

Answers for Unanswered Questions from Cottage Meetings

2/26/17

What are all the city requirements and evaluations that will occur and when will they happen?

The sidewalks and sprinkler system are the only code-mandated requirements we are aware of in the plan. We are working with the city and hope that we will need to do fewer sidewalk improvements than called for by code because our existing landscaping on Firwood would preclude us from moving and expanding the sidewalk there. The draft budget also includes several line items for the required conditional use permit, building plan reviews, etc. (JS/CEY)

Lots of questions about the Circle sidewalk set back (what will be the exact dimensions, how will that impact folks who park on Circle, getting onto new sidewalk while walking through the plantings on the strip?)

Corvallis Land Development Code dictates the sidewalk width (5') and parking strip width (12') on Circle and also includes a list of street trees that may be used within that strip. The exact design of the sidewalk and landscape strip cannot be determined at this time. (CB/CEY)

What is the "trigger" for the sprinkler system? What advantage do we gain with the city by installing it?

The sprinkler requirement comes from the fire code portion of state building code that looks not only at footprint but also building volume. This is a state, not a city requirement, and we do not gain anything with the city by completing it. We do gain safety for everyone using the building. (CB/CEY)

When people ask "what the City requires," some regulations (Building Code) are hard and fast; while others (LDC) are squishier. At the City, very different sets of people review the different sets of regulations.

Oregon Building Code - including sprinklers, energy efficiency, seismic stability, structural, electrical, mechanical, etc. These are uniformly required for any building project anywhere in the state, and follow the rules in a huge set of books that drill down in to all sorts of building details. This is the health and safety stuff, and is overseen by Building Officials who constantly attend state-sponsored education sessions to keep up with this very detailed and multi-section Code. Our architects are very aware of these requirements because they apply anywhere in Oregon.

City of Corvallis Land Development Code (LDC) - including sidewalk standards, parking, landscaping requirements, bike parking, zone-specific requirements such as setbacks, and all the procedural rules like Conditional Development permits. This Code is unique to Corvallis, and subject to review by City land use boards and staff. This is the stuff that's so hard to nail down, and that's because procedures are in place to vary from the standards; and citizen board review (Planning Commission) is part of the process, thus difficult to predict. (CB)

Is there a plan for a heat exchange system, to heat efficiently but not bring in poorer quality air from outside?

At this time we don't know the specific systems DiLoreto Architects has for existing spaces. Our designer, Brian Melton, seems to be planning on radiant heat and natural ventilation in the

addition. (JS) The air exchange system for the new social hall will also serve the existing sanctuary to provide good quality air. (CB)

When will the structural and seismic evaluation occur?

This will be one of the first steps in the process of turning the conceptual design into an actual plan. It would happen during the design process and well before we contract to actually begin construction, so any costs and design changes associated with this would be identified before asking members' approval to proceed with construction. (JS/CEY)

More clarity on the seismic upgrade we are aiming for, will it be enough to keep our new construction standing through "the big one"?

All remodeled and new structures will be built to current seismic code. As to whether buildings stand through various magnitudes and types of earthquakes, that depends on several factors. Details can be provided by experts in this field. (CB)

I've heard that the substructure of the sanctuary and social hall are rotting. Are we going to evaluate that and shouldn't that be a higher or earlier priority than an expansion?

The structural assessment of existing facilities will be undertaken in roughly the same timeline as the seismic evaluation and addressing any urgent issues identified would be at least as high a priority as any expansion. (JS)

How will the bottleneck from the sanctuary to the current west entrance be addressed with this new plan (since the sanctuary will not become a welcome center in Phase 1)?

The addition of the new social hall would encourage flow out of the Sunday service towards it, while people who were leaving would just go out directly to the foyer. (SG)

Access will be provided on the east side of the social hall, also, to the new deck. There will be an access on the north side of the new social with a pathway to the parking lot. No changes are planned for the existing entry foyer in Phase 1. (CB)

Will the kitchen would be commercial quality?

The layout of the kitchen will allow for commercial quality appliances, but the appliances will not be included in the Phase 1 budget. This will allow for separate fund-raising efforts for the kitchen completion, and lower budget appliances such as used commercial or high grade residential. (CB)

Will there be improved lighting for night time in the parking lot (especially difficult for older folks)? Some lighting in the parking areas will fall under City LDC and/or Building Code requirements for lighting. (CB)

Several people voiced concern that there doesn't appear to be a structure in place to make sure the improvements don't fall into disrepair in the future... this is related to a question as to how to ensure that the overall maintenance of the buildings don't get overlooked again.

The Board of Trustees has the ultimate responsibility for maintaining the building. The building is actually not suffering from lack of maintenance; it's just old and very heavily used. The newer parts are approaching 30 years old, and the older parts are over 60 years old. We made many improvements and upgrades to the RE wing in 2009. The building has been compliant with codes in the past, but the codes have been updated. This current project will make the building compliant with the updated codes. (CEY)

How will memorial garden space be moved/honored/managed?

Concerned individuals (descendants, etc.) will be involved in decisions for future location, and a suitable location will be determined. No specific plans have been made so far for a location. (CB)

Are solar panels an option on new social hall?

(Laura Uhler who was in one of the cottage meetings says no, unless larger trees are cut down). This is not in the Phase 1 plan. Energy efficiency will be built into all new structures. (CB)

Will plants in the areas that the new social hall and deck be moved and reused?

This has not been specified or decided, but it would appear to be a good move, economically. This provides an opportunity for “sweat equity” by Fellowship members. (CB/CEY)