

Oct 17, 2025

City of Corvallis
Development Services
501 SW Madison Ave,
Corvallis, OR 97339



REGARDING: 516, 520, 530 and 544 SW 4th Street
Located between SW Western Blvd & SW Washington Ave.
Corvallis, OR 97333

APPLICATION: Pre-Development Meeting
PRE25-00053

To whom it may concern,

Thank you for organizing the pre-development meeting. We are excited to see this project come to life and believe strongly in communicating clearly and openly throughout the process. This pre-development meeting is a great opportunity to start that process.

Below are several questions that we have regarding the project. Your feedback is appreciated and will help ensure that this is a successful project for all involved and for the entire City of Corvallis.

The proposed project is on several parcels with two main portions separated by an alley. The property east of the alley is zoned CMU-3 and the property to the west of the alley is zoned RS-12 in the University Neighborhoods Overlay. The proposed building will be on the CMU-3 portion and the RS-12 portion will remain a surface lot with bike & car parking. Therefore, these questions are related to the proposed building on the CMU-3 portion rather than the RS-12 portion.

Fire

1. Are there any specific requirements, not in the standard fire code that we should be aware of?
2. Since this building is a high-rise per the building code, we will have a secondary water supply and a fire pump. Are there any special requirements that we should be aware of? Is the general location shown on the plan acceptable?
3. We will have the fire command center located on the first floor. Are there any special considerations, beyond those in the code, that we should be aware of?
4. Do you have any specific recommendations or requirements for the emergency radio coverage within the building? Some jurisdictions allow for an in-lieu fee for a system upgrade instead, it appears Corvallis does not, is that accurate?
5. We are locating the emergency generator on the ground floor. Do you have any specific requirements?
6. The interior exit stairways will be smokeproof enclosures per OSSC 1023.11. However, per OSSC 1023.22.2 a vestibule is not required because the stairway is using a pressurization alternative (the building is equipped with NFPA-13 fire sprinklers and the stairways are pressurized) complying with section 909.20.6. Do you agree that this is acceptable?
7. The elevator hoistways will not be pressurized, therefore, rated elevator lobbies are required at every floor except the first. Do you agree that this is acceptable?

Building

1. What are the offsite (right of way) sidewalk, curb ramp, and street improvements the project will be required to construct?
2. What is the required procedure for abandonment of existing water and sewer laterals to the properties?
3. Since the site is less than 5-acres, is DEQ Construction Stormwater Permit coverage under the City's 1200-CN permit applicable?
4. Due to the amenity spaces being limited to residential tenants and guests, we will be seeking a modification to reduce the required plumbing fixtures, as most will use their unit. Is the city open to a modification of this type?
5. Is it acceptable for the basketball court to egress through the fire lobby?

Thank you.

Sincerely,

**ARRIS STUDIO ARCHITECTS**

Laura Dion

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