

LAND DEVELOPMENT INFORMATION REPORT

September 1997
(Revised 10-30-97)



City of Corvallis
Community Development Department

Published annually by:

City of Corvallis
Community Development Department
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339
(541) 757-6929

TABLE OF CONTENTS

SUMMARY	1
..	
USES OF REPORT	2
..	
BACKGROUND	3
..	
I. City Profile.....	3
II. Population.....	4
III. Annexations.....	5
IV. Existing Housing Stock.....	7
V. Residential Building Permits.....	7
VI. Residential Vacancy Rates.....	10
..	
LAND DEVELOPMENT IN THE CITY OF CORVALLIS	11
I. Vacant Residential Land Inventory.....	12
A. Vacant Platted (Subdivided) Land.....	12
B. Vacant Unplatted Land.....	15
C. Summary of Vacant Residential Land.....	18
II. Vacant Nonresidential Land Inventory.....	19
A. Nonresidential Land Inventory.....	19
B. Nonresidential Land Development in 1996.....	22
III. Summary of City Vacant Lands.....	23
A. Total Vacant Land in City, By Development District.....	23
B. Change in Undeveloped Land.....	24
..	
LAND DEVELOPMENT IN THE CORVALLIS URBAN FRINGE AREA	25
I. Residential Land.....	25
A. Minor Land Partitions.....	25
B. Housing Activity.....	28
C. Intensive Development Sector Land.....	28
II. Industrial Land.....	29
..	
APPENDICES	
Corvallis Development Services Matrix.....	32

Directory to Corvallis Development Agencies.	33
City of Corvallis Urban Development Districts.	37

TABLES

1.	Corvallis Population.	4
..		
2.	City Population Growth and Development Trends.	5
3.	City Annexations and Land Area.	6
.		
4.	Residential Building Permits, 1970-1996.	9
5.	Corvallis Vacancy Rates.	10
.		
6.	Residential Subdivisions Containing Undeveloped Lots.	13
7.	Vacant Unplatted Residential Land.	16
8.	Total Vacant Residential Land in City of Corvallis.	18
9.	Vacant Nonresidential Land.	20
.		
10.	Total Vacant Land in City of Corvallis, By Development District.	23
.		
11.	Change in Undeveloped Land, 1977-1996.	24
12.	Minor Land Partitions, Corvallis Urban Fringe Area, 1981-1996.	27
13.	Residential Building Permits, Corvallis Urban Fringe Area, 1981-1996.	28
14.	Vacant Industrial Land in the Corvallis Urban Fringe Area.	29
15.	Vacant Industrial Parcels in the Corvallis Urban Fringe Area, By Size.	30

FIGURES

1.	Corvallis Population, 1960-1996.	4
.		
2.	Single Family and Multi-Family Residential Units Added to City, 1970-1996.	8
3.	Vacant Platted Single Family Lots, 1979-1996.	15

MAPS

1.	Vacant Residential Land, City of Corvallis.	Enclosed
2.	Vacant Nonresidential Land, City of Corvallis	Enclosed
3.	Corvallis Urban Fringe Area.	26
4.	City of Corvallis Wetland Factors Map	Enclosed

SUMMARY

This report is the sixteenth annual inventory of development activity in the City of Corvallis and the Corvallis Urban Growth Boundary. These annual reports respond to policy direction in the Comprehensive Plan requiring establishment of a land development information and monitoring system. Information contained in this report was collected for the period January 1, 1996 to December 31, 1996.

City and urban fringe land development information is presented in the following sections:

! **BACKGROUND**

General City information and historical data regarding population growth and projections, annexations and City land area, existing housing stock, residential building permits, and residential vacancy rates.

! **LAND DEVELOPMENT IN THE CITY OF CORVALLIS**

Inventories, and tables outlining:

- C Residential subdivisions containing undeveloped lots;
- C Vacant unplatted residential land; and
- C Vacant nonresidential land including office, commercial, and industrial land.

! **LAND DEVELOPMENT IN THE CORVALLIS URBAN FRINGE AREA**

Minor land partitions, residential building permits, and an inventory and map of vacant industrial land in the City's Urban Fringe Area.

! **APPENDICES**

A matrix and a directory of agencies providing development services for the Corvallis area and descriptions of the City's development districts

! **MAPS**

Enclosed maps show vacant residential and nonresidential lands, by development district, and general wetlands areas in the City.

USES OF REPORT

This annual report is useful to the following groups of people:

! **PRIVATE DEVELOPMENT SECTOR**

The private development sector uses the information in the report to locate suitable land for accommodating specific developments and for preparation of proposals for annexations, planned developments, subdivisions, Comprehensive Plan amendments, and other types of development.

! **CITY OF CORVALLIS STAFF**

City staff utilize the report to inform developers of available, vacant land and for evaluating annexations and other development proposals. The annual report also helps in monitoring compliance with Comprehensive Plan policies, suggesting actions to implement Plan policies, and providing information that can signal the need for updates and amendments to the Comprehensive Plan. In addition, information in the reports is useful in preparing housing assistance programs, Community Development Block Grant, and other state and federal grant applications.

! **CITIZENS**

Citizens find the report useful for reviewing proposed annexations and preparing testimony for public hearings on land development requests.

! **OTHER DECISION-MAKERS**

Decision-makers use land development information to evaluate proposed annexations, development requests, development district (zoning) changes, and to monitor the implementation of Comprehensive Plan policies.

BACKGROUND

I. City Profile

The City of Corvallis is a community of 49,275 residents located in the fertile Willamette River valley of northwestern Oregon. Corvallis, which means "heart of the valley" in Latin, is situated between the densely forested mountains of the Coastal Range to the west and the Cascade Range to the east at the confluence of the Mary's and Willamette rivers. The climate of the region is characterized by warm, dry summers and mild winters. Despite the region's reputation, Corvallis receives less rainfall than Boston, New York, Chicago ... even Miami! Corvallis residents appreciate their city's scenic setting, lush vegetation, and easy access to prime recreation areas.

The Pacific Ocean is only a one-hour drive west of Corvallis on U.S. Highway 20; the crest of the Cascade Range is a two-hour drive to the east. The west coast's major north-south corridor, Interstate 5, is minutes from downtown Corvallis and connects the city with the Willamette Valley's three metropolitan areas: Portland, Salem, and Eugene. Portland lies 85 miles to the north of Corvallis and can be reached by car in one and one-half hours. The state capital at Salem is a one-hour drive (45 miles) north of Corvallis; the Eugene airport is less than one hour (40 miles) south.

Corvallis is the county seat of Benton County and a vital regional center for higher education, industrial technology, commerce and health care. Corvallis is the home of Oregon State University (OSU) whose faculty, staff and 14,000 students add to the cultural vitality of the city and help stabilize the region's economy. Corvallis also hosts the engineering and consulting firm CH2M Hill and branch facilities of the Hewlett-Packard Corporation, and the U.S. Environmental Protection Agency. Several other technologically-oriented firms have joined this clustering of industries adding to Corvallis' young and highly skilled work force.

The City of Corvallis is committed to maintaining the quality of life of its residents. A comprehensive land use plan governs and maintains land for housing, parks and open space, research and technology centers, commercial services and industrial development.

In addition, citizens have approved three Capital Investment Plans (in 1980, 1983 and 1986) for major urban services including water, sewage, drainage, streets and park and recreation facilities. The City updates its capital investment priorities each year. Under the most current annual Capital Improvement Program, 83 projects at a cost of over \$19 million are being constructed to ensure that City facilities will be able to meet the future needs of the community.

Community safety is ensured through fire and police services that include ambulance services and a fully equipped, enhanced 9-1-1 emergency communications center. The City operates an efficient public bus service and incorporates several paved bicycle paths and bicycle routes into the City's street plan. The City of Corvallis also operates a modern and recently expanded library system, a system of 28 recreational parks and numerous recreational programs.

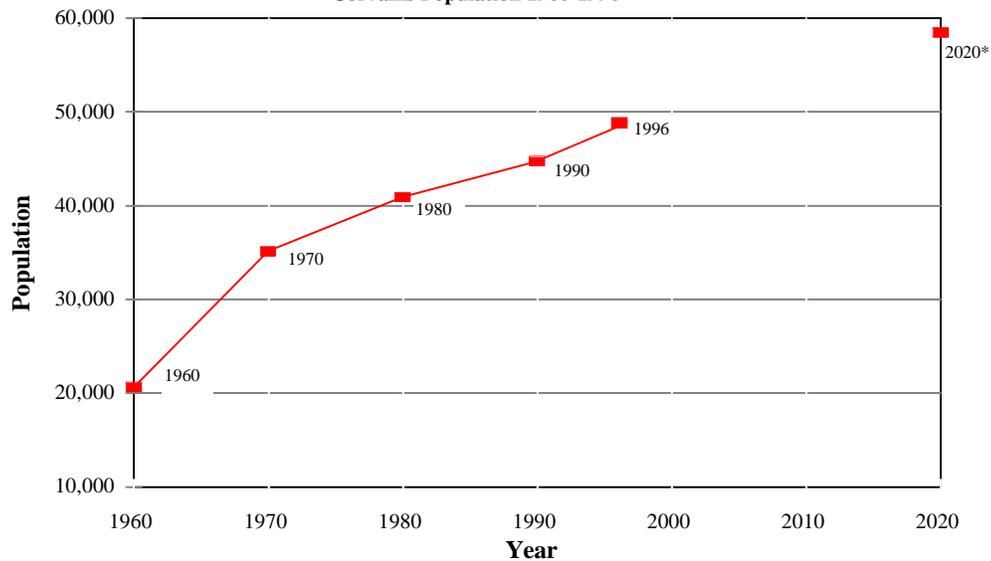
II. Population

Corvallis ranks as the ninth largest city in Oregon with its 1996 population of 49,275 persons. As illustrated in Table 1 and Figure 1, Corvallis' population growth rate stabilized in the 1980's and 1990's following a period of explosive growth during the 1960's and moderate growth in the 1970's.

TABLE 1
Corvallis Population

Year	Population
1960	20,669
1970	35,153
1980	40,960
1990	44,757
1991	45,780
1992	45,470
1993	46,260
1994	46,195
1995	47,485
1996	49,275

FIGURE 1
Corvallis Population 1960-1996



* 2020 projected population from "Population Projections Memorandum," to City of

As shown in Figure 1, the projected population for Corvallis in the year 2020 is 58,461. The City currently is updating its Comprehensive Plan and is reviewing these population projections.

TABLE 2
City Population Growth and Development Trends

Period	Average Population Growth Per Year	Number of New Single Family Residences*	Number of New Multi-Family Dwelling Units	Average Number of New Dwelling Units Per Year
1960-69	7.0%	1,445	1,924	337
1970-79	1.7%	1,934	2,469	440
1980-89	0.9%	709	765	147
1990-96	1.7%	1,185	1,472	380

* Includes manufactured homes placed on individual lots. The single family figures shown in Table 4 reflect only site built single family residences.

Table 2 provides data by each decade from 1960 to the present on City population growth and development trends. The average yearly population growth of 7.0% during the 1960's is skewed by the fact that a large proportion of already developed land in south and southwest Corvallis was annexed into the City during this period. There was, however, also a significant amount of development with an average of 337 new dwelling units being added to the City's housing stock in each of those ten years. During the 1970's the City experienced a period of intensive residential development with an average of 440 new dwelling units being added to the City in each of the ten years. Even with this housing boom the City's population grew at an average rate of only 1.7% per year for the decade. After a relatively slow growth period in the 1980's, the rate of residential development in the 1990's has been more than double (259%) the rate of the 1980's but still less (86%) the rate of the 1970's.

III. Annexations

City Charter Amendment #88 requires that any annexation to the City, unless mandated by state law, be approved by a majority vote of the electorate. Since passage of Amendment #88 in November 1976, the voters have approved 36 annexations to the City of Corvallis totaling 3,078 acres of land. The City encompassed 8,515 acres (13.3 square miles) in 1996. Table 3 documents the City's annexations since 1976.

TABLE 3
City Annexations and Land Area

Year	Existing Land (Acres)	Annexed Land (Acres)	Total Land Area:	
			Acres	Square Miles
1976	5,436.94	85.08	5,522.02	8.63
1977	5,522.02	607.33	6,129.35	9.58
1978	6,129.35	5.50	6,134.85	9.59
1979	6,134.85	0.00	6,134.85	9.59
1980	6,134.85	443.10	6,577.95	10.28
1981	6,577.95	146.51	6,724.46	10.51
1982	6,724.46	297.35	7,021.81	10.97
1983	7,021.81	None	7,021.81	10.97
1984	7,021.81	292.63	7,314.44	11.43
1985	7,314.44	370.00	7,684.44	12.00
1986	7,684.44	0.00	7,684.44	12.00
1987	7,684.44	197.24	7,881.68	12.31
1988	7,881.68	168.11	8,049.79	12.58
1989	8,049.79	167.80	8,217.59	12.85
1990	8,217.59	64.20	8,281.79	12.95
1991	8,281.79	30.40	8,312.19	13.00
1992	8,312.19	10.50	8,322.69	13.01
1993	8,322.69	0.00	8,322.69	13.01
1994	8,322.69	14.63	8,337.32	13.03
1995	8,337.32	134.00	8,471.32	13.24
1996	8,471.32	43.32	8,514.64	13.31
TOTAL ANNEXED LAND		3,077.70 Acres/4.81 Square Miles		

IV. Existing Housing Stock

Estimates of the existing housing stock for Corvallis are based on the 1990 U.S. Census figures with the addition of those residential units built in 1990 through 1996. Since the housing data published by the U.S. Census only distinguishes between "single-family" and "multiple-family" dwelling units, the existing housing stock for the City must be discussed in these broad terms. Subsequent discussions in this report divide these two categories into finer levels of distinction based on the City's development districts ("zoning districts").

As of December 31, 1996, the existing supply of single-family dwellings in Corvallis was 11,145 units. This figure includes single-family and manufactured homes. The 1996 supply of multiple-family dwellings (2 units and more) was 8,534 units. Fifty-seven percent of Corvallis' 19,679 dwelling units are single-family units.

V. Residential Building Permits

Since 1970, the number and type of housing units built in Corvallis generally have reflected the changing economic climate of the nation and the region. As shown in Figure 2 and Table 4, the peak year for housing starts for both single-family and multiple-family units occurred in 1977. While construction of new single-family units continued at a brisk pace during the latter 1970's, multiple-family unit starts declined. In the early 1980's, by contrast, single-family housing starts tapered off while construction of multiple-family housing units increased dramatically. Housing starts for both single-family and multiple-family units declined in 1984 but in the last six years the trend has been reversed. Over the last two years, the level of residential development activity has been particularly high, with 564 and 580 new units added in 1995 and 1996, respectively.

Manufactured dwelling permits are not included in Table 4. There are six manufactured dwelling parks in Corvallis with a total of 641 units. All six parks are full.

The City's Comprehensive Plan, the document that guides the physical development of the City, contains a policy that requires the City to maintain at least a five year supply of residential land within the City limits. Based on the development rate that Corvallis has experienced in the last seven years, a five year supply of residential land would require: 825 single-family lots and land sufficient to accommodate 1,051 multi-family dwelling units.

FIGURE 2
Single Family and Multi-Family Residential Units Added to City, 1970-1996

FIGURE 2

Single-Family and Multi-Family Residential Units Added to City, 1970-1996

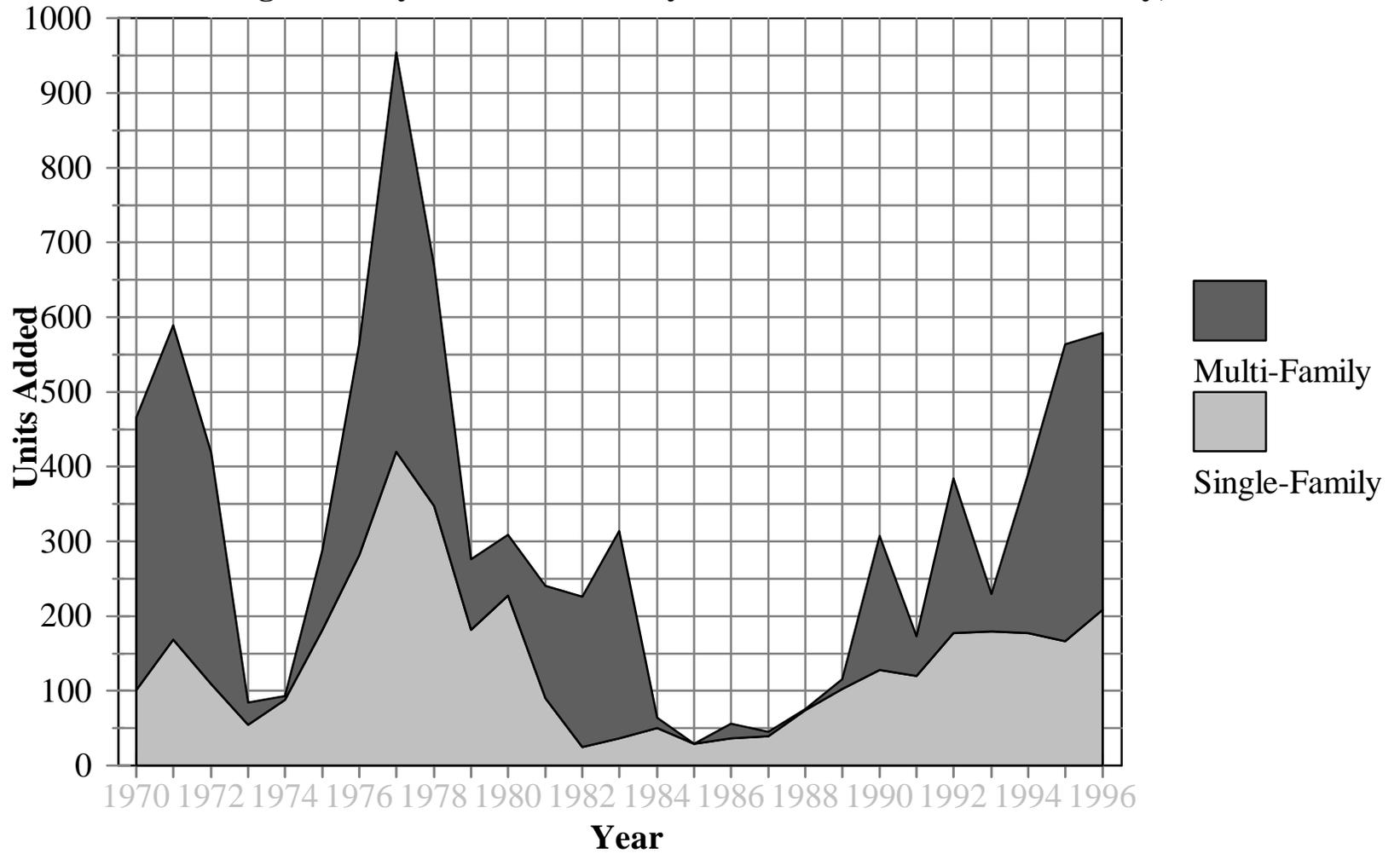


TABLE 4
Residential Building Permits, 1970-1996

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
TOTALS	3,800	4,706	8,506

Sources: Corvallis Development Services Division and "Comprehensive Plan Report: Housing," May 1980.

VI. Residential Vacancy Rates

Vacancy rates in Corvallis during the nine-month OSU school year historically have been low, as shown in Table 5. Vacancy rate data has been available at various times from three sources: the U.S. Census, Pacific Power & Light (PP&L), and the U.S. Postal Service. The U.S. Census provides the only consistent resource but, unfortunately, it is only available every ten years. The other two sources have added to the historic data base but neither one has been gathered since 1987.

According to the April 1990 U.S. Census, Corvallis' single-family vacancy rate was 0.9% and the multiple-family rate was 2.7%. Historically, single-family vacancy rates rose moderately during the late 1970's from 0.8% in 1976 to 1.7% in 1978. According to the April 1980 U.S. Census Corvallis' single-family vacancy rate reached 3.6%; however, a U.S. Postal Service survey taken in the same month estimated the vacancy rate at 1.5%. The vacancy rate of 3.5%, estimated in June 1983, reflects the smaller student population during the summer months (as does the 24.9% vacancy rate for multi-family units in the same month). Multiple-family vacancy rates have fluctuated between 0.7% to 8.3% during the school year and are reflective to a great degree of the wide fluctuations of multiple-family construction activity as shown in Table 4.

TABLE 5
Corvallis Vacancy Rates

Date	Source	Single Family	Multiple Family	Mobile Home
April 1970	U.S. Census	0.9%	5.6%	NA
December 1975	PP&L	0.8%	3.4%	2.1 %
December 1976	PP&L	0.8%	3.9%	2.8%
December 1977	PP&L	1.2%	3.9%	2.0%
December 1978	PP&L	1.3%	6.3%	3.2%
October 1978	Postal Service	1.7%	3.8%	1.2%
November 1979	Postal Service	1.4%	3.9%	3.2%
April 1980	U.S. Census	3.6%	5.9%	4.5%
April 1980	Postal Service	1.5%	3.2%	1.6%
February 1981	Postal Service	0.9%	2.0%	1.7%
February 1982	Postal Service	0.5%	0.7%	0.6%
May 1982	Postal Service	0.5%	0.7%	0.6%
June 1983	Postal Service	3.5%	24.9%	5.7%
January 1984	Postal Service	1.7%	8.3%	7.0%
December 1985	PP&L	0.9%	3.2%	4.0%
December 1986	PP&L	1.4%	6.7%	4.6%
December 1987	PP&L	1.0%	2.3%	6.6%
April 1990	U.S. Census	0.9%	2.7%	NA

LAND DEVELOPMENT IN THE CITY OF CORVALLIS

This report contains information on vacant residential and non-residential lands within the City of Corvallis. The report is organized into the following sections:

I. Vacant Residential Land

The first section provides an inventory of vacant residential land in the City. This land consists of two sub-categories: vacant platted (subdivided) land which are lots that are serviced and available for immediate residential development; and, vacant unplatted land which would require subdivision approval and installation of City services prior to its availability for residential development. A summary at the end of this section relates the potential impact that development of these vacant residential lands would have on the City's existing housing inventory.

II. Vacant Nonresidential Land

This section contains an inventory of vacant non-residential lands and a brief discussion of the non-residential land development which took place in 1996.

III. Summary of City Vacant Lands

The third section contains summary tables with a total accounting of the City's vacant land by development district and the historical change in the undeveloped land inventory.

IMPORTANT NOTE!

The reader is cautioned in reviewing inventories of undeveloped lots and vacant lands to keep in mind that more than just development process requirements (i.e. subdivision review, public hearings, etc.) may be involved in attempting to build on these lands. Some of the more significant constraints are: wetlands*; topography; the availability of public utilities (water, sewer, and drainage); the level of improvement and capacity of the roads that serve the site; ownership patterns; and, the issues associated with development at the rural/urban interface (buffer requirements, viewsheds, open space, etc.).

*A map showing general wetlands areas in the City of Corvallis is provided in the Appendix.

I. Vacant Residential Land Inventory

A. Vacant Platted (Subdivided) Land

This subsection provides information about the current supply of residential land in subdivisions and approved planned developments in Corvallis. A "subdivision" is a tract of land divided into four or more lots for residential purposes. A "planned development" is a type of residential development which allows greater flexibility in the overall site design, based on the site's natural features or other particular characteristics. Planned developments require both detailed development plans and subdivision approval. For clarity, the term "subdivision" will be used in the following text to mean both kinds of residential development.

The inventory of undeveloped residential land in Corvallis is shown in Table 6 and Map 1. Table 6 contains the following information:

Application Number:

The Application Number corresponds to the subdivision file number at the City's Planning Division. The first two-digit number indicates the year the subdivision application was filed with the Department. The number following the hyphen indicates the order in which the application was received during that year. For example, the third entry in Table 6, 76-3 Sunview Addition subdivision, was the 3rd subdivision application received in 1976.

No./Type of Lots:

The abbreviations used in the "Number and Type of Lots" column are defined as follows: SF (Single-Family), MF (Multiple-Family), DPLX (Duplex) and MH (Mobile Home).

Vacant:

The "Vacant" column refers to lots in platted subdivisions which have City facilities (streets, water and sewer, etc.) but are not yet developed; housing can be built on "Vacant" lots upon issuance of a building permit. "Previously Developed" refers to built housing units on platted and approved subdivision lots.

Total Potential Units:

This column indicates the number of units that could be built in each subdivision. This information is useful since the number of "lots" in a subdivision cannot in all cases be interpreted as the number of "dwelling units." A case in point is a duplex lot which has *two* dwelling units per lot.

Vacant Acres:

The "Vacant Acres" of land within each subdivision were calculated based on the total area of the undeveloped lots.

Development District:

The final column indicates the "Development District" (or zoning district) for each subdivision. The "RS" and "RD" prefix indicate a "residential district"; the "PD" prefix indicates a "planned development." The number following the prefix corresponds to the average density of housing units per acre allowed in that district. An RS-3.5 development district designation, for example, allows an average of 3.5 dwelling units per acre. Conversely, a PD (RS-9) designation indicates that the subdivision is a planned development with a 9-unit per acre average density. Definitions for all development districts cited in this report are found in the Appendix.

TABLE 6
Residential Subdivisions Containing Undeveloped Lots

(Subdivisions containing vacant lots totaling 2 acres or more, or with 10 or more vacant lots, are identified on Map 1)

Map Letter	Application Number	Subdivision	No./Type of Lots	Vacant	Previously Developed	Total Potential Units	Vacant Acres	Development District
A	41-1	Knollbrook No. 1 Census	14 SF	3	11	14	0.8	RS-3.5
	70-1	Queen's View	62 SF	1	61	62	0.3	RS-3.5
	76-3	Sunview	129 SF	8	121	129	1.8	RS-3.5
	76-16	Edgewood Park	71 SF	11	60	71	2.9	RS-3.5
		<i>Subtotal 1976</i>	<i>200 SF</i>	<i>19</i>	<i>181</i>	<i>200</i>	<i>4.7</i>	
B	77-3	Timberhill SE 2nd Addition	79 SF	9	70	79	2.6	PD (RS-3.5)
	77-8	Deborah	8 SF	3	5	8	0.6	RS-5
	77-16	Walnut Park	186 SF	7	179	186	1.6	RS-3.5
	77-17	Butterfield Station	41 MH	0	41	41	0.0	PD (RS-9)
			6 DPLX	5	1	12	1.2	PD (RS-9)
	77-18	Forest Heights 2nd Addition	46 SF	4	42	46	0.8	RS-3.5
	77-21	Witham West Addition	31 SF	3	28	31	0.7	RS-3.5
	<i>Subtotal 1977</i>	<i>350 SF</i> <i>6 DPLX</i>	<i>26</i> <i>5</i>	<i>324</i> <i>1</i>	<i>350</i> <i>12</i>	<i>6.3</i> <i>1.2</i>		
C	78-4	Doree Lynn	3 SF	2	1	3	0.4	RS-9
	78-9	Villa South	136 SF	3	133	136	0.5	RS-5
	78-15	Charlemagne (Oakview)	28 SF	2	26	28	0.3	PD (RS-9)
	78-16	Creedmore	82 SF	21	61	82	1.6	PD (RS-12)
		<i>Subtotal 1978</i>	<i>249 SF</i>	<i>28</i>	<i>221</i>	<i>249</i>	<i>2.8</i>	
D	80-1	Walnut Glade Replat*	13 SF	3	10	13	1.4	PD (RS-3.5)
	81-2	Feather Glen** (Witham Village)	66 SF	31	35	66	4.9	PD (RS-12)
1 MF			1	0	4	0.3	PD (RS-12)	
E	82-2	Seavy Meadows	32 SF	28	4	32	1.8	PD (RS-12)
F	88-1	Hidden Creek	24 SF	10	14	24	1.6	PD (RS-9)
	88-2	Timberhill SE 4th Addition	19 SF	3	16	19	1.0	PD (RS-5)
	<i>Subtotal 1988</i>	<i>43 SF</i>	<i>13</i>	<i>30</i>	<i>43</i>	<i>2.6</i>		

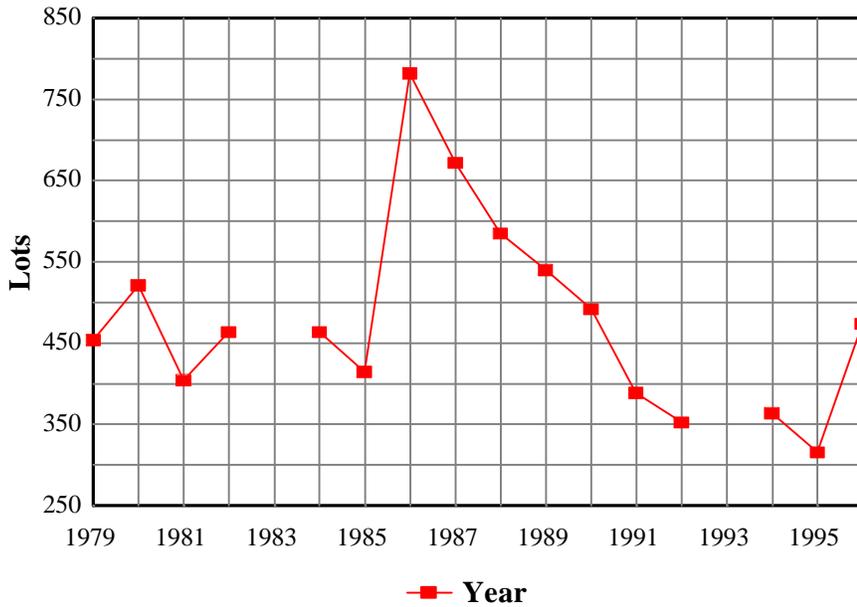
*A replat of Walnut Glade was approved in 1991 with a reduction in the number of lots from 26 to 13.

**Feather Glen replat of Witham Village was approved in 1995 with a reduction in the number of lots from 116 to 67.

Map Letter	Application Number	Subdivision	No./Type of Lots	Vacant	Previously Developed	Total Potential Units	Vacant Acres	Development District
	89-3	Prime Acres	12 SF	3	9	12	1.0	PD (RS-3.5)
	89-6	Summerfield Estates	10 SF	1	9	10	0.5	RS-3.5
	89-7	Timberhill 5th Addition	42 SF	2	40	42	0.8	PD (RS-3.5)
		<i>Subtotal 1989</i>	<i>64 SF</i>	<i>6</i>	<i>58</i>	<i>64</i>	<i>2.3</i>	
	91-4	Ponderosa Pointe	12 SF	1	11	12	0.5	RS-3.5
	91-7	Parkside II	7 SF	3	4	7	0.6	RS-3.5
		<i>Subtotal 1991</i>	<i>19 SF</i>	<i>4</i>	<i>15</i>	<i>19</i>	<i>1.1</i>	
G	92-1	Timberhill 4th Addition, Ph. II	46 SF	5	41	46	2.1	PD (RS-3.5)
	93-1	Rivergreen Estates, 1st Addition	24 SF	7	17	24	1.6	RS-5
H	93-2	Timberhill 4th Addition, Ph. III	42 SF	9	33	42	3.8	PD (RS-3.5)
	93-3	West Hills Place	15 SF	5	10	15	1.2	RS-3.5
	93-4	Sunset Meadows	83 SF	1	82	83	0.2	RS-9
	93-6	Windsor Addition	7 SF	5	2	7	0.6	RS-9
	93-7	Barley Hill, Ph. I	64 SF	2	62	64	0.4	RS-6
I	93-8	Brookside Meadows	36 SF	33	3	36	13.4	PD (RS-3.5)
J	93-9	Ridge at Timberhill, Glenridge	135 SF	124	11	135	43.7	PD (RS-3.5)
		<i>Subtotal 1993</i>	<i>406 SF</i>	<i>186</i>	<i>220</i>	<i>406</i>	<i>64.9</i>	
	94-3	Park Place	14 SF	5	9	14	1.2	RS-5
K	94-5	Barley Hill, Ph. II & III	128 SF	82	46	128	11.1	RS-6
	94-7	Bluejay Park	16 SF	1	15	16	0.2	RS-9
	94-8	Westside Estates	10 SF	5	5	10	1.4	RS-3.5
L	94-9	Anjni Subdivision	26 SF	12	14	26	1.9	RS-9
		<i>Subtotal 1994</i>	<i>200 SF</i>	<i>105</i>	<i>95</i>	<i>200</i>	<i>15.8</i>	
	95-3	Sun Crest, Ph. I	9 SF	5	4	9	1.1	PD (RS-6)
M	96-3	25th Street Terrace	12 SF	11	1	12	2.6	PD (RS-3.5)
		TOTAL UNDEVELOPED:	1779 SF	474	1305	1779	115.5	
			6 DPLX	5	1	13	1.2	
			1 MF	1	0	4	0.3	
							117.0	

There are 117 acres of undeveloped platted residential land in approved subdivisions in the City of Corvallis. This area consists of 474 vacant single-family lots, 5 duplexes, and 1 multi-family lot. The number of vacant single-family lots showed an upturn from recent years; however, this number is still well below the levels of the mid-1980's (see Figure 3).

FIGURE 3
Vacant Platted Single Family Lots, 1979-1996*



* No data for 1983 or 1993.

B. Vacant Unplatted Land

The amount of unplatted and unimproved vacant land in residential development districts is 1,196.5 acres (see Table 7). The largest tracts of vacant land are located on the City's northwest side. Most (89%) of Corvallis' vacant residential land acreage is in low to medium density single-family development districts (RS-3.5 to RS-9). Approximately one-third (384 acres) of the City's unimproved vacant residential land is in the Timberhill planned development. Other significant vacant sites include the 143-acre SunCrest development just south of NW Ponderosa Avenue, the 103.5-acre Grand Oaks Summit development and the 140.8-acre Rivergreen development. Corvallis has 191.6 acres of unimproved vacant residential land (16% of the total) dispersed among several sites on the City's southwest side.

The amount of this land that is available for immediate development is dictated by a number of factors. One of the most significant is that land is opened for development when the property owner determines that market conditions warrant it. Almost two-thirds (65%) of the vacant unplatted land is held by the four property owners for the Timberhill, SunCrest, Grand Oaks Summit, and Rivergreen developments. Other significant constraints on large amounts of this land in southwest Corvallis are the lack of adequate public infrastructure (water and roads) and in northeast Corvallis the presence of substantial wetland areas (for further information, refer to the enclosed Wetlands Factors map).

TABLE 7
Vacant Unplatted Residential Land
(Vacant lands of 2 acres or more are identified on Map 1)

Map No.	Name/Location	Acres	Development District
Northwest Region			
1	Timberhill, N of Walnut Boulevard, W of 29th Street	95.7 166.8 47.9 74.4 Total: 384.8	PD (RS-3.5) PD (RS-5) PD (RS-9) PD (RS-12)
2	SunCrest, South of NW Ponderosa Avenue, W of Walnut Boulevard	143.0	PD (RS-6)
3	Glenridge, E of Glen Ridge Drive, N of Walnut Boulevard	23.9	PD (RS-3.5)
4	Good Samaritan, Satinwood Street & Elks Drive	12.0	RS-3.5
5	Summy, E of Highland Drive, S of Highland Terrace	11.1	RS-3.5
Northeast Region			
6	McFadden, NE of Terminus of Walnut Boulevard	15.1	RS-9
7	Seavy Meadows, N of Seavy Avenue, E of SPRR	12.0	PD (RS-12)
8	Lancaster Street, N of Conifer Boulevard	6.0	PD (RS-12)
9	Conifer Boulevard, E of SPRR	2.6	RS-12
Southwest Region			
10	Grand Oaks Summit, N of West Hills Road, S of SPRR	103.5	PD (RS-6)
11	S of Philomath Boulevard, N of Country Club Drive, W of Barley Hill Drive	92.4 4.8 Total: 97.2	RS-3.5 RS-6
12	Pleasant View, S of Country Club Drive Between 45th & 49th Streets	31.1 10.4 Total: 41.5	PD (RS-6) PD (RS-12)
13	Secret Gardens, N of Brooklane Drive, E of Fairmont Drive	26.1	RS-3.5
14	West Hills Road at 53rd Street	18.8 4.2 Total: 23.0	PD (RS-12) PD (RS-20)
15	Gerold Street, E of 53rd, S of West Hills Road	12.3 8.2 Total: 20.5	RS-3.5 RS-5

Map No.		Acres	Development District
	Southwest Region, Continued		
16	Sunset Park, North of Country Club Drive	9.5 10.0 Total: 19.5	RS-5 RS-9
17	Alberti, S of West Hills Road, E of Winding Way	19.5	PD (RS-9)
18	South of Brooklane Drive	19.1	RS-3.5
19	North of Brooklane Drive, E of Whiteside Drive	12.9	RS-3.5
20	47th Street, S of West Hills Road	4.6	RS-3.5
21	Banks, N of Western Boulevard, W of 35th Street	2.1	RS-5
	SW 53rd Street, N of Helen Avenue	1.5	RS-9
	Meredith, SE of Brooklane Drive & Chintimini Avenue	0.7	RS-3.5
	13th Street & "C" Avenue	0.6	RS-9
	Southeast Region		
22	Rivergreen, N of Rivergreen Avenue, W of Willamette River	6.8 134.0 Total: 140.8	RS-5 PD (RS-9)
23	South 3rd Street, S of Rivergreen Avenue	14.5	RS-9
24	Crystal Lake Drive, E of Bethel Street	9.7	RS-9
25	South 3rd Street, S of Goodnight Avenue	8.9	RS-9
26	N of Goodnight Avenue, W of Crystal Lake Drive	4.8	RS-5
27	South 3rd Street, N of Rivergreen Avenue	4.6	RS-9
28	Bell Avenue, N of Park Avenue	3.0	RS-5
	Leonard Street, E of SPRR	1.9	RS-12
	South 3rd Street (Hwy 99W) & Alexander Avenue	1.0	RS-12
	SE Ryan Street & Richland Avenue	0.8	RS-5
	SE Ryan Street & Mason Place	0.7	RS-5
	TOTAL ACRES, VACANT UNPLATTED RESIDENTIAL LAND	1,196.5	

Summary of Vacant Residential Land

The amount of vacant residential land within each development (zoning) district is shown in Table 8 and in the enclosed Map 1. The number of undeveloped improved single-family lots (or units in the case of duplex or multi-family lots) and the number of potential units for each development district are indicated. The figures for columns one and two under "Vacant Platted (Subdivided) Land" are summarized from Table 6. The "Potential Units" (column 4) under the "Vacant Unplatted Land" heading were calculated by multiplying the number of vacant acres of land in each development district (summarized from Table 7) by the numerical suffix of the district. For example, in the RS-3.5 development district the potential 680 units was the product of 194.2 vacant acres of land multiplied by 3.5 ($194.2 \times 3.5 = 679.7$, rounded up to 680).

**TABLE 8
Total Vacant Residential Land in City of Corvallis**

VACANT RESIDENTIAL LAND				
	Vacant Platted (Subdivided) Land		Vacant Unplatted Land	
Development District	Acres	Lots/Unit	Acres	Potential Units
RS-3.5	13.1	52	194.2	680
PD (RS-3.5)	71.4	199	119.6	419
RS-5	3.9	18	35.9	180
PD (RS-5)	1.0	3	166.8	834
RS-6	12.6	89	4.8	29
PD (RS-6)	0	0	277.6	1666
RS-9	3.3	21	64.9	584
PD (RS-9)	3.1	22	201.4	1813
RS-12	0	0	92.8	1114
PD (RS-12)	8.6	84	34.3	412
RS-20	0	0	0	0
PD (RS-20)	0	0	4.2	84
TOTALS	117.0	488	1,196.5	7,815

II. Vacant Nonresidential Land Inventory

A. Nonresidential Land Inventory

As shown in Table 9 and the enclosed Map 2, Corvallis has 666.2 acres of vacant nonresidential land available for office, commercial and industrial development. Descriptions of these development districts are provided below and in the Appendix. The enclosed Map 2 depicts vacant nonresidential lands by development district.

Industrial Development:

The majority of this acreage (78.9%) is intended for industrial development. Seventy percent of this land, and over half of the total vacant nonresidential land, is in the 370-acre Riverpark South planned development. This parcel was annexed into the City in 1985. In 1986, Corvallis voters adopted the extension of city water and sewer services to this site, and also to the Corvallis Municipal Airport. As indicated in the "Development District" column of Table 9, the majority of the City's vacant industrial land (96%) is intended for general industrial (GI) purposes. Two sites zoned for light industrial activities are located on the City's southeast side near Cummings Avenue. The only available land for intensive industrial development is a 1.8 acre parcel north of Goodnight Avenue.

Research Technology Centers:

Research Technology Centers (RTC) comprise 8.2% of the City's vacant nonresidential land. The only developed site is the Sunset Research Park which has 33 acres of fully-serviced vacant land. This development adjoins a nicely landscaped performing arts park and water fountain and is connected by a paved bicycle path to nearby residential areas, downtown Corvallis and Philomath. Sunset Research Park is close to OSU research facilities and has immediate access to U.S. Highway 20. Sunset is partially developed with offices of the Siuslaw National Forest headquarters, a building jointly occupied by CH2M Hill and Antivirals, Inc., Nypro manufacturing facility, O'Brien dental lab, the Truax office building, Tricon Colors, Summit Information Systems and Cellwave.

Commercial:

Thirteen vacant sites are available for commercial development within the City. They encompass 54.4 acres of nonresidential vacant land, or 8.2% of the total. Sunset Center is the largest vacant commercial site comprising 41% of the available vacant commercial land. Sunset Center is a 22.5 acre planned community shopping site located at Philomath Boulevard and 53rd Street. The majority of the vacant commercial sites are intended for smaller enterprises. Five of the 14 vacant commercial sites are one acre or less; eight of the 14 sites are under two acres.

Professional and Administrative:

Vacant land designated for professional and administrative office space (P-AO) is currently available on eight sites within the City and account for 31.3 acres, or 4.7% of the total nonresidential vacant land. The largest of these sites is a 17.8-acre planned development site located at the intersection of Walnut and Kings Boulevards west and north of the Timberhill planned shopping area.

TABLE 9

Vacant Nonresidential Land

(Vacant lands of 2 acres or more are identified on Map 2)

Map No.	Name/Location	Acres	Development District
<i>Industrial Development</i>			
1	Riverpark South, West of Hwy 99W, N of Herbert Avenue	370.0	PD (GI)
2	South 3rd Street, near Rivergreen Avenue	45.0	PD (GI)
3	South 3rd Street, near Rivergreen Avenue	35.6	PD (GI)
4	North of Circle Boulevard, East of Seavy Avenue	14.1	GI
5	McFadden, SE of Terminus of Walnut Boulevard, N of Circle Boulevard	11.8	GI
6	Alberti, West Hills Road, W of 53rd Street	11.0	PD (LI)
7	Cummings Avenue & Mill Race Creek	8.4	LI
8	Hopkins Avenue, Between SPRR & Hwy 99W	5.8	GI
9	South 3rd Street & Mill Race Creek	5.7	GI
10	South 3rd Street, South of Goodnight Avenue	5.4	GI
11	South 3rd Street & Wake Robin Avenue	4.0	GI
12	Belvue Street, N of Walnut Boulevard	3.8	GI
13	Avery Avenue, E of SPRR	2.4	GI
	North of Goodnight Avenue, Between SPRR & South 3rd Street	1.8	II
	North of Cummings Avenue, E of SPRR	1.0	LI
	<i>Subtotal, Industrial</i>	<i>525.8 (78.9% of total)</i>	
<i>Research Technology Centers</i>			
14	Corvallis Business Park, S of Circle Blvd, E of Hwy 99W	27.5	PD (RTC)
15	Sunset Research Park, Research Way, S of Hwy 20	27.2	RTC
	<i>Subtotal, Research Technology Centers</i>	<i>54.7 (8.2% of total)</i>	

Map No.	Name/Location	Acres	Development District
<i>Commercial Development</i>			
16	Sunset Center, S of Philomath Boulevard, W of 53rd Street	22.5	PD (CS)
17	S of Spruce Avenue, W of 9th Street	10.4	LC
18	Philomath Boulevard & 53rd Street	8.2	SA
19	Kmart Planned Development, S of Circle Blvd, E of SPRR	4.6	PD-CS
20	Cedarwood, W of 9th Street & N of Garfield Aveue	2.8	PD-LC
	South 3rd Street & Richland Avenue	1.8	SA
	Starker Avenue & Hwy 99W	1.4	LC
	West of NE 2nd Street, N of Polk Street	1.0	CBF
	Garfield Avenue, East of 9th Street	0.8	LC
	5th Street & Fillmore Avenue	0.3	LC
	South of Cornell Avenue & Hwy 99W	0.3	LC
	East of NE 2nd Street, N of Polk Street	0.2	CBF
	2nd Street & Western Avenue	0.1	CB
<i>Subtotal, Commercial</i>		<i>54.4 (8.2% of total)</i>	
<i>Professional and Administrative Office Space</i>			
21	Walnut & Kings Boulevards	17.8	PD (P-AO)
22	Ridgeview Professional Center, S of Elks Drive, W of 9th St	3.8	PD (P-AO)
23	Creekfield Professional Center, Buchanan Avenue Between Hwy 99W & 20th Street	2.4	PD (P-AO)
24	Highland Drive & Circle Boulevard	2.0	P-AO
25	Twin Oaks Circle & South 3rd Street	2.0	PD (P-AO)
	Timberhill Medical Village, E of Roosevelt Drive, S of Walnut Boulevard	1.8	PD (P-AO)
	Rolling Green Professional Center, N of Walnut Boulevard, W of Rolling Green Drive	1.0	PD (P-AO)
	25th Street & Roosevelt Drive	0.5	PD (P-AO)
<i>Subtotal, Professional and Administrative</i>		<i>31.3 (4.7% of total)</i>	
TOTAL VACANT NONRESIDENTIAL LAND		666.2	
		Acres	

B. Nonresidential Land Development in 1996

A substantial amount of nonresidential development activity took place in Corvallis in 1996. The total value of alterations to existing nonresidential structures and nonresidential construction in the City for the year was \$168,297,913. The following represent the most significant new construction that occurred in the City in 1996: Building 10 at Hewlett-Packard (\$34,853,000); the Kerr Library expansion (\$30,899,000) and the Alumni Center (\$5,578,000) on the OSU campus; Ashbrook Independent School (\$7,551,400) in the Sunset Research Park area; and a new Boston Market (\$275,000) on Circle Boulevard, east of Highway 99W. Most of the remaining nonresidential development represented changes to existing structures.

III. Summary of City Vacant Lands

As shown in Table 10, the City of Corvallis currently has 1,979.2 acres of undeveloped land within its City limits, two-thirds of which is dedicated for residential development. The General Industrial (GI) development district contains the largest available vacant land in the City, however, at 503.6 acres.

**TABLE 10
Total Vacant Land in City of Corvallis, By Development District**

RESIDENTIAL			
Development District*	Platted	Unplatted	Acres
RS-3.5	84.5	313.8	398.3
RS-5	4.9	202.7	207.6
RS-6	12.6	282.4	295.0
RS-9	6.4	266.3	272.7
RS-12	8.6	127.1	135.7
RS-20	0.0	4.2	4.2
Total Residential	117.0	1,196.5	1,313.5
NONRESIDENTIAL			
Development District*	Acres		
P-AO (Professional and Administrative)	31.3		
CS (Community Shopping)	27.1		
SA (Shopping Area)	10.0		
LC (Linear Commercial)	16.0		
CB (Central Business)	0.1		
CBF (Central Business Fringe)	1.2		
RTC (Research Technology Center)	54.7		
LI (Limited Industrial)	20.4		
GI (General Industrial)	503.6		
II (Intensive Industrial)	1.8		
Total Nonresidential	666.2		
TOTAL ALL VACANT LAND	1979.7		

The total vacant lands represent 23.3% of all the land in the City (see Table 11). Vacant land data has been collected since 1977 and the percentage of undeveloped land has ranged from a low of 16.4% in 1979 to the 23 to 25% level for the last twelve years. This figure is a reflection of both annexation and the level of development activity.

TABLE 11
Change in Undeveloped Land, 1977-1996

Year	Undeveloped Land, Acres	Total Land Area in City	Percent of 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

* 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.

LAND DEVELOPMENT INFORMATION IN THE CORVALLIS URBAN FRINGE

The Corvallis urban fringe is the area between the Corvallis City limits and the Urban Growth Boundary, currently under the jurisdiction of Benton County. The urban fringe is defined in the Comprehensive Plan as the area that the City will annex and expand into over the next 20 or so years. However, before the annexation can occur, the electorate of the City must approve the annexation request.

Map 3 shows the location of the City limits and the Urban Growth Boundary. The four sub-areas within the urban fringe designated by Benton County for planning purposes are also outlined on Map 3 (Crescent Valley, Fairplay, South Corvallis, and West Corvallis).

Monitoring land development activity in the urban fringe serves two purposes in addition to those identified at the beginning of this report: 1) to ensure that there is an adequate supply of urbanizable land, and 2) to ensure that land development decisions in the urban fringe do not have cumulative effects inconsistent with the Comprehensive Plan.

I. Residential Land

This section examines residential land division activity in the urban fringe. Since December 1980, the minimum lot size allowed under the Benton County Zoning Ordinance has been five acres for residential land.

A. Minor Land Partitions

Table 12 shows the minor land partition activity in the urban fringe for the period January 1981 through December 1996. In 1989, Vineyard Mountain, 7th Edition, Subdivision was recorded which created 29 lots varying in size from 1 to 3.75 acres. This development is in the Crescent Valley area of the urban fringe and was exempt from the five-acre minimum lot size limitation because of its status as a previously approved planned development.

MAP 3
Corvallis Urban Fringe Area

TABLE 12
Minor Land Partitions, Corvallis Urban Fringe Area, 1981-1996

Planning Areas					
Year	Crescent Valley	Fairplay	South Corvallis	West Corvallis	TOTALS
1981	11	--	6	10	27
1982	2	--	--	5	7
1983	4	--	--	5	9
1984	2	--	--	1	3
1985	3	--	--	--	3
1986	4	--	--	3	7
1987	--	--	--	1	1
1988	3	--	--	--	3
1989	1	--	--	--	1
1990	1	--	--	--	1
1991	--	--	1	--	1
1992	--	--	--	--	0
1993	1	--	--	--	1
1994	2	--	--	--	2
1995	2	--	--	--	2
1996	1	--	--	--	1
TOTALS	37	0	7	25	69

B. Housing Activity

Table 13 lists the number and location of building permits approved in the urban fringe for residential land. Table 13 does not include mobile homes or building permits for nonresidential structures. Also, three residential building permits approved for a Crescent Valley intensive development sector are not included in Table 13. (See below for description of "intensive development sector.")

TABLE 13
Residential Building Permits, Corvallis Urban Fringe Area, 1981-1996

Planning Areas					
Year	Crescent Valley	Fairplay	South Corvallis	West Corvallis	TOTALS
1981	9	--	--	11	20
1982	6	--	1	7	14
1983	1	--	--	2	3
1984	2	--	1	3	6
1985	2	--	--	2	4
1986	5	--	--	1	6
1987	5	--	4	2	11
1988	3	--	2	1	6
1989	14	--	--	3	17
1990	13	--	1	1	15
1991	9	--	--	1	10
1992	6	--	--	1	7
1993	6	--	--	4	10
1994	6	--	--	3	9
1995	2	--	1	1	4
1996	2	--	1	--	3
TOTALS	91	0	11	43	145

C. Intensive Development Sector Land

Land designated as "intensive development" land on the Comprehensive Plan Future Land Use Map is planned for housing densities greater than six units per acre and for commercial uses. Until these lands are annexed into the City the minimum lot size allowed under the Benton County Zoning Ordinance is ten acres. In recent years, no land division activity has occurred in intensive development sectors.

II. Industrial Land

Land designated as "industrial" on the Future Land Use Map is zoned by Benton County as "industrial" or industrial with a "flexible development overlay." Prior to annexation into the City of Corvallis, limited industrial development can occur in Benton County provided the development meets all water and sewage disposal requirements.

The acreage of large vacant parcels of industrial land in the urban fringe area is listed in Table 14. Table 15 shows the number and size of vacant industrial land parcels by size category. Most of the 840.2 acres of vacant industrial land is near the airport in the southeast portion of the urban fringe area. The 1996 total represents a drop from the 1995 figure of 908.2 acres.

TABLE 14
Vacant Industrial Land in the Corvallis Urban Fringe Area

Map #	Location	Acres
1	Elliott Circle, South of Lewisburg Avenue	3.0
2	South end of Elliott Circle (11 parcels)	26.6
4	South of Circle Boulevard	113.0
5	South Third Street, South of Corvallis (7 parcels)	238.1
6	Research-Technology Centers (approximate acreage)	152.0
7	Airport Industrial Park	98.5
8	West of 53rd Street, North of Reservoir Road	82.0
9	South of Herbert Avenue, West of Highway 99W	127.0
	TOTAL VACANT INDUSTRIAL ACRES	840.2

TABLE 15
Vacant Industrial Parcels in the Corvallis Urban Fringe Area, By Size

PARCELS					
< 1 Acre	1-3 Acres	3-5Acres	5-10 Acres	10-20 Acres	> 20 Acres
0.2 10 at 0.3 each	1.0 2.0 2.9	3.0	7.7	15.4	23.2 54.1 56.7 56.9 65.3 82.0 113.0 127.0 152.0--Research Technology Center 98.5--Airport Industrial Park 70.0--Other Airport Industrial Land
TOTALS:					
3.6 acres (11 parcels)	5.9 acres (3 parcels)	3.0 acres (1 parcel)	7.7 acres (1 parcel)	15.4 acres (1 parcel)	898.7 acres (11 parcels)

APPENDICES

Corvallis Development Services Matrix

Directory to Corvallis Development Agencies

City of Corvallis Urban Development Districts

CORVALLIS DEVELOPMENT SERVICES MATRIX

This Development Services Matrix indicates the development services provided by various governmental agencies, public/private partnership organizations and academic institutions in the Corvallis area. The Development Services Directory following the matrix briefly describes the development services offered by each organization and how they may be contacted for more information.

	Subdivisions	Building Permits	Sign Permits	Utility Hook-ups	Street Services	Small Business Financial Assistance	Small Business Marketing Assistance	Business Development Assistance	Research and Development	Job Training Programs
<i>CITY</i>										
Planning and Housing Services	U									
Engineering and Transportation Services					U					
Development Services		U	U	U						
<i>COUNTY</i>										
Benton County Development Services	U	U	U							
<i>OTHER</i>										
Cascades West Financial Services						U				
Community Services Consortium										U
Corvallis-Benton County Economic Development Partnership						U	U	U		
Corvallis Chamber of Commerce							U	U		
Downtown Corvallis Association						U	U	U		
Linn-Benton Community College						U				
Oregon State University							U		U	
Southern Willamette Research Corridor							U	U		

DIRECTORY TO CORVALLIS DEVELOPMENT AGENCIES

! PLANNING AND HOUSING SERVICES

(541) 757-6908

City of Corvallis

(Planning);

Community Development Department

(541) 757-6944

501 SW Madison Avenue, Corvallis, OR 97339

(Housing Assistance)

(upper level of City Hall)

<http://www.ci.corvallis.or.us/cd/cdhome.html>

The Planning and Housing Division provides 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) 757-6941

City of Corvallis

Public Works Department

501 SW Madison Avenue, Corvallis, OR 97339

(lower level of City Hall)

<http://www.ci.corvallis.or.us/pw.pwhome.html>

The 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) 757-6916

City of Corvallis

Public Works Department

1245 NE 3rd Street, Corvallis, OR 97339

(Public Works building)

<http://www.ci.corvallis.or.us/pw.pwhome.html>

The Public Works 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) 757-6929

City of Corvallis

Community Development Department

501 SW Madison Avenue, Corvallis, OR 97339

(main level of City Hall)

<http://www.ci.corvallis.or.us/cd/cdhome.html>

The Development Services Division provides zoning, building, and construction related information and assistance, as well as other development permits.

! BENTON COUNTY DEVELOPMENT SERVICES

(541) 757-6819

360 SW Avery Avenue
Corvallis, OR 97333

<http://www.peak.org/benton-county/index.html>

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

! CASCADES WEST FINANCIAL SERVICES

(541) 967-8551

c/o Oregon Cascades West Council of Governments
1400 Queen Avenue, SE
Albany, OR 97321

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. Cascades West coordinates much of its lending with the federal Job Training Partnership Act program to employ low-income individuals.

! COMMUNITY SERVICES CONSORTIUM (CSC)

(541) 752-1010

545 SW Second Street
Corvallis, OR 97333

The CSC administers the federal Job Training Partnership Act program and other job training programs and provides financing to a variety of social service agencies. The CSC works in concert with local businesses to train and employ low-income individuals. The CSC also has affordable housing and energy assistance programs.

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

(541) 757-1507

420 NW Second Street
Corvallis, OR 97330
e-mail: edp@proaxis.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.e-z.net>

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

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) 757-1000

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) 967-8551

c/o Oregon Cascades West Council of Governments
1400 Queen Avenue SE
Albany, OR 97321

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.

CITY OF CORVALLIS URBAN DEVELOPMENT DISTRICTS

The following information describes the development districts (zoning) in the City of Corvallis.

RESIDENTIAL DISTRICTS

- RS-3.5** This district is intended to provide low-density family residential areas (approximately 3.5 units per acre) together with a full range of urban services in order to maintain stable family residential neighborhoods.
- RS-5** The purpose of this district is to create medium-low density family residential areas (approximately 5 units per acre) together with a full range of urban services in order to maintain stable family residential neighborhoods.
- RS-6** The purpose of this district is to allow for a variety of single family housing types (up to 6 units per acre) in newly developing low density residential areas of the City. The district 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 district is to provide areas within Corvallis where single detached, single attached, duplexes, and townhouses may be constructed under various ownership patterns. The district is intended to provide a higher density and more intensive use of land (approximately 9 units per acre) than the RS-3.5 and RS-5 districts while maintaining the direct relationship of each dwelling unit to its own building site. The district 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 district are to provide areas for family and group residential uses (approximately 12 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-20** The purpose of this district is to provide areas for high density (approximately 20 or more units per acre) group residential dwelling units and other closely related uses in various areas within the City.

NONRESIDENTIAL DISTRICTS

P-AO
***Professional and
Administrative Office***

The purposes of the District 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 districts 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 District 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 district 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
Community Shopping

The purpose of the Community Shopping District is to provide for a wide range of commercial activities in a community-scale shopping center.

LC
Linear Commercial

This district 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 district 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 District is to allow commercial activity which is necessary to support the regional shopping facilities located in the Central Business District. Because of its unique location, site development in this area should contribute to a visually attractive entrance to the down-town area.
RTC <i>Research Technology Center</i>	The purpose of this district 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 district 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 district is to provide appropriate locations for general industrial uses including manufacturing and related activities with few, if any, nuisance characteristics. The GI district 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 <i>Intensive Industrial</i>	The purpose of this district is to provide appropriate locations for intensive manufacturing activities which are characterized by their potential for conflicts with residential land uses.