	NA**	
Public Institutional	20.6	28.8	24.5	0.0	45.1	829.1	5.4%	
Subtotal, Other:	20.6	28.8	24.5	0.0	45.1	1,608.9	2.8%	
TOTAL, ALL DESIGNATIONS***:	1,018.5	239.3	203.4	270.2	1,492.1	7,514.5	19.9%	

*No General-Industrial Office land is located within the City Limits.

**Land designated Open Space - Agriculture or Open Space - Conservation was assumed to be constrained.

***Does not include right-of-way.

FIGURE IV: BUILDABLE LAND FOR UGB, BY CATEGORY

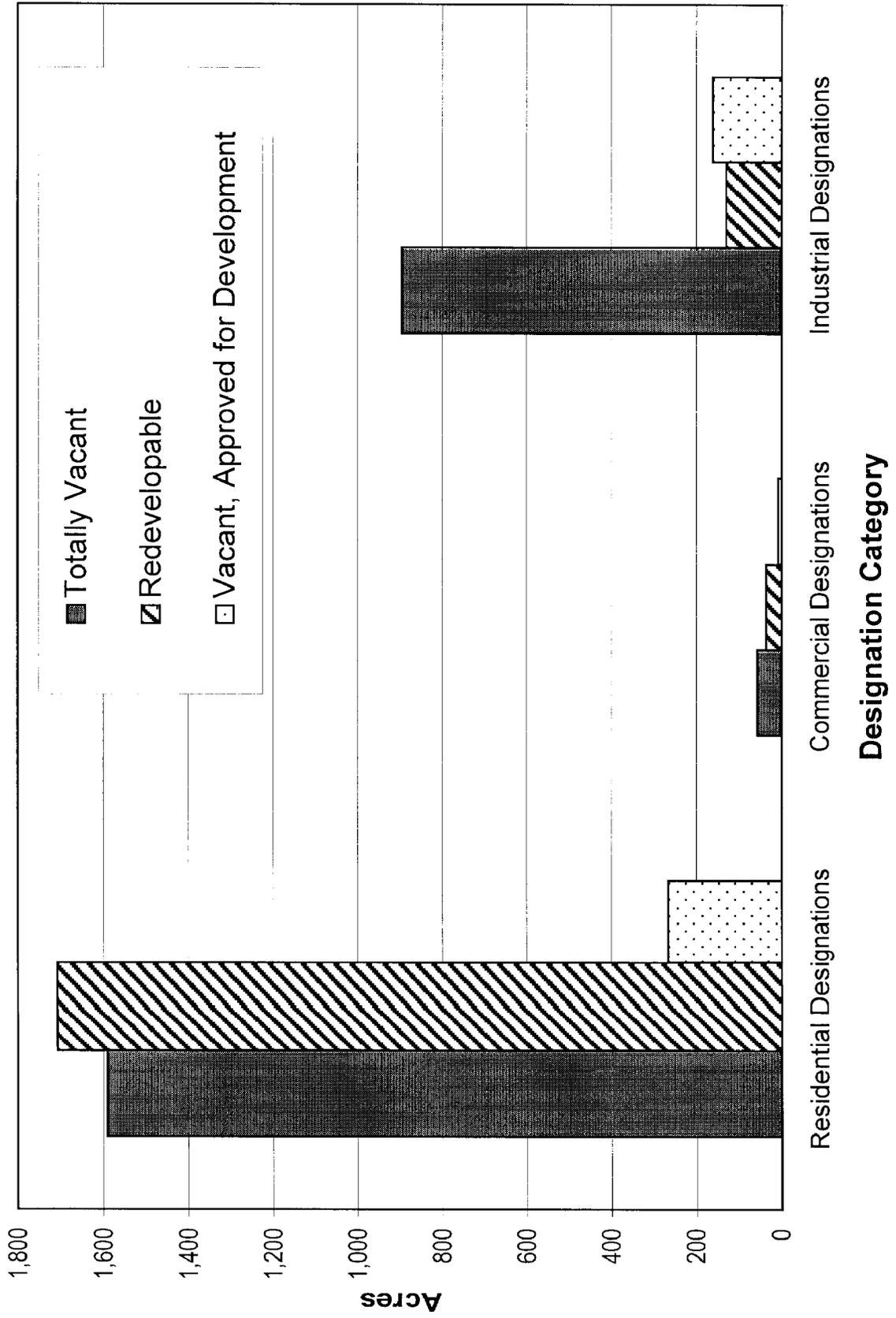


FIGURE V: BUILDABLE LAND FOR CITY LIMITS, BY CATEGORY

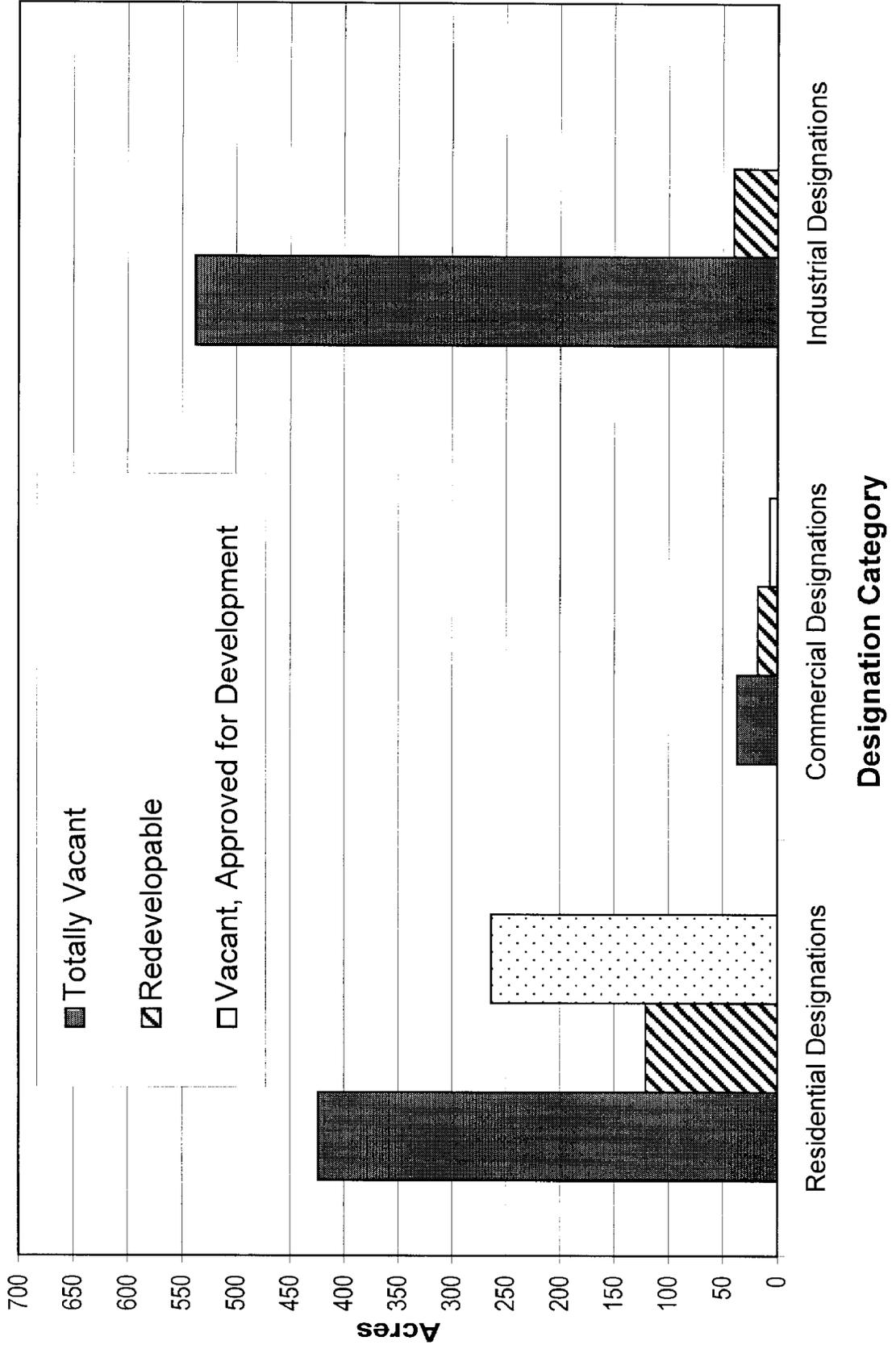


TABLE XVII: COMPARISON OF BUILDABLE LANDS IN CITY LIMITS VERSUS URBAN FRINGE AREA*

(All Figures in Acres. With Initial Development Constraints Extracted from Buildable Land Area;
Also Excludes Right-of-Way. Some Figures May Not Add Up Due to Rounding.)

	Total Buildable Land Area, UGB	Total Buildable Land Area, City	Total Buildable Land Area, Urban Fringe Area	% Buildable Land in City Limits	% Buildable Land in Urban Fringe Area
Residential Designations					
Low Density Residential	2,501.6	500.4	2,001.2	20.0%	80.0%
Medium Density Residential	593.1	211.5	381.6	35.7%	64.3%
Medium-High Density Residential	330.9	75.7	255.2	22.9%	77.1%
High Density Residential	14.9	6.3	8.6	42.3%	57.7%
Mixed Use Residential	123.5	13.9	109.6	11.3%	88.7%
Subtotal, Residential Designations:	3,564.1	807.8	2,756.3	22.7%	77.3%
Commercial Designations					
Central Business District	1.2	1.2	0.0	100.0%	0.0%
Mixed Use Commercial	78.3	40.4	37.9	51.6%	48.4%
Professional Office	20.1	20.0	0.1	99.5%	0.5%
Subtotal, Commercial Designations:	99.6	61.6	38.0	61.8%	38.2%
Industrial Designations					
Limited Industrial	10.8	10.8	0.0	100.0%	0.0%
Limited Industrial - Office	99.8	41.3	58.5	41.4%	58.6%
General Industrial	818.5	459.1	359.4	56.1%	43.9%
General Industrial - Office**	16.0	0.0	16.0	0.0%	100.0%
Mixed Use Employment	47.8	11.8	36.0	24.7%	75.3%
Intensive Industrial	164.6	26.9	137.7	16.3%	83.7%
Research Technology	27.6	27.6	0.0	100.0%	0.0%
Mixed Use Transitional	0.0	0.0	0.0	0.0%	0.0
Subtotal, Industrial Designations:	1,185.2	577.5	607.6	48.7%	51.3%
Other Designations					
Open Space - Agriculture***	0.0	0.0	0.0	0.0%	0.0%
Open Space - Conservation***	0.0	0.0	0.0	0.0%	0.0%
Public Institutional	44.0	42.2	1.8	95.9%	4.1%
Subtotal, Other:	44.0	42.2	1.8	95.9%	4.1%
TOTAL, ALL DESIGNATIONS:	4,893.0	1,489.2	3,403.8	30.4%	69.6%
*The Urban Fringe Area includes land within the Urban Growth Boundary but outside the City Limits.					
**No General-Industrial Office land is located within the City Limits.					
***Land designated Open Space - Agriculture or Open Space - Conservation was assumed to be constrained.					

OTHER BACKGROUND INFORMATION

CORVALLIS ZONES

The following information describes City of Corvallis zones. As part of a Land Development Code Update effort to implement the new Comprehensive Plan, the City Council adopted many zone changes at the end of 2000. For example, most of the existing commercial zones are proposed to be changed to new mixed use zones. The adopted zone changes have been approved by the State of Oregon but are subject to a legal challenge. At this time, it is unknown when the City may be implementing the Code changes. The following information pertains to the City's existing zones.

RESIDENTIAL ZONES

- RS-3.5** This zone is intended to provide low density family residential areas (at a density range of 2 to 6 units per acre) together with a full range of urban services in order to maintain stable family residential neighborhoods. The RS-3.5 zone features the largest minimum lot size of all the Low Density Residential zones. Allowable dwelling unit types are restricted to single family detached homes.
- RS-5** The purpose of this zone is to create low density family residential areas (at a density range of 2 to 6 units per acre) together with a full range of urban services in order to maintain stable family residential neighborhoods. Minimum lot sizes are slightly larger than provided for in the RS-3.5 zone. The additional housing types of zero lot line single family and duplexes are allowed.
- RS-6** The purpose of this zone is to allow for a variety of single family housing types (at a density range of 2 to 6 units per acre) in newly developing low density residential areas of the City. The zone is intended to provide the option for different residential building types on smaller lots than generally allowed in the RS-3.5 and RS-5 districts, as well as to encourage efficiencies in the provision of streets, utilities, and usable open space.
- RS-9** The purpose of this zone is to provide areas within Corvallis where single detached, single attached, duplexes, and townhouses may be constructed under various ownership patterns. The zone is intended to provide a higher density and more intensive use of land (density range of 6 to 12 units per acre) than the RS-3.5 and RS-5 zones while maintaining the direct relationship of each dwelling unit to its own building site. The zone is further intended to achieve efficiencies in the provision of streets and utilities and to encourage the provisions of usable open space.
- RS-12** The purposes of this zone are to provide areas for family and group residential uses (density range of 12 to 20 units per acre) in various areas within the City; to serve predominantly as transition areas between lower

density family residential housing and more intensively developed group residential housing and related uses.

RS-12U The purposes of this zone are to provide areas for medium-high density (12 to 20 units per acre) residential housing near the University that is compatible with existing development and is consistent with the purpose of the RS-12 zone. This zone also contains development standards and design options to help address compatibility issues in the North Campus Area north of Monroe Avenue.

RS-20 The purpose of this zone is to provide areas for high density (20 or more units per acre) group residential dwelling units and other closely related uses in various areas within the City.

NONRESIDENTIAL ZONES

P-AO
Professional and Administrative Office The purposes of the zone are to establish suitable urban areas for diversified office uses in concentrated centers and in appropriate isolated locations; to accommodate the location of intermediate uses between residential zones and areas of more intense development; to afford opportunities for employment and for business and professional services in close proximity to residential neighborhoods and transportation facilities; to provide for a range of compatible and supportive uses; and to promote user convenience and the conservation of energy.

SA
Shopping Area The purposes of the Shopping Area zone are to provide for concentrations of small retail businesses and commercial and personal service activities and related uses necessary to satisfy the daily shopping and related needs of nearby residents, to locate a range of businesses for user convenience, to assure commercial development at a scale compatible with nearby residences and to preserve residential privacy, to minimize hazards, noise, traffic congestion, and other related effects of commercial concentrations.

SA(U)
Shopping Area - University The purpose of this zone is to provide for concentrations of small retail businesses, commercial, and personal service activities in areas that are adjacent to Oregon State University and which have a large concentration of pedestrian activity. The intent is to promote efficient commercial development of these areas by emphasizing their unique orientation to the pedestrian rather than to the automobile. Development shall reflect the predominant existing development pattern in the district and be compatible with nearby residential areas.

CS <i>Community Shopping</i>	The purpose of the Community Shopping zone is to provide for a wide range of commercial activities in a community-scale shopping center.
SSD <i>Special Shopping District</i>	The purpose of the Special Shopping zone is to provide for development of integrated shopping areas containing complementary retail and wholesale activities serving a regional market.
LC <i>Linear Commercial</i>	This zone is primarily intended to provide areas for those commercial uses and related businesses which require large land areas for structure and parking facilities and direct automobile access; and other related services and businesses.
CB <i>Central Business District</i>	The purpose of the zone is to provide commercial uses as well as civic and residential uses and to provide all basic services required by a community.
CBF <i>Central Business Fringe</i>	The purpose of the Central Business Fringe zone is to allow commercial activity which is necessary to support the regional shopping facilities located in the Central Business zone. Because of its unique location, site development in this area should contribute to a visually attractive entrance to the downtown area.
RTC <i>Research Technology Center</i>	The purpose of this zone is to provide locations for research and technology uses which desire a campus-like setting and to establish standards that address the compatibility of the center with the surrounding uses.
LI <i>Limited Industrial</i>	The purpose of the LI zone is to create and preserve areas where small scale limited manufacturing and related uses which evidence few, if any, nuisance characteristics may locate. Accessory residential development not ordinarily permitted in other industrial districts is also allowed. Accessory nonindustrial uses which support the activity and are compatible with such uses are permitted within the district--specifically administrative, sales, and service uses.
GI <i>General Industrial</i>	The purpose of this zone is to provide appropriate locations for general industrial uses including manufacturing and related activities. The GI zone is intended to permit manufacturing, processing, assembling, packaging, or treatment of products from previously prepared materials. It is also intended to prohibit residential uses, and limit intensive retail uses as being incompatible with the primary industrial uses.

II
Intensive Industrial

The purpose of this zone is to provide appropriate locations for intensive manufacturing activities which are characterized by their potential for conflicts with residential land uses.

MIXED USE ZONES

The City adopted two new mixed use zones in early 1998. Some of the common goals of the new zones are providing more options for living, working, and shopping environments, facilitating the intensive use of land while minimizing potentially adverse impacts, and providing options for pedestrian-oriented lifestyles.

MUC
Mixed Use Commercial

This zone is intended to allow for the introduction of residential and industrial uses into commercial areas, while maintaining the City's supply of commercial lands.

MUE
Mixed Use Employment

This zone is intended to allow for the introduction of some commercial and residential uses into industrial areas, while maintaining the City's supply of industrial lands.

CORVALLIS COMPREHENSIVE PLAN DESIGNATIONS

(Adapted from Article 40 of the Corvallis Comprehensive Plan -
Comprehensive Plan Map Legend)

Residential Use Designations:

Low Density Residential: 2 to 6 units per acre

These areas will provide low density residences and necessary urban services to maintain stable residential neighborhoods.

Medium Density Residential: 6 to 12 units per acre

These areas will provide medium density residences under various ownerships and necessary urban services to maintain stable residential neighborhoods.

Medium-High Density Residential: 12 to 20 units per acre

These areas will provide for family and group residences at a medium-high density and act as a transition between lower density residential housing and more intensive land uses.

High Density Residential: Over 20 units per acre

These areas will provide for family and group residences at a high density and other closely related uses.

Mixed Use Residential

These areas will provide for primarily residential uses but also will allow for some civic, commercial, and industrial uses that are compatible with the predominant residential uses.

Commercial Use Designations:

Central Business

The downtown commercial area which also allows residences, government offices, and other basic services.

Mixed Use Commercial

These areas will provide for primarily commercial uses but also will allow for some civic, industrial, and residential uses that are compatible with the predominant

commercial uses, while maintaining the City's supply of commercially-designated lands.

Professional Office

Business and professional offices and related uses.

Industrial Use Designations:

Limited Industrial

Intended to create and preserve areas where limited manufacturing and related use types may locate. Limited manufacturing uses evidence few, if any nuisance characteristics. Accessory nonindustrial uses that support the primary use activity and are compatible are permitted - specifically administrative, sales, and service uses.

Limited Industrial - Office

Refers to establishments primarily engaged in the on-site production of goods by hand manufacturing, which involves only the use of hand tools or light mechanical equipment, and the incidental direct sale to consumers of only those goods produced on-site with no outside open storage permitted, and compatible accessory activities. Refers also to the development of the large-scale office industry (rather than small scale, single use, stand alone office buildings) and related uses. Impacts on neighboring properties resulting from limited industrial operations are expected to be minimal.

Mixed Use Employment

These areas will provide for a variety of employment opportunities by allowing for primarily limited industrial uses but also will allow for some commercial, civic, and residential uses that are compatible with the predominant industrial uses, while maintaining the City's supply of industrially-designated lands.

General Industrial

Intended to provide appropriate locations for a variety of general industrial uses including manufacturing and related activities with few, if any, nuisance characteristics.

General Industrial - Office

The GI-O designation is intended to provide a means to allow existing industrial enterprises to continue as conforming uses, while applying NCAP gateway standards for treatment of the Highway 99W corridor . This allows for future large-scale office development and other uses that are less intensive than those allowed under the existing GI designation. This designation will serve as a companion to the Limited Industrial-Office designation. Permitted uses and development requirements must be developed for the Corvallis Land Development Code once these properties are annexed.

Intensive Industrial

Intended to provide appropriate locations for intensive manufacturing activities which are characterized by their potential conflicts with residential and other land uses.

Mixed Use Transitional

Intended to provide a mechanism for existing general and intensive industrial uses to transition over time to less intensive uses including residential, commercial, limited industrial, parks, and open space.

Other Use Designations:

Public/Institutional

Lands in public or semi-public ownership such as the Oregon State University Campus, existing and known future District 509J school sites, City reservoirs, Linn Benton Community College, Good Samaritan Hospital and portions of the Corvallis Municipal Airport.

Open Space - Agriculture

All predominantly agricultural lands within the Urban Growth Boundary, including areas in food production, tree farms, animal husbandry, and agricultural and forestry research.

Open Space - Conservation

All predominantly open spaces reserved for general community use, including parks, preserves, and general drainageway corridors. Under the Open Space - Conservation designation, limited development may be permitted on private lands provided that the development does not create a hazard or interfere with the drainage function of the streams.

Research - Technology Center

A campus-like complex designed to accommodate educational, scientific, industrial, and business research, development, planning, testing, and training activities and non-polluting manufacturing activities.

Urban Growth Boundary

A line that circumscribes the Urban Fringe and the City limits, denoting the area in which urban development is planned to occur.

Neighborhood Centers

The Neighborhood Centers denote commercial areas that are designed with a pedestrian orientation and serve the general community and/or surrounding neighborhood. Neighborhood Centers may be designed to incorporate a mixture of uses. The dots denote the conceptual location of the Neighborhood Centers and the circles represent a 1/4 distance from the Centers, which is considered to be a comfortable walking distance.

LAND DEVELOPMENT CODE PHASE III UPDATE PROJECT - FREQUENTLY ASKED QUESTIONS

Why Is the City Completing the Land Development Code Update Phase III Project?

This is an important part of the City's comprehensive planning program, particularly within the Oregon Planning System, with evolving federal requirements, and the adoption of the 1998 Comprehensive Plan. Part of this work is to balance the fact that the Oregon system uses Urban Growth Boundaries (UGB's) to protect forest and agricultural resources outside of the communities with the needs to maintain communities that people want to live and work within. The City is required to do this work to balance the desires to protect environmental features with the other land use needs and to do so on a community-wide basis, rather than for each development proposal. Another aspect of this work is to build more predictability into the planning permit review process.

The City will complete the inventories of natural resources and natural hazards, and based upon what is found, review the list of what resources to protect, to which level they should be protected, how to protect them, and how to balance those items with the community's other needs. The community must find the preferred mix of land uses and protection methods to assure that lands for housing and economic development are still sufficient for the expected growth of Corvallis. This can be accomplished by changing the City's ordinances to allow for more intensive development (which was done partially through Phase I of the Code Update) or possibly expanding our Urban Growth Boundary. Given the size of the City's Urban Growth Boundary, and the costs of extending services, the former is the approach the City is pursuing.

This project will allow the City to identify those natural resources the community considers significant and develop appropriate levels of protection. In some cases, the level of protection will be "none" because of the balancing of land uses. The project will allow the City to prioritize the importance of natural resources and hazardous areas and balance those items against other resources of the same and other types, and against the other goals and needs identified in the Comprehensive Plan. The City is also examining the options before the community based upon what is required to meet the minimum state and federal requirements, what is required to meet local concerns, and what is needed to address the City's other goals. As this is done, the City will be using various perspectives to consider potential impacts in terms of property rights and the values of resources, land, and livability standards. Thus, the project ultimately, is a series of identification, prioritization, and balancing of natural resources, risk protection, economic development, housing, and providing urban services, all done to allow the City to continue to build a desirable community for its citizens.

One important aspect of this project is to provide opportunities for greater predictability in the land use permit reviews. A property owner would know up-front what has been or needs to be inventoried and what would be expected to be protected, mitigated for, or enhanced, and

what features would be allowed to be removed and/or areas allowed to be developed. A property owner would have better opportunities to plan in advance to meet the Comprehensive Plan policies which are implemented through the Land Development Code.

Balance seems to be the key word. How will we balance environmental, economic, and housing goals? How will we balance public goals and private property rights?

These are the big questions. The City is reviewing those State and Federal requirements that must be met and incorporating them into this project. The City is obtaining input from the Phase III Task Force, property owners, environmental interests, and groups such as the Chamber of Commerce who represent business interests. The City has many different decisions to make to do the balancing and many different viewpoints within the community. Much of the balancing is a local government decision that is based upon "good science" including the inventory information for items such as the riparian vegetation. Many other things, like adequate economic development opportunities do not rely upon science, but rely upon State requirements to provide adequate vacant lands of each land use category to ensure adequate economic and housing development. For all items, the City will depend upon policy implementation decisions. The Phase III Task Force will prepare a recommended preferred land use scenario as the next step in this process. Ultimately, the implementation decisions (through a Land Development Code Update) will be made by the City Council based upon the input it receives from various people, all with different interests and perspectives, throughout this project.

CORVALLIS DEVELOPMENT AGENCIES

CITY OF CORVALLIS

(Web site for all City of Corvallis services: <http://www.ci.corvallis.or.us>)

● **PLANNING AND HOUSING SERVICES**

(541) 766-6908

City of Corvallis

(Planning)

Community Development Department - Planning Division

(541) 766-6944

501 SW Madison Avenue, Corvallis, OR 97339

(Housing)

(upper level of City Hall)

Community Development Department - Housing Division

500 SW Madison Avenue, Suite 10, Corvallis, OR 97330

(Across street from City Hall)

The Community Development Department's Planning and Housing Divisions provide facility master planning, land use planning and zoning services. In addition, the Division devises strategies and implements programs to maintain and improve the City's housing stock.

● **ENGINEERING SERVICES**

(541) 766-6941

City of Corvallis

Public Works Department

501 SW Madison Avenue, Corvallis, OR 97339

(lower level of City Hall)

The Public Works Department's Engineering Division provides the following services: implementation of capital improvement projects; administration of public improvements by private developers; and the maintenance of utility, street design, and construction standards.

● **TRANSPORTATION SERVICES**

(541) 766-6916

City of Corvallis

Public Works Department

1245 NE 3rd Street, Corvallis, OR 97339

(Public Works building)

The Public Works Department's Transportation Division maintains the transportation system (streets, signals, bridges, and parking lots/meters); manages the City's bus system; provides information on the City's infrastructure as well as other utility and traffic engineering services.

● **DEVELOPMENT SERVICES**

(541) 766-6929

City of Corvallis

Community Development Department

501 SW Madison Avenue, Corvallis, OR 97339

(main level of City Hall)

The Community Development Department's Development Services Division issues development permits and provides zoning, building, and construction related information and assistance. The City of Corvallis also provides on-line access to past and current planning and building permit case files through the www.corvallispermits.com web site.

OTHER AGENCIES

● **BENTON COUNTY DEVELOPMENT SERVICES**

(541) 766-6819

360 SW Avery Avenue

Corvallis, OR 97333

<http://www.co.benton.or.us/development/index.htm>

The Benton County Development Department is responsible for all planning, zoning, and development services for the unincorporated area of Benton County.

● **BUSINESS ENTERPRISE CENTER, INC.**

(541) 758-4009

800 NW Starker Avenue

Corvallis, OR 97330

<http://thebec.com>

The Business Enterprise Center is a non-profit organization designed to provide "start-up" companies with facilities, support, and assistance in a business incubator setting. A lease package at the BEC includes all support services and related costs. Management guidance and support are provided through the assistance of a business development consultant, the Business Advisory Council and Business Enterprise Center staff.

● **CASCADES WEST COUNCIL OF GOVERNMENTS
COMMUNITY & ECONOMIC DEVELOPMENT &
CASCADES WEST FINANCIAL SERVICES**

(541) 967-8551
(Economic Development)
(541) 924-8442
(Financial Services)

c/o Oregon Cascades West Council of Governments
P.O. Box 686
1400 Queen Avenue, SE
Albany, OR 97321
<http://www.ocwcog.org>

Cascades West Council of Government's community and economic development program helps communities address transportation, land use, natural resources, public facilities, and economic development issues. Cascades West Financial Services is a Certified Development Company closely affiliated with the Oregon Cascades West Council of Governments. Cascades West provides private sector financing for small business expansion in a seven-county area in western Oregon, including Benton County.

● **COMMUNITY SERVICES CONSORTIUM (CSC)**

(541) 752-1010

545 SW Second Street, Suite A
Corvallis, OR 97333
<http://www.csc.gen.or.us>

The CSC administers the Workforce Investment Act and other job training programs and provides financing to a variety of social service agencies. CSC works in concert with local businesses to train and employ low-income individuals. CSC also has affordable housing and energy assistance programs. These programs include: Mutual Self-Help Housing, Second Chance Renter Rehabilitation Program, Transitional & Emergency Housing, Housing Rehabilitation, Low-Income Energy Assistance, Weatherization, Information & Referral, and Youthbuild. CSC also provides community development services, assisting organizations with land development, grant applications, grant administration, and project development.

● **CORVALLIS-BENTON COUNTY ECONOMIC DEVELOPMENT
PARTNERSHIP (EDP)**

(541) 757-1507

1600 SW Western Boulevard, Suite 280
Corvallis, OR 97333
<http://www.corvallisdp.com>

The EDP is a public/private partnership whose mission is the creation of primary jobs in the region. The organization focuses on local business expansion assistance, new business recruitment, small business assistance and consultation, business advocacy issues and direct involvement in local, state, and federal issues affecting local business.

● **CORVALLIS CHAMBER OF COMMERCE**

(541) 757-1505

420 NW Second Street
Corvallis, OR 97330
<http://corvallischamber.com>

Among its many services, the Corvallis Chamber of Commerce coordinates various committees and groups to promote the economic development of the City. Specific projects include: promoting the establishment of new businesses and industry, assisting established businesses, providing new business consultation, and influencing legislative decisions at the local, state, and federal levels.

● **DOWNTOWN CORVALLIS ASSOCIATION**

(541) 754-6624

460 SW Madison Avenue, Suite 9
Corvallis, OR 97333
<http://www.downtowncorvallis.org>

The Downtown Corvallis Association is exclusively focused on redevelopment efforts, enhancing existing downtown businesses, design improvements, and attraction of new businesses to the downtown central business district of Corvallis.

● **LINN-BENTON COMMUNITY COLLEGE (LBCC)**

(541) 917-4811

6500 Pacific Boulevard SW
Albany, OR 97321
<http://www.lbcc.cc.or.us>

LBCC offers a variety of courses in business, technical and vocational fields. In addition, the College operates a Small Business Assistance Center for business management and job training consultation. Workshops and seminars are regularly sponsored by LBCC which offers updates on a range of topics including: business development and management, secretarial skills and computer applications.

● **OREGON STATE UNIVERSITY (OSU)**

(541) 737-1000

Corvallis, OR 97331
<http://www.orst.edu>

OSU provides development services through its many programs of continuing education and research, Extension Service and the OSU Productivity Center. The College of Business has a program in Technology Management to service the needs of a growing community of technological companies in the area.

● **SOUTHERN WILLAMETTE RESEARCH CORRIDOR**

(541) 682-4283

c/o Lane Council of Governments (LCOG)

(LCOG)

99 East Broadway, Suite 400

Eugene, Oregon 97401-3111

<http://www.swrc-oregon.org/>

The Southern Willamette Research Corridor was formed in 1982 to promote economic diversification in the region. SWRC is a partnership of local governments, higher education institutions, research agencies, industries, and economic development organizations committed to the coordination of research and development, attraction of new research and technology-based businesses and assistance to new and existing local businesses. In 2001, SWRC will continue to focus on four key areas: telecommunications, workforce, higher education, and transportation.