

2015 Future Structures Task Force Addendum

Background: For several years, the UUFC Board of Trustees has held potential building expansion as a priority consideration, culminating in a 2014-2015 Future Structures Task Force charged with fact-finding, growth projections, scenario planning, and congregational feedback on those scenarios. That report was completed early in 2015 and is available in its entirety on our website. In summary, that report concluded that: 1) our building is well utilized and often quite full; 2) growth in programs and attendance is likely, particularly with improvements to the current campus (Exhibit 1); and 3) there is little interest in leaving for another location/building at this time. Levels of growth are, of course, difficult to project and there is little agreement among members about how much has really occurred recently or is likely to occur in the near term. Discussions with multiple committees, UUFC leadership, and the Board of Trustees have therefore focused on a **modest growth** option that involves **some** renovation and expansion of the existing campus to accommodate our needs – choosing to improve and expand flexibly into the near future.



2945 NW Circle Blvd., Corvallis

Exhibit I – Aerial view of our beautiful campus on Circle Blvd.

That modest choice generated the need for a report addendum to address four questions:

1. What level of expansion (e.g., the 2008 Master Plan) triggers a new conditional use permitting process with the city, and what is required in that process in terms of time and expense?
2. What kinds of new requirements (e.g. utilities, seismic upgrades, energy efficiency, and parking) would be involved in any expansion, small or large?
3. What is the potential for adding a second floor rather than increasing our footprint?
4. What is the potential for connecting to rental house?

Overview of UUFC Master Plan, 2008

- From the UUFC Building Expansion Committee (BEC) and STUDIO-E Architecture

The BEC gathered information from staff and members in 2006-07 through a lengthy and involved process, leading to the production of a master plan with conceptual drawing (Exhibit 2).

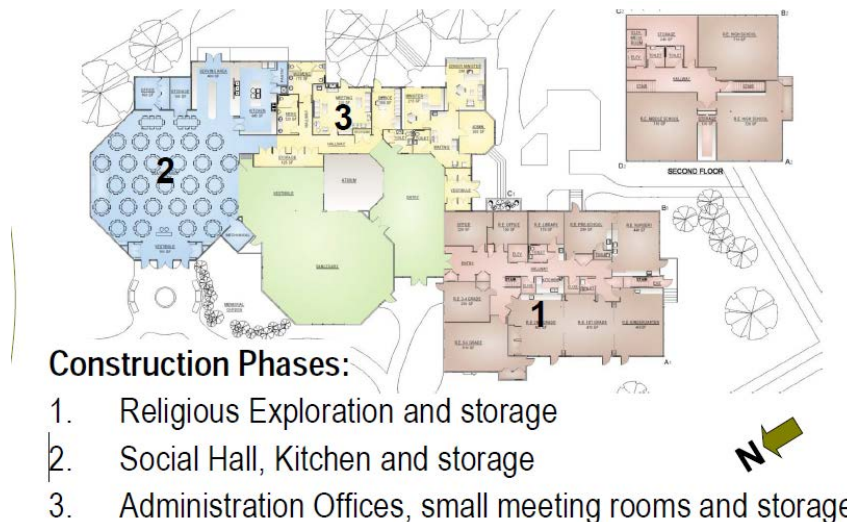


Exhibit 2 - 2008 Master Plan schematic. Submitted by the BEC.

That master plan divided expansion and remodeling into three phases, to be accomplished at once or at different times to accommodate funding and ease disruption of activities at the UUFC. **Phase 1** (brown) focused on updates to the Religious Exploration and Storage accomplished through some remodeling on the ground floor and a large expansion to the second floor by raising the roof, greatly expanding the area of all RE and storage rooms currently on the second floor, and adding an elevator. Many of the recommended changes to the ground floor were completed in the summer of 2008. **Phase 2** (blue) focused on Social Hall and Kitchen upgrades accomplished through new construction, slightly larger than the current sanctuary, to serve as the Social Hall. **Phase 3** (yellow) focused on remodeling the existing space into new Administrative Offices, Small Meeting Rooms, and Storage once Phase 2 was completed.

2015 Task Force Updates

Overall, the past impressions/desires from 2008 continue to occupy most of the debate about space and the physical structure of the UUFC in 2015. That report updated those impressions based on new input from staff and congregants, and focused on: 1) a full sanctuary on too many occasions; 2) space conflicts (undersized, overworked, or insufficient) for meetings, Adult RE, special Children's RE programs (e.g. OWL), and staff offices; 3) potential expansion with our daycare tenant; 4) growing interest in energy efficiency and environmental awareness; and 5) mounting frustration with kitchen and social hall limitations. These latter concerns are now dominant – the unfulfilled 2008 Master Plan vision (e.g. improved bathrooms, a large certified kitchen and new office spaces) were frequently referenced in those interviews.

Additional new concerns not explicitly listed/emphasized in 2008 but prominent in the 2015 report included parking, accessibility to upstairs rooms, quality outdoor spaces and the impact of recent university growth. Launching a construction effort consistent with the 2008 Master Plan and new interests as noted would likely cost \$2.5 million and certainly reopen our Conditional Use Permit for the property such that every change would receive extra review, including by our neighbors, and incur additional expenses.

Q1 – Conditional Use Permits?

Lot size: 2.17 acres

Current building square footage: 13,552 sf (based on County Assessor's calculations)

Zoning: RS 3.5

Current land use permitting: Conditional Development Approval as "religious assembly"

Setbacks: front – 15', side – 8', rear – 25', height limitation – 30'

Three paths exist for changes to our existing facility:

1. **Interior remodeling only** with no footprint expansion – applicable building permits needed (structural, plumbing, electrical, mechanical) but additional land use permitting is likely unnecessary.
2. **Minor expansion** – Conditional Development Modification (see Appendix 1), which limits us to 10% footprint expansion and requires a \$2,800 permit fee. This process involves notification to property owners within 100' of our filed construction plans (prior to the Planning Director's decision), working with said Director on our plans, and notice of the decision to commenters only - no public hearing, but the decision is appealable. After approval, all applicable building permits are still needed.
3. **Significant expansion** of footprint – new Conditional Development Permit needed, with neighborhood notification, public hearing(s), a Planning Commission decision, appealable, \$6,857 plus \$8 per 100 sf permit fee. After approval, all applicable building permits are still needed.

Interior remodeling can begin immediately. The timeline for either minor or significant expansions is six months to a year minimum, and the outcome is not guaranteed for either. We assume, however, that a positive outcome is more likely with minor expansion and that it proceeds more quickly.

Parking would certainly need expansion with either expansion option; however, there is no simple formula for calculating required parking in advance of specific building dimensions and uses. We would no doubt be required to add to our existing lot similar to the 2008 Master Plan, and perhaps beyond. This scenario would certainly include making a clear case regarding the numbers of our members that walk and bike predictably to church and any plans for a shuttle service. We can still make the case that, generally, we are good neighbors relative to competing uses for the lot were we to sell (i.e. a residential or student housing subdivision).

These estimates also do not include the cost of a land use consultant or attorney to run the process. Not a big deal for a for-profit project, but a significant cost for a group like ours ...so we need to formulate the long-term plan if we go through this application process, and we need to be very serious about what we want.

Q2 – New requirements with construction?

Any significant remodeling, including the more simple ones within our current footprint, requires building permits. All building codes will be enforced by inspectors throughout the course of remodeling. Similarly, any new construction within or beyond 10% must adhere to building codes. The good news is that there are no pressing sub-code issues that we are likely to encounter in terms of wiring, plumbing or seismic regulations.

Q3 – Second Floor?

We contacted a couple elevator installers, Otis and Shindler. The cost of adding an elevator to serve a second floor in our kind of building is somewhere between \$57,000 and \$65,000, installed, not including the cost of the hoist-way during construction/remodeling. It would need 4' below the first floor and 13' above the second

floor. The hoist-way minimum is 7'4" wide by 5'9" deep. ADA minimum is 2000 lbs. The least expensive right now is hydraulic but "friction" is coming down in cost and may be cheaper in a year or two. "Friction" has a rubber coated flat cable and counterweight and uses much less electricity. It's also simpler and hence more trouble-free. An interesting concept for a major expansion is an elevator in/near the foyer that serves the second floor of the RE wing as well as a second floor of offices and meeting rooms above the kitchen and social hall.

Q4 – Rental House?

The highest current value of that property, and likely into the future, is as a house or a separate structure – there is little gained from connecting it to the existing building (though lot lines can be dissolved and it can be done). A <10% expansion translates into basically a narrow hallway down to the house, so incorporating it into a design is a big deal and triggers the CUP process. Recent discussions regarding selling that house cloud this issue, as well.

Conclusions

Some simple internal remodeling can be done cheaply and quickly (1-2 years), requiring only normal building permits; however, very few of the concerns originally expressed in 2008 and echoed in the main 2015 Task Force Report can be addressed with such minor modification. For example, a kitchen remodel within the current location could later be viewed as a waste of money given the limited size of that space – and a small expansion into social hall (for work or serving flow) would only create more social hall cramping.

Therefore, a "<10% first-phase" minor expansion can address the pressing needs of the congregation (enlarge and relocate the kitchen, improve the social hall-sanctuary connection, and make room for remodeled restrooms, storage and meeting spaces) – an improvement to our current facility in terms of design, aesthetics, energy efficiency and rentability. We should engage an architect and professional kitchen designer in considering these changes, but the starting point would be something similar in location and design to the 2008 Master Plan (Exhibit 2). Sanctuary overflow could be addressed at the same time, as could plumbing and drinking water issues. New construction drawings would provide the necessary information to calculate/negotiate the requisite new parking spaces. And, beyond a future useful and beautiful space, it gives the congregation a wonderful focal point during these exciting times in our congregational life.

We have not sensed a strong desire for a major (>10%) expansion at this time, nor whether it will **ever** be needed with current trends in our congregation and the larger society. We tend to be conservative in our vision, particularly when combined with modesty about our campus (and consumerism) and worries about the required fundraising. Regardless, a smaller, first phase expansion/remodel should consider several scenarios for a future major expansion north into the green space (per the 2008 Master Plan), south towards Circle, and/or up with a second (or third) floor and an elevator. Such a phased build-out allows us to comfortably grow into the space in terms of numbers and programs, continue to define ourselves both within our Fellowship and the larger Corvallis community, and socialize our neighbors for their acceptance of our growth and campus plans ...or buy them out!

Respectfully submitted by:

John Bailey (chair), Chris Bentley, Kathy Kopczynski and Peter Sanford

Appendix I – City of Corvallis building regulation 2.3.40.02

Thresholds of a Conditional Development Modification - The factors identified here describe the thresholds that separate a Conditional Development Modification from the need to apply for a new Conditional Development Permit:

Change in the type or location of commercial or industrial structures that would result in a less pedestrian-friendly environment (e.g., a pedestrian walk is eliminated, a parking lot is placed to separate, or further separate, a building from pedestrian facilities, etc.);

Change in the type and location of accessways and parking areas where off-site traffic would be affected or which result in a less pedestrian-friendly environment;

Increase in the number of parking spaces where such increase adversely affects Significant Natural Features or pedestrian Corvallis Land Development Code (as amended) Chapter 2.3 – Conditional Development Page 12 of 14 amenities, or is inconsistent with a Condition of Approval or an applicable development standard of this Code, such as required Green Area¹;

Increase in the floor area proposed for nonresidential Use by more than 10 percent;

Decrease in the common and/or usable Green Area by more than 10 percent;

Increase in the total ground area proposed to be covered by structures by more than 10 percent;

Decrease in specific setback requirements by more than 25 percent;

Decrease in project amenities for pedestrians or bicycles, recreational facilities, screening, and/or landscaping provisions by more than 10 percent; and

Modification of architectural building elevations where any of the following occurs:

- a) Percentage of window coverage per elevation is decreased by more than 20 percent (may affect the number and/or shape of windows); or windows are installed on a previously specified blank wall on the perimeter of the site;
- b) Building materials for the main walls of the facades are changed;
- c) Any architectural feature is reduced by more than 20 percent. Architectural features include such items as the number of windows with trim, the number of dormers, the number of columns, the number of shutters, the square footage of porches, the number of window boxes, the linear footage of porch or deck railings, and/or the linear footage and/or height of parapets, reveals, and/or cornices, etc.;
- d) Roof pitch is reduced by more than 20 percent;
- e) Building off-sets or recesses are reduced by more than 20 percent; or f) Garages or carports are eliminated.

¹ Section 3.1.40 - GREEN AREA REQUIREMENTS applicable to this facility in the RS 3.5 Zone:

a. A minimum of 50 percent of the gross lot area shall be retained and improved or maintained as permanent Green Area, as defined in Chapter 1.6 - Definitions. A minimum of 15 percent of the gross lot area shall consist of vegetation consisting of landscaping or naturally preserved vegetation.

b. Landscaping within the required Green Area shall be permanently maintained in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting. Landscaping shall primarily consist of ground cover, ferns, trees, shrubs, or other living plants with sufficient irrigation to properly maintain all vegetation. Drought tolerant plant materials are encouraged. Design elements such as internal sidewalks, pedestrian seating areas, fountains, pools, sculptures, planters, and similar amenities may also be placed within the permanent Green Areas.

The following criteria will be applied by the Planning Director when reviewing the **Modification of Conditional Development**:

2.3.30.04 - Review Criteria - Requests for Conditional Developments shall be reviewed to ensure consistency with the policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council. The application shall demonstrate compatibility in the following areas, as applicable:

- a. Basic site design (the organization of Uses on a site and the Uses' relationships to neighboring properties);
- b. Visual elements (scale, structural design and form, materials, etc.);
- c. Noise attenuation;
- d. Odors and emissions;
- e. Lighting;
- f. Signage; Corvallis Land Development Code (as amended) Chapter 2.3 – Conditional Development Page 9 of 14
- g. Landscaping for buffering and screening;
- h. Transportation facilities;
- i. Traffic and off-site parking impacts;
- j. Utility infrastructure;
- k. Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);
- l. Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards; and
- m. Preservation and/or protection of Significant Natural Features, consistent with Chapter 2.11 - Floodplain Development Permit, 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards. Any Conditional Development request on residentially designated property shall also result in a clear and objective set of development standards, between the Conditional Development proposal, required adherence to this Code, and Conditions of Approval.

And

New elements are provided that functionally compensate for any negative effects caused by the requested variations from the original project design. New elements used to compensate for a negative effect shall be of at least equal value to the elements proposed to be changed. Applicants shall provide the Director with information substantiating the value of the new elements in comparison to the value of the elements to be changed. The value information shall be developed by a qualified professional in the field relevant to the elements being exchanged.