



## ORDINANCE NO. 6009

AN ORDINANCE AMENDING ORDINANCE NO. 4836, WHICH ADOPTED THE CITY OF ALBANY COMPREHENSIVE PLAN MAP AND AMENDING ORDINANCE NO. 4441, WHICH ADOPTED THE CITY OF ALBANY ZONING MAP, BY AMENDING THE ALBANY COMPREHENSIVE PLAN AND ZONING MAP AND ADOPTING FINDINGS FOR THE PROPERTY LOCATED AT LINN COUNTY ASSESSOR'S MAP NO. 11S-03W-08CD TAX LOT 211.

WHEREAS, on October 18, 2022, the Albany Community Development Department received an application for a comprehensive plan and zoning map amendment for the property located at 2000 Queen Avenue and identified as Linn County Assessor's Map No. 11S-03W-08CD, Tax Lot 211 (Planning Files CP-04-22 and ZC-06-22); and

WHEREAS, a comprehensive plan map and zoning district map and legal description for the subject property are provided in ordinance Exhibits A and B, respectively; and

WHEREAS, the application for a comprehensive plan map amendment to change 1.53 acres from GC (General Commercial) to MDR (Medium Density Residential); and a zoning map amendment to change 1.53 acres from CC (Community Commercial) to RMA (Residential Medium Density Attached); and

WHEREAS, the application for a partition to create two parcels, Parcel 1 at 3.30 acres and Parcel 2 at 1.53 acres; and

WHEREAS, the applicant for a site plan review to construct a 42-unit apartment complex upon Parcel 2; and

WHEREAS, the proposed comprehensive map and zoning map amendments, partition, and site plan review are discussed in detail in the January 13, 2023, staff report; and

WHEREAS, on January 23, 2023, the Albany Planning Commission held a public hearing, considered public testimony, deliberated on the proposed map amendments, partition, and site plan review and recommended approval of the proposal based on evidence presented in the staff report and during the public hearing; and

WHEREAS, the analysis and findings of fact and conclusions as provided in the staff report dated January 13, 2023, are presented as an attachment to this ordinance as Exhibit C; and

WHEREAS, on February 22, 2023, the Albany City Council held a public hearing on the proposal, reviewed the findings of fact and testimony presented at the public hearing, and then deliberated.

NOW, THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: The comprehensive plan map is hereby amended from GC (General Commercial) to MDR (Medium Density Residential), as shown in attached Exhibit A.

Section 2: The zoning map is hereby amended from CC (Community Commercial) to RMA (Residential Medium Density Attached), as shown in attached Exhibit B.

Section 3: The partition is hereby approved to create Parcel 1 at 3.30 acres and Parcel 2 at 1.53 acres, as shown in attached Exhibit C.

Section 4: The site plan review is hereby approved for a 42-unit apartment complex, as shown in attached Exhibit D.

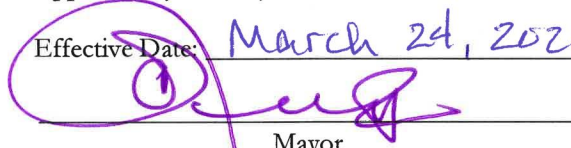
Section 5: The findings of fact and conclusions included in the staff report dated January 13, 2023, in Exhibit E of this ordinance, are hereby adopted in support of the decision.

Section 6: A copy of this ordinance shall be filed in the Office of the City Clerk of the City of Albany and these changes shall be made on the official City of Albany zoning map.

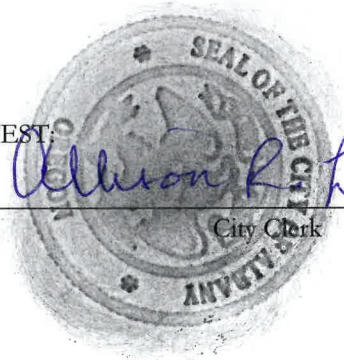
Passed by the Council: Feb. 22, 2023

Approved by the Mayor: Feb. 22, 2023

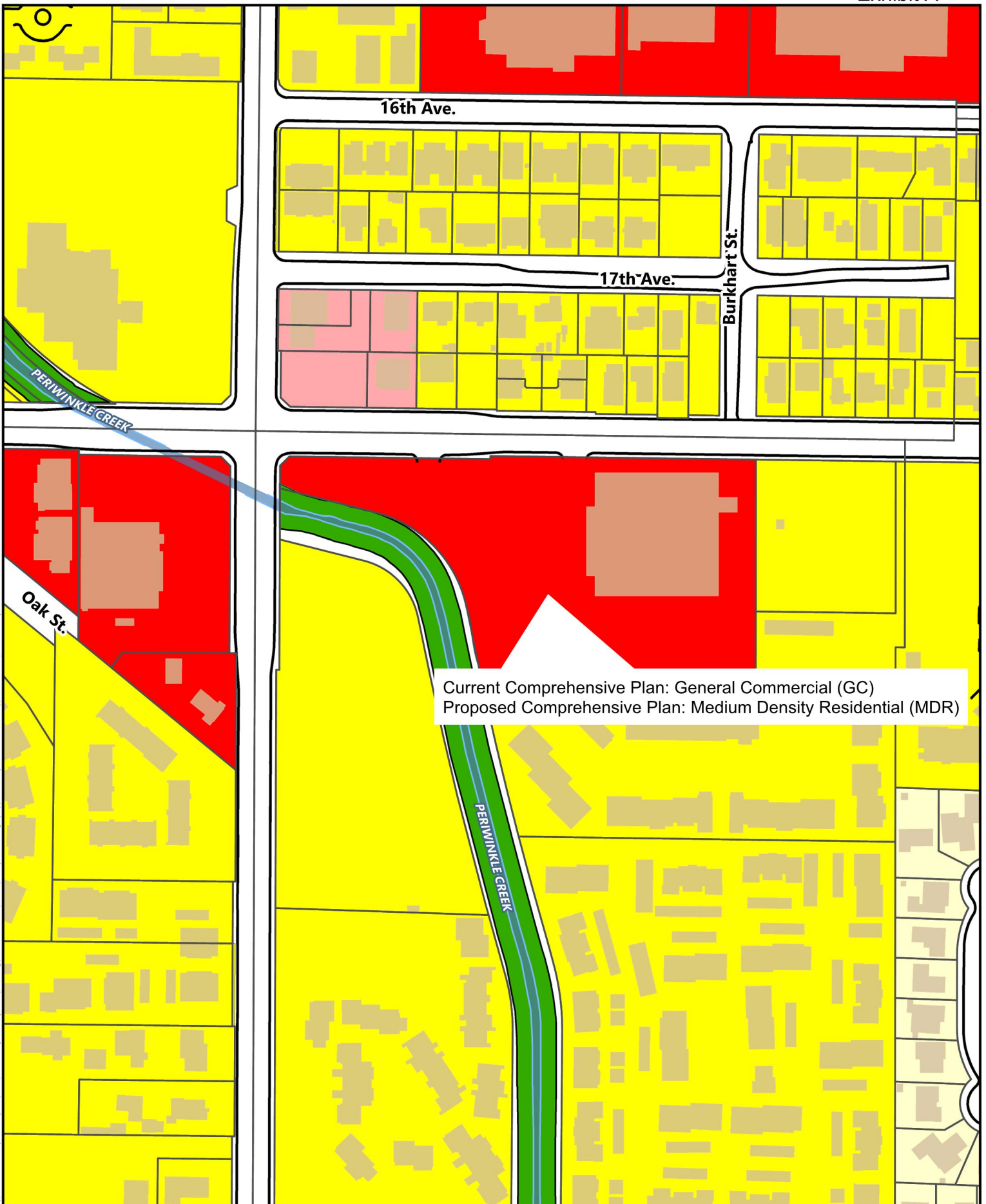
Effective Date: March 24, 2023

  
\_\_\_\_\_  
Mayor

ATTEST:

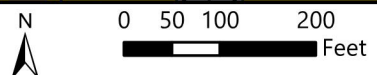


Alison R. Lurie  
\_\_\_\_\_  
City Clerk



Current Comprehensive Plan: General Commercial (GC)  
 Proposed Comprehensive Plan: Medium Density Residential (MDR)

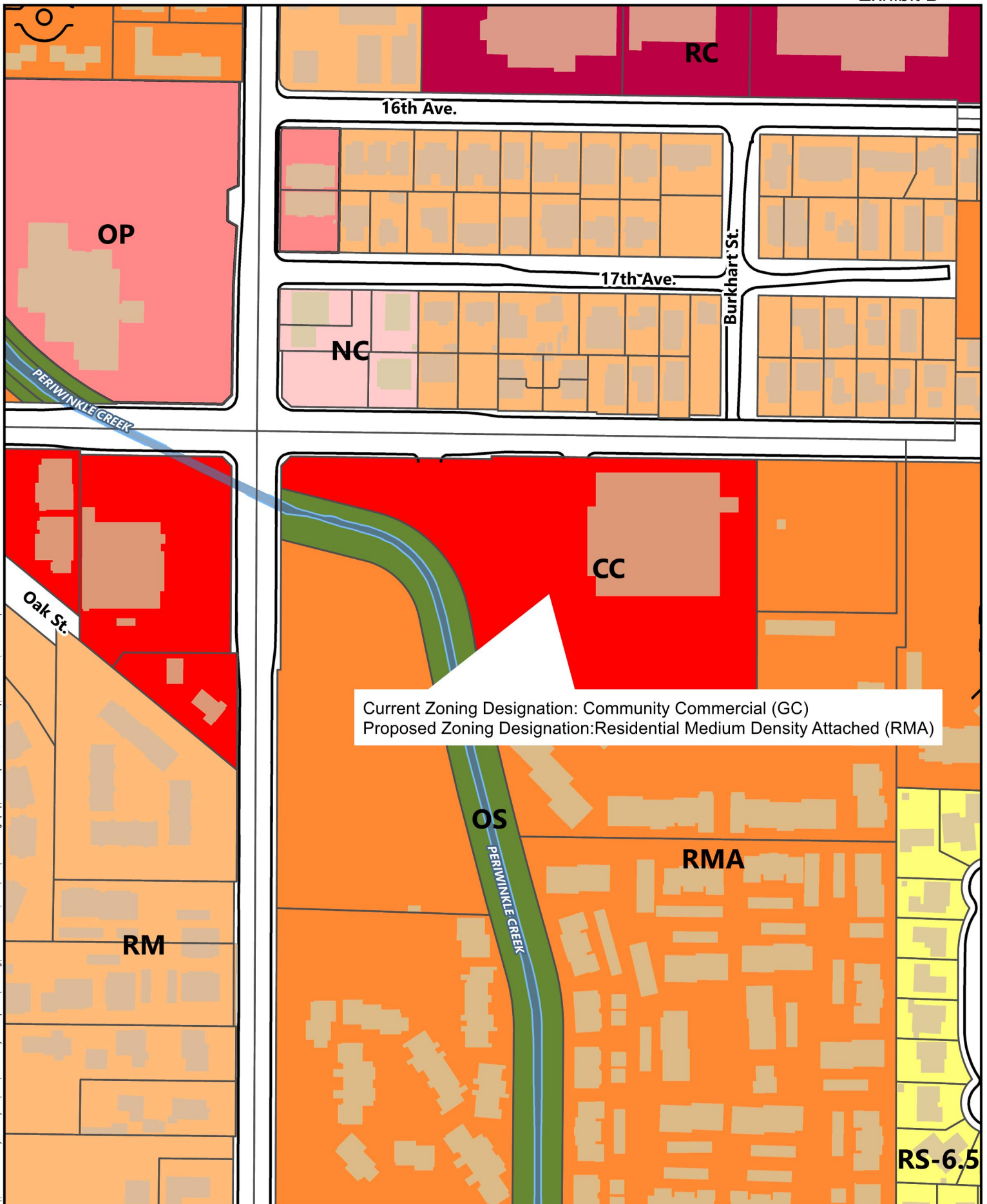
(older:ran.com.cityofalbany.net) Data (Community Development Planning) Land Use Cases: 2020's; 2022's; Zone Change (ZC); ZC-06-22 (2000 Queen Ave SE) Public Notice Location Map.mxd



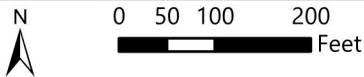
Date: 2/10/2023 Map Source: City of Albany

## 2000 Queen Avenue SE

### Comprehensive Plan Map



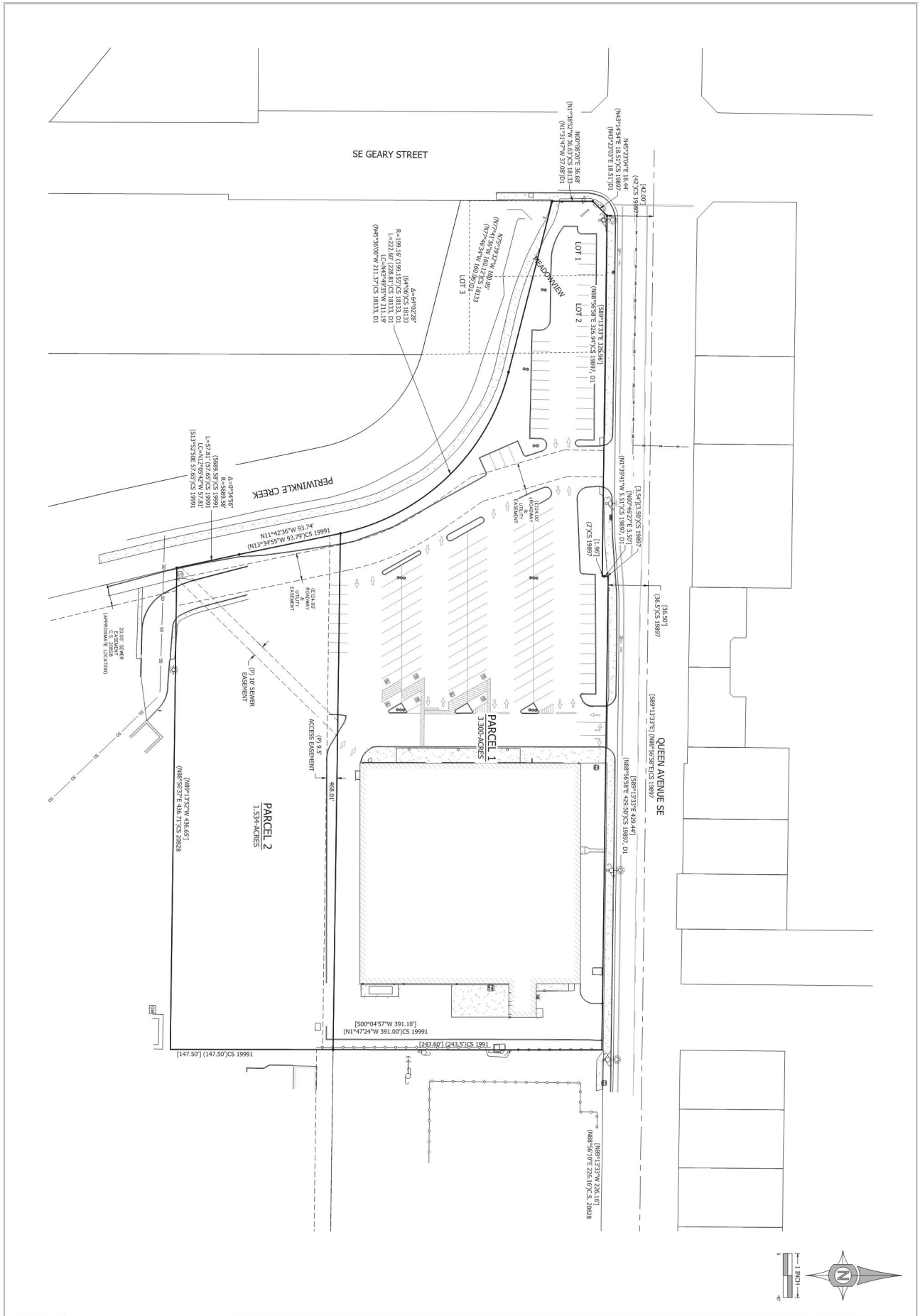
\\olderaan.cas.cityofalbany.net\Data\Community Development\Planning\Land Use Cases\2020s\2022\Zone Change (ZC)\ZC-06-22 (2000 Queen Ave SE)\Public Notices\Location Map.mxd



**2000 Queen Avenue SE**

Date: 2/10/2023 Map Source: City of Albany

Zoning Map



Sheet  
**C101**  
SCALE: SEE BASISCALE

THIS MAP WAS  
PREPARED FOR  
PLANNING  
PURPOSES ONLY.

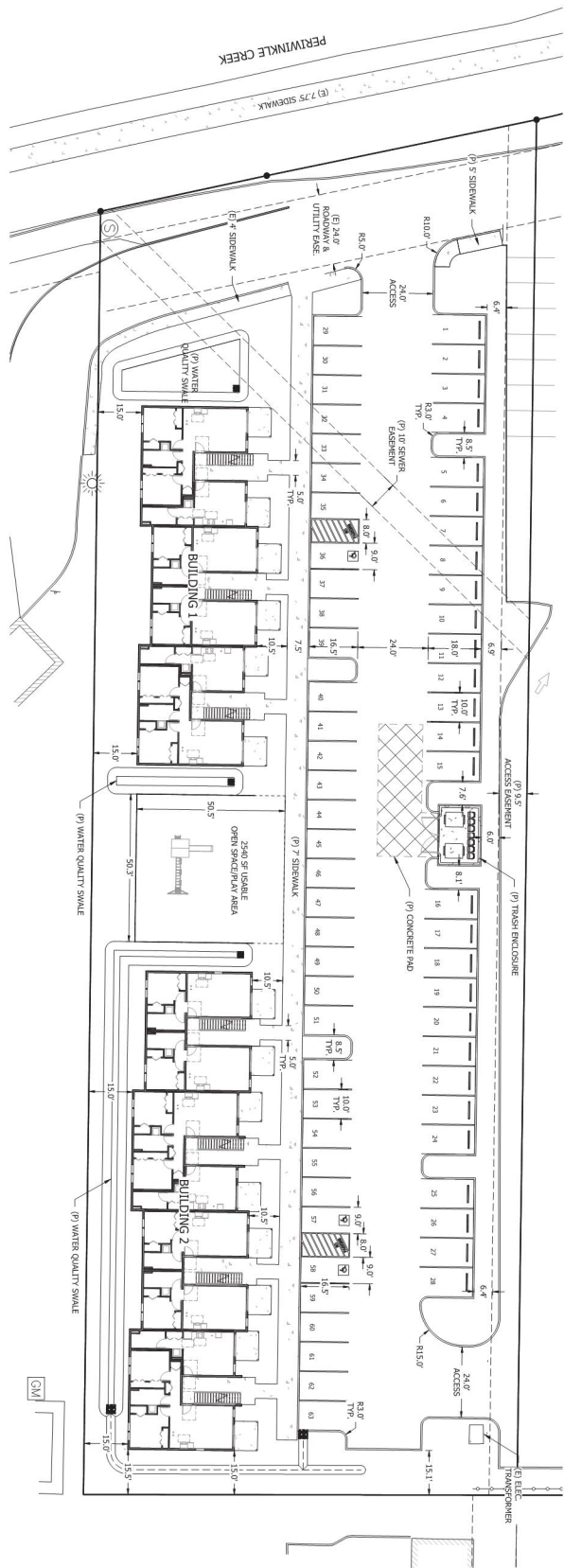
DATE:  
SEPTEMBER 27, 2002  
PROJECT:  
21-361 ATHWAL QUEEN PP  
DRAWN BY:  
ATK  
CHECKED BY:  
REV

**TENTATIVE REPLAT**  
**2000 QUEEN AVENUE SE**  
**ALBANY, OR 97322**

**UDELL ENGINEERING  
AND  
LAND SURVEYING, LLC**  
63 EAST ASH ST.  
LEBANON, OREGON 97355  
(541) 451-5125 PH.  
(541) 451-1366 FAX

**CLIENT:**  
MEGAINVESTMENTS, LLC  
6732 SEVEN MILE LANE SE  
ALBANY, OR 97322  
(541) 979-1734  
ATHWAL1@YAHOO.COM





**BUILDING TYPES**

| BUILDING NUMBER | STUDIO # UNITS | 1 BEDROOM # UNITS | 2 BEDROOM # UNITS |
|-----------------|----------------|-------------------|-------------------|
| 1               | 6              | 9                 | 6                 |
| 2               | 6              | 12                | 6                 |
| TOTALS          | 12             | 18                | 12                |
|                 | TOTAL UNITS 42 |                   |                   |

**VEHICLE PARKING SUMMARY**

| UNIT TYPE      | # UNITS | REQUIRED SPACES | PROVIDED SPACES |
|----------------|---------|-----------------|-----------------|
| STUDIO         | 12      | 1.25            | 15.0            |
| 1 BEDROOM      | 18      | 1.25            | 22.5            |
| 2 BEDROOM      | 12      | 1.75            | 21.0            |
| TOTAL REQUIRED |         |                 | 58.5            |
| TOTAL PROVIDED |         |                 | 42              |

**BICYCLE PARKING SUMMARY**

| # UNITS         | REQUIRED SPACES | PROVIDED SPACES |
|-----------------|-----------------|-----------------|
| 42              | 0.25            | 10.5            |
| TOTAL PROVIDED* |                 | 12              |

\* 2 PROVIDED WITHIN EACH BUILDING STAIRWELL



**PRELIMINARY CIVIL SITE PLAN**  
**2000 QUEEN AVENUE SE**  
**ALBANY, OR 97322**

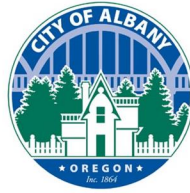
**UDELL ENGINEERING AND LAND SURVEYING, LLC**  
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 ATHWALI@YAHOO.COM



Sheet **C102**  
 SCALE: SEE BASESCALE

**THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY.**



## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING &amp; PLANNING 541-917-7550

# Staff Report

## Comprehensive Plan and Zoning Map Amendment, Partition, and Site Plan Review for Multi-Unit Development

CP-04-22; ZC-06-22; PA-09-22; &amp; SP-23-22

January 13, 2022

### Hearing Information

Review Body: **Planning Commission**Hearing Date and Time: **Monday, January 23, 2023, at 5:15 p.m.**

Hearing Locations: This hearing will be conducted virtually:

Virtual: At 5:15 p.m., join the meeting using the link below:<https://council.cityofalbany.net/groups/plc/zoom>Phone: 1-253-215-8782; meeting id: 837-8633-4863; passcode: 464432In-person:

Appear in person at the meeting and register to speak using the sign-up sheet.

Review Body: **City Council**Hearing Date and Time: **Wednesday, February 22, 2022, at 6:00 p.m.**

Hearing Locations: This hearing will be conducted virtually:

Virtual: To comment/testify, please email [cdaa@cityofalbany.net](mailto:cdaa@cityofalbany.net) with your name, address, phone number, and if you are speaking for, against, or neutral on the topic.Watch Livestream at 6:00 p.m.: <http://www.cityofalbany.net/livestream>In-person:

Appear in person at the meeting and register to speak using the sign-up sheet.

The proposal is for a Partition to create two parcels, Parcel 1 at 3.30 acres and Parcel 2 at 1.53 acres; a Comprehensive Plan Map amendment to change the designation of proposed Parcel 2 from General Commercial (GC) to Medium Density Residential (RM) and a concurrent Zoning Map amendment to change the proposed Parcel 2 zoning designation from Community Commercial (CC) to Residential Medium Density Attached (RMA).

Table 2.760-1 of the Albany Development Code (ADC) shows all Comprehensive Plan map designations and the respective zones that implement each designation. As Table 2.760-1 shows, there are four zones that implement the current Comprehensive Plan map designation (GC) applied to the subject properties. These four zones are: Neighborhood Commercial (NC), Community Commercial (CC), Regional Commercial (RC), and Office Professional (OP). As Table 2.760-1 shows, there are six zones that implement the Medium Density Residential Comprehensive Plan designation. These six zones are Residential Single Dwelling Unit (RS-5), Residential Medium Density (RM), Residential Medium Density Attached (RMA), Mixed Use

Residential (MUR), Office Professional (OP), and Community Commercial (CC). Allowable uses in the referenced zoning districts can be found in Table 3.190-1, Table 5.060-1, and Table 4.050-1 of the ADC.

The subject area consists of one ±4.8-acre property located southeast of the Queen Avenue and Geary Street SE intersection (Linn County Tax Assessor's Map No. 11S-03W-08CD; Tax Lot 211). The subject property is developed with the following uses as well as associated parking and site improvements:

- Empty building (i.e., Retail Sales and Service): ±43,000 square feet

The applicant has applied for a Site Plan Review for the construction of a 42-unit multi-family apartment complex to be located upon proposed Parcel 2. As Table 3.190-1 indicates multiple dwelling development is an allowed use in the RMA zoning district.

The subject property is bordered by an electrical substation and multiple dwelling unit development to the east, a multiple dwelling unit development to the south, and Periwinkle Creek to the west with an approved multiple dwelling unit development west of Periwinkle Creek. On the north side of Queen Avenue, there are single-dwelling unit developments and a convenience store.

According to previous zoning maps and records, the property was zoned C-2 (Local Business) district until 1977, when it was zoned C-1 (Neighborhood Commercial) district. The zoning remained C-1 (Neighborhood Commercial) until 1998. At the time site improvements were approved, there was no maximum building size in the district; however, businesses in that zone were supposed to cater to nearby residents in convenient locations. The zoning designation changed from C-1 to NC by 1998, but the name of the zoning district continued to be "Neighborhood Commercial." In 2019, a Comprehensive Plan Map Amendment was approved that changed the designation of the parcel from Light Commercial (LC) to General Commercial (GC). A concurrent Zoning Map Amendment was also approved changing the site's zoning designation from Neighborhood Commercial (NC) to Community Commercial (CC).

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## Application Information

|                           |  |
|---------------------------|--|
| Review Body:              | Planning Commission and City Council (Type IV-Q Review)  |
| Staff Report Prepared By: | Jennifer Cepello, project planner  |
| Type of Applications:     | A Partition, Comprehensive Plan Map Amendment to amend the Plan designation of proposed Parcel Two from General Commercial (GC) to Medium Density Residential (MDR), Zone Map Amendment to amend the zoning designation from Community Commercial (CC) to Medium Density Attached (RMA), and a Site Plan Review for the construction of a 42-unit multiple dwelling unit development consisting of apartments. |
| Property Owners:          | Mega Investments, LLC; PO Box 1746; Albany, OR 97321<br>Lal Din Sidhu; 1038 Broadway Street NE, Salem, OR 97301  |
| Applicant Representative: | Laura LaRoque; Udell Engineering and Land Surveying LLC<br>63 E. Ash Street; Lebanon, OR 97355   |
| Address/Location:         | 2000 Queen Avenue  |
| Map/Tax Lot:              | Linn County Tax Assessor's Map No. 11S-03W-08CD; Tax Lot 211   |
| Comprehensive Plan Map:   | General Commercial (GC)  |
| Zoning:                   | Community Commercial (CC)  |
| Total Land Area:          | 4.8 acres  |
| Existing Land Use:        | Commercial building (Old Mega Foods)   |
| Neighborhood:             | Periwinkle   |



|                     |   |
|---------------------|---|
| Surrounding Zoning: | North: Residential Medium Density (RM)<br>South: Residential Medium Density Attached (RMA)<br>East: Residential Medium Density Attached (RMA)<br>West: Residential Medium Density Attached (RMA) and Community Commercial (CC)      |
| Surrounding Uses:   | North: Commercial and residential.<br>South: Multiple dwelling unit development<br>East: Electrical substation and multiple dwelling unit development<br>West: Open Space (Periwinkle Creek) and multiple dwelling unit development |

## Notice Information

Public notice was issued in accordance with development code requirements. A notice was issued to the Oregon Department of Land, Conservation, and Development (DLCD) on December 5, 2022, prior to the first public hearing. A notice of public hearing was mailed to property owners located within 300 feet of the subject property on December 30, 2022, at least 20 days prior to the first public hearing. The notice of public hearing was posted on the subject property by January 13, 2023. The staff report was posted on the City's website January 13, 2023. At the time this staff report was completed, no comments had been received.

## Appeals

The City's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA). Per Oregon Revised Statute (ORS) 197.830, a notice of intent to appeal the plan and/or zoning map amendments shall be filed with LUBA no later than 21 days after notice of the decision is mailed or otherwise submitted to parties entitled to notice.

## Analysis of Development Code Criteria

### Comprehensive Plan Map Amendment (CP-04-22)

Section 2.220(3) of the ADC includes the following review criteria that must be met for this quasi-judicial map amendment to be approved. Code criteria are written in *bold italics* and are followed by findings and conclusions.

#### Criterion (a)

*The requested designation for the site has been evaluated against relevant Comprehensive Plan policies and on balance has been found to be more supportive of the Comprehensive Plan as a whole than the old designation.*

#### Findings of Fact

- a.1 Current Plan Designation: The current Comprehensive Plan Map designation of the property is General Commercial (GC). The GC designation "Identifies areas from community services to regional commercial establishments, suitable for a wide range of retail sales and service establishments. Aside from recognition of existing commercial corridors, new commercial areas will develop under design guidelines to avoid the continuance of "strip commercial" development in order to more efficiently serve the shopping needs of the community and region," (Albany Comprehensive Plan, page 9-10).
- a.2 Requested Designation: The request is to designate proposed Parcel 2, a 1.53-acre area of GC to Medium Density Residential (MDR). The MDR plan designation "Identifies areas suitable for multiple-dwelling unit development at densities up to 35 units per acre. Manufactured home parks are permitted with Site Plan Review.
- a.3 The Comprehensive Plan defines a goal as, "a general statement indicating a desired end, or the direction the City will follow to achieve that end."

The Comprehensive Plan describes the City's obligation regarding goals as follows: "The City cannot take action which opposes a goal statement unless: 1) It is taking action which clearly supports another goal; 2) There are findings indicating the goal being supported takes precedence (in the particular case) over the goal being opposed," (Comprehensive Plan, page ii).

- a.4 The Comprehensive Plan (page ii) defines a policy as, "a statement identifying a course of action or City position."

The Comprehensive Plan describes the City's obligation regarding policies as follows: "The City must follow relevant policy statements in making a land use decision . . . [I]n the instance where specific Plan policies appear to be conflicting, then the City shall seek solutions which maximize each applicable policy objective within the overall content of the Comprehensive Plan and in a manner consistent with the statewide goals. In balancing and weighing those statements, the City can refer to general categories of policies and does not have to respond to each applicable policy. Also, in this weighing process, the City shall consider whether the policy contains mandatory language (e.g., shall, require) or more discretionary language (e.g., may, encourage)," (Comprehensive Plan, page iii).

### **Relevant Plan Goals and Policies**

- a.5 The proposed Plan map amendment to change land from GC to MDR must satisfy long-range interests of the general public as outlined in the Comprehensive Plan's goals and policies.

The following Comprehensive Plan goals and policies are relevant in considering whether the proposed MDR designation is more supportive of the Comprehensive Plan, on balance, than the current GC designation.

- a.6 The relevant goals and policies are listed under the relevant Statewide Planning Goals and are shown in **bold** print followed by findings of fact and conclusions.

### **GOAL 2: LAND USE PLANNING (Chapter 9 – Land Use Planning)**

*Goal 1: Undertake Periodic Review and Update the Albany Comprehensive Plan to ensure the Plan:*

1. *Remains current and responsive to community needs*
2. *Retains long-range reliability*
3. *Incorporates the most recent and reliable information*
4. *Remains consistent with state laws and administrative rules*

*Policy 2: Base approval for Comprehensive Plan amendments upon consideration of the following:*

- (a) *Conformance with goals and policies of the Plan*

- a.7 How this application conforms to the goals and policies of the Comprehensive Plan is the subject of the discussion under the review criterion.

- (b) *Citizen review and comment*

- a.8 This Comprehensive Plan Map and Zoning Map Amendment applications are processed as a Type IV quasi-judicial land use decision. The City's Development Code requires notification to surrounding property owners that this Comprehensive Plan Map Amendment and Zone Map Amendment applications have been received and there will be public hearings on the applications. Signs advertising the public hearing must also be posted on the property [ADC 1.250(5)]. Mailing of the require notice of public hearing, and signage posted on-site was performed by City staff in accordance with these standards.

- (c) *Applicable Statewide Planning Goals*

- a.9 How the proposed changes comply with the Statewide Planning Goals is the subject of this section of the report.

- (d) *Input from affected governmental units and other agencies*

- a.10 ORS 197.610 requires the city to notify the Oregon Department of Land Conservation and Development (DLCDD) of any proposed changes to the Comprehensive Plan Map and/or Zoning Map. Notice to DLCDD was provided by City staff. Oregon Department of Transportation (ODOT), Linn County, and the Greater Albany Public Schools (GAPS) are affected governmental units within the subject area. City staff has notified these entities of the proposed amendments.
- (e) *Short- and long-term impacts of the proposed change*
  - (f) *Demonstration of public need for the change*
  - (g) *Demonstration that the proposed amendment will best meet the identified public need versus other available alternatives*
  - (h) *Any additional information as required by the Planning Commission and City Council*
- a.11 The short-term and long-term impacts of the proposed change, the public need for the change, and other available alternatives are discussed in the findings below.

**GOAL 10: HOUSING (Chapter 4 – Housing)**

*Goal 1: Provide a variety of development and program opportunities that meet the housing needs of all Albany’s citizens.*

*Goal 2: Create a city of diverse neighborhoods where residents can find and afford the values they seek.*

*Policy 1: Ensure that there is an adequate supply of residentially zoned land in areas accessible to employment and public services.*

*Policy 2: Provide a variety of choices regarding type, location, density, and cost of housing units corresponding to the needs and means of city residents.*

*Policy 3: Encourage innovation in housing types, densities, lot sizes and design to promote housing alternatives.*

*Policy 6: Encourage residential development on already serviced vacant residential lots or in areas where services are available or can be economically provided.*

- a.12 The most recent update of the City’s Housing Needs Analysis (HNA) occurred in 2020 to stay current with population trends, income, and land availability forecast to year 2040. The HNA draws the following conclusions from this data:

*“If historic trends in housing types and tenancy continue, there will likely be demand for land that can accommodate medium density housing and for higher density housing (more than 18 units an acre).”*

The Portland State University (PSU) forecast uses an annual growth rate of 1.3 percent; however, under the “Alternative Forecast” scenario of 1.7 percent, the spread of land available becomes much more apparent. The alternative forecast predicts a shortage of medium-density housing, and surplus of only 895 medium-density units and 1,113 high-density units within the city limits. However, the City of Albany contains more than enough land within its Urban Growth Boundary (UGB) to address the alternate forecast’s shortage of low-density dwelling units. In the UGB, there is capacity for a potential of 276 additional medium-density units and additional 722 high-density units. Under the alternate forecast demand, the City of Albany will be unable to satisfy the estimated demand for medium density units.

- a.13 The applicant contends that the HNA provides potential strategies for addressing the various density and housing shortcomings. One identified solution is to “rezone land from other residential designations and/or from non-residential designations to meet specific housing needs, assuming there is an adequate supply of land available to meet non-residential needs.” This amendment and zone change would address the identified need for high-density housing and implement a land supply strategy identified by the HNA. Finally, the HNA identifies the proposed RMA zone as suitable for

addressing the City's housing needs, stating "In addition, the City has two medium density zones (RM and RMA) that are designed to meet the needs of medium-density and higher density housing types." Therefore, the proposed RMA zoning district is more supportive of the applicable Comprehensive Plan goals and policies.

**GOAL 12: TRANSPORTATION (Chapter 5 – Transportation)**

*Goal 1: Provide an efficient transportation system that provides for the local and regional movement of people and goods.*

*Goal 2: Provide a safe transportation system.*

- a.14 The property under consideration has access to Queen Avenue, a paved minor arterial street with vehicle travel lanes in both directions, center turn lane, and no on-street parking. The property is located about 270 feet east of the signal-controlled intersection at Geary Street.
- a.15 Transportation findings are fully addressed in findings under Criterion Two of the Zoning Map amendment, later in this report. In summary, the trip generation analysis completed by Ferguson & Associates, Inc., dated July 27, 2022, concluded that the proposed zone change would meet the requirement of the Transportation Planning Rule (TPR).

**GOAL 14: URBANIZATION (Chapter 8)**

*Goal 1: Achieve stable land use growth which results in a desirable and efficient land use pattern.*

*Policy 13: Encourage residential professional uses as buffers between intensive commercial uses and less intensive residential uses where compatibility can be demonstrated with the surrounding residential neighborhood.*

*Implementation Strategy 8: Provide for medium- or high-density development adjacent to streets designated and designed as arterials and collectors or, if compatible, adjacent to major employment centers and ensure that traffic does not negatively impact the surrounding area.*

- a.16 The applicant proposes to partition the 4.8-acre property to create Parcel 1 at 3.30 acres and Parcel 2 at 1.53 acres. Proposed Parcel 2 is to be located south of an arterial street and accessed through a private easement. The property is bordered to the east by an electrical substation and multiple dwelling unit development; a multiple dwelling unit development to the south; and Periwinkle Creek to the west. To the north, across Queen Avenue, there is a mixture of single dwelling/multiple dwelling unit developments and some community commercial development.

**Conclusions**

Findings and conclusions of the evaluation of the Plan goals and policies relevant to this request are summarized below.

- a.1 Goal 2, Land Use Planning. Notification has been sent to all affected agencies and surrounding property owners. Two public hearings will be scheduled to consider the proposed Comprehensive Plan and zoning map amendments.
- a.2 Goal 10, Housing. If the proposed map amendments are approved, 1.53 acres of land currently undeveloped will be added in the MDR area, and an equivalent amount of GC land will be removed from the inventory.
- a.3 Goal 12, Transportation. The TPR requires zoned changes to be evaluated to determine if the vehicle trip generation that could occur under the new zone designation is more than could have occurred under current designation, and if so, the additional trips would result in a "significant affect." The proposed land use would not significantly impact transportation facilities.
- a.4 Goal 14, Urbanization. The property lies between existing commercial and residential uses that have been built at a variety of urban densities. The proposed project is near major employment centers.

- a.5 On balance, the evidence supports changing the Comprehensive Plan designation of the subject property from GC to MDR, and the zoning from CC to RMA.
- a.6 For the reasons stated above, this criterion is found to be met.

### Criterion (b)

*The requested designation is consistent with any relevant area plans adopted by the City Council.*

#### Findings of Fact

- b.1 “Relevant area plans”, as used here, means land use plans. For example, the City has relevant area plans for areas such as North Albany and South Albany. There are no relevant area plans for the area where the subject property is located.

#### Conclusion

- b.1 This review criterion is not applicable because there are no relevant area plans for the area where the property is located.

### Criterion (c)

*The requested designation is consistent with the Comprehensive Plan Map pattern.*

#### Findings of Fact

- c.1 The Comprehensive Plan does not, in broad terms, describe ideal land use or map patterns. Typically, it is good practice to locate uses with negative off-site impacts away from residential areas, avoid “spot zoning,” provide a transition from higher intensity land uses to less intense residential uses, encourage compatible infill, and discourage low-density sprawl.
- c.2 Particular Comprehensive Plan goals and/or policies provide guidance about what kind of uses and land patterns are desirable. For example, one Plan policy says, “Encourage residential [and] professional uses as buffers between intensive commercial uses and less intensive residential uses where compatibility can be demonstrated with the surrounding residential neighborhood,” (Comprehensive Plan, page 8-3).
- c.3 Currently, the Comprehensive Plan Map designation in the vicinity of the subject property is predominantly Medium Density Residential (MDR). The properties to the north, south, east, and west have a Comprehensive Plan designation of MDR. There are two properties, one to the northeast with a Comprehensive Plan Map designation of Light Commercial (LC), and a property to the west with a Comprehensive Plan Map designation of General Commercial (GC).
- c.4 The proposed Plan amendment would change the designation of ±1.53-acres of the subject property from GC to Medium Density Residential (MDR), which would conform to the of the existing MDR Comprehensive Plan Map designation surrounding the property.
- c.5 Throughout Albany, the MDR designation is typically located near GC lands as a method of limiting the impact of commercial uses on surrounding properties. MDR designations are also located near collector and arterial streets. The MDR designation would be compatible with the surrounding designations.
- c.6 The GC designation “identifies areas from community services to regional commercial establishments, suitable for a wide range of retail sales and service establishments,” (Albany Comprehensive Plan, page 9-9). The MDR designation “identifies areas suitable for multiple-family and attached single-family development at densities up to 35 units per acres,” (Albany Comprehensive Plan, page 9-9).
- c.7 Due to a variety of factors including changing development patterns, business concepts, community needs, and other factors that cannot be specifically anticipated, the zoning patterns within areas of a community cannot always remain static.

- c.8 The proposed Comprehensive Plan Map amendment and zone change would reflect the transitional aspect between the commercial land uses that typically take place at the intersections of higher volume arterial roadways, the less intensive residential neighborhood typically located on lower volume roadways, and non-signalized intersections.

### Conclusions

- c.1 Albany Comprehensive Plan does not describe a specific pattern for evaluating comprehensive plan map amendments. The predominant map pattern for this location is General Commercial (GC), Light Commercial (LC), and Medium Density Residential (MDR).
- c.2 The proposal to change the Plan designation to MDR with the concurrent zone change to RMA is expected to result in development compatible with surrounding uses. The existing development surrounding the subject property is compatible within the MDR designation and the RMA zone.
- c.3 The required Plan designation is consistent with the Comprehensive Plan map patterns reflecting a transition between high intensity and medium intensity land uses.
- c.4 This review criterion is met.

### Criterion (d)

*The requested designation is consistent with the statewide planning goals.*

### Findings of Fact

- d.1 Oregon's 19 Statewide Planning Goals constitute the framework for a statewide program of land use planning. The Statewide Goals are achieved through local comprehensive planning. The Albany Comprehensive Plan was acknowledged by the Land Conservation and Development Commission in 1982 as being in compliance with the Statewide Planning Goals. The Statewide Planning Goals were evaluated under the Comprehensive Goals and Policies in Review Criterion (a) above. The Findings of Fact and Conclusions are hereby included by reference.

### Conclusions

- d.1 The requested MDR designation for this site is consistent with the Statewide Planning Goals.
- d.2 This criterion is met.

### Quasi-Judicial Zoning Map Amendment File (ZC-06-22)

Section 2.740 of the ADC includes the following review criteria, which must be met for this application to be approved. Code criteria are followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

### Criterion 1

*The proposed base zone is consistent with the Comprehensive Plan map designation for the entire subject area unless a Plan map amendment has also been applied for.*

### Findings of Fact

- 1.1 The application request includes a proposal to change the zoning of a ±1.53 acres, proposed Parcel 2, from General Commercial (GC) to Residential Medium Density Attached (RMA) district.
- 1.2 The current Comprehensive Plan Map designation of the subject site is General Commercial (GC). The proposed RMA zoning is not consistent with GC plan designation of the site; therefore, a concurrent request to change the Comprehensive Plan Map designation from GC to Medium Density Residential (MDR) has been submitted.
- 1.3 As shown on the Plan Designation Zoning Matrix (ADC 2.760, Table 2-1), the RMA zone designation is consistent with the proposed MDR designation of the property.

## Conclusions

- 1.1 A concurrent application for a Comprehensive Plan Map amendment to MDR has been submitted with this application. The proposed RMA zoning is consistent with the MDR designation.
- 1.2 This criterion is satisfied, provided the amendment to the Comprehensive Plan Map is approved.

## Criterion 2

*Existing or anticipated transportation facilities are adequate for uses that are permitted under the proposed zone designation (ADC 2.740 (2)).*

### Findings of Fact

- 2.1 The site is located on the southeast corner of Queen Avenue and Geary Street. The application involves a concurrent comprehensive plan map amendment, zoning map amendment, partition, and site plan review. The partition will create two parcels. The north parcel (Parcel 1) will be 3.30 acres in size with a 43,000-square-foot commercial building and will retain its current CC zoning designation. The south parcel (Parcel 2) will be 1.53 acres in size, is currently vacant, and will change from CC to RMA zone designation.
- 2.2 Zone amendments are required to comply with the Transportation Planning Rule (TPR). The rule holds that a “significant affect” occurs and must be mitigated if a proposed zone change would result in an existing or planned transportation facility either failing to meet an adopted performance standard or degrading the performance of an already failing facility. The TPR refers to Action 1F.05 in the Oregon Highway Plan, which states that if there is a small increase in daily traffic (less than 400 trips) between the existing plan and the proposed amendment, it can be determined that the proposed zone amendment will cause “no further degradation” to the surrounding roadway network.
- 2.3 The applicant included a TPR analysis. The submitted analysis was performed by Ferguson and Associates, Inc. and is dated July 27, 2022. The analysis evaluated the incremental difference in trip generation that would result from site development under the current CC zone designation with development under the required RMA designation.
- 2.4 The reasonable worst-case uses assumed for site development under the existing CC zone designation included a variety of potentially allowable commercial uses that in total were estimated to generate a total of 7,660 vehicle trips per day. Of those, 592 would occur during the peak PM traffic hour.
- 2.5 The reasonable worst-case use assumed by the TIA for the proposed site development of 53 apartment units under the requested RMA zone. Based on ITE trip generation rates, that number of apartment units would generate a total of 241 vehicle trips per day. Of those, 21 trips would occur during peak PM traffic hour.
- 2.6 Based on the study results, development of the site under the requested RMA zone designation would result in fewer site generated trips than would development under the current CC zone designation. Because the number of site generated trips would be reduced under the requested zone designation no significant effect on the transportation system are anticipated.

## Conclusions

- 2.1 The proposed zone change would change the designation of the site from CC to RMA.
- 2.2 The TPR requires zone changes be evaluated to see if the vehicle trip generation that could occur under the new zone designation is more than what could have occurred under current designation, and if so, the additional trips would result in a “significant affect”.
- 2.3 A TPR Analysis submitted by the applicant estimated that a reasonable worst-case development under the requested zone designation would generate fewer trips than would development under the site’s current zone designation. For that reason, no significant affects are expected to result.

### Criterion 3

*Existing or anticipated services (water, sanitary sewers, storm sewers, schools, police and fire protection) can accommodate potential development within the subject area without adverse impact on the affected service area (ADC 2.740 (3)).*

#### Findings of Fact

##### *Sanitary Sewer*

- 3.1 City utility maps show an eight-inch public sanitary sewer main servicing the lot from the south. The applicant's preliminary site plan indicates that the proposed development will connect to the existing private sanitary sewer lateral that will serve Parcel 1. The new development will need to have a separate sanitary sewer lateral serving Parcel 2.
- 3.2 It is anticipated the existing public sanitary sewer system in this area is capable of serving any development that would be allowed under the proposed zoning designation.

##### *Water*

- 3.3 City utility maps show a 12-inch public water main in Queen Avenue and an eight-inch public water main along the subject property's eastern property line within a public utility easement on the subject property.
- 3.4 The public water system in this area is capable of serving any development that would be allowed under the proposed zoning designation.

##### *Storm Drainage*

- 3.5 City utility maps show a 72-inch public storm drainage main in Queen Avenue along the property's northern frontage. Periwinkle Creek flows along the property's western boundary line. There is an existing private stormwater collection on-site that discharges to Periwinkle Creek.
- 3.6 Because the site is larger than one acre and more than 8,100 square foot of impervious surfaces will be created or replaced, the applicant must obtain a stormwater quality permit and construct stormwater quality facilities that meet all City Engineering Standards pertaining to stormwater quality.

##### *Schools*

- 3.7 The property is currently zoned for Community Commercial (CC) development. The requested zone change to RMA, partition, and Site Plan review are for the addition of 42 apartments. The proposed zone change and development would increase the number of children attending schools in this area. The Greater Albany Public Schools (GAPS) has been notified of the proposed application and has not submitted comments expressing concern.

##### *Police and Fire Protection*

- 3.8 The Albany Police Department and Fire Department provide services to all development in Albany, whether it is residential or commercial. No deficiencies in providing police and fire protection to this property have been identified.

#### Conclusions

- 3.1 The existing development on the subject property is connected to the public sanitary sewer and water systems.
- 3.2 The existing public utilities in this area are capable of serving the proposed development that would be allowed under the proposed RMA zoning designation.
- 3.3 This criterion is satisfied without conditions.

### Criterion 4

*The intent and purpose of the proposed zoning district best satisfies the goals and policies of the Comprehensive Plan (ADC 2.740 (4)).*

#### Findings of Fact



- 4.1 The current zone of the subject property is Community Commercial (CC) and the proposed zone for a portion of the property is the Residential Medium Density Attached (RMA).
- 4.2 The subject property, as it exists today was initially split-zoned C-2 (Local Business) until 1977, which changed the C-2 (Local Business) to C-1 (Neighborhood Commercial). The zoning designation changes from C-1 to NC by 1998, but the name of the district continued to be “Neighborhood Commercial”. In 2019 the subject property was approved for a Comprehensive Plan Map Amendment changing the Comprehensive Plan Map designation from Light Commercial to General commercial, and a Zoning Map Amendment to change the zoning designation from Neighborhood Commercial (NC) to Community Commercial (CC).

#### Zoning District Purposes

- 4.3 According to Section 3.020(6) of the ADC, the RMA district is “intended primarily for medium- to high-density urban residential development. Most units, whether single- or multiple-dwelling units, or middle housing, will be attached. New RMA districts should be located on a collector or arterial street or in Village Centers. Development may not exceed 35 units per gross acre.”
- 4.4 Allowable uses that are permitted in the RMA district include two detached dwelling units, middle housing units, multiple dwelling unit development. A limited number of institutional and commercial uses are allowed conditionally (see ADC 3.050).
- 4.5 According to Section 4.020(3) of the ADC, the CC district “recognizes the diversity of small to medium-scale businesses, services, and sites mostly located on arterial streets and highways. Design guidelines, building location and front-yard landscaping will provide a coordinated and enhanced community image along these major transportation corridors as they develop or redevelop. Sound and visual buffers should be used to mitigate impacts on nearby residential areas.” It is noted that both Queen Avenue and Geary Street are classified as minor arterials.
- 4.6 Allowable uses that are permitted in the CC district include some small-scale manufacturing activities, indoor and outdoor entertainment and recreation, offices, restaurants including drive-thru, retail sales and service, self-serve storage, taverns and bars, religious institutions, vehicle repair, vehicle service, and parking lots. Uses allowed conditionally include recycling centers, RV parks, schools, parks, assisted living, telecommunications towers, and community services.
- 4.7 The applicant asserts the proposed Parcel 2 is more consistent with the RMA zoning designation. The location of proposed Parcel 2 borders existing multiple dwelling unit developments. The applicant believes the proposed multiple dwelling unit development upon Parcel 2 will comply with all relevant design guidelines to provide sufficient aesthetics and landscaping buffering when the site is further developed. Buffers are currently in place to mitigate impacts from the existing on-site commercial development.
- 4.8 The Findings and Conclusions under Review Criterion (a) of the concurrent Comprehensive Plan Map amendment are included here by reference. In summary, those findings found that the proposed map amendments on the subject property were, on balance, more supportive of listed Plan policies.

#### **Conclusions**

- 4.1 The RMA zone best satisfies the applicable goals and policies of the Albany Comprehensive Plan.
- 4.2 This criterion has been met.

#### **Criterion 5**

*The land use and transportation pattern recommended in any applicable City-contracted or funded land use or transportation plan, or study has been followed, unless the applicant demonstrates good cause for the departure from the plan or study (ADC 2.740 (5)).*

## Findings of Fact

- 5.1 Albany's TSP was developed with the assumption that this site would be occupied by commercial uses. The proposed zone change alters that assumption.
- 5.2 However, the proposed zone change will not result in any changes to the road system and will not alter the transportation pattern in the TSP.
- 5.3 The TSP does not identify any capacity or level of service problems associated with the proposed Zone Map amendment.
- 5.4 There are no other applicable City-contracted or funded land use, transportation plan, or study that applies to the subject area.

## Conclusions

- 5.1 The proposal will not conflict with the transportation system as shown in the TSP.
- 5.2 The proposal is in accordance with the transportation pattern as shown in the TSP.
- 5.3 This criterion is met.

## Tentative Plat Review Criteria (PA-09-22)

Section 11.180 of the ADC includes the following review criteria, which must be met for this application to be approved. Code criteria are followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

### Criterion 1

*The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this section.*

## Findings of Fact

- 1.1 The applicant proposes to partition a 4.85-acre parcel into two parcels, Parcel 1 at 3.30 acres and Parcel 2 at 1.52 acres.
- 1.2 The applicant has applied for a Comprehensive Plan Map amendment and a Zoning Map amendment to change the Comprehensive Plan Map from General Commercial (GC) to Medium Density Residential (MDR) and to amend the zoning map from Community Commercial (CC) to Residential Medium Density Attached (RMA) for proposed Parcel 2. Parcel 1 is to remain within the CC zoning designation.
- 1.3 Parcel 1 is improved with an existing commercial structure, associated parking lot, and landscaping. Parcel 2 is currently unimproved.
- 1.4 Parcel 1 is zoned Community Commercial (CC). Per ADC 4.090 the CC zoning district recognizes the diversity of small to medium-scale businesses, services and site mostly located on arterial street and highways.
- 1.5 According to ADC 4.090, Table 4.090-1, there is not a minimum standard for lot size, width, or depth in the CC zoning district. Likewise, there is no maximum building size. Therefore, the proposed partition will not create a non-conforming situation with any of these standards.
- 1.6 Development standards such as setbacks, height, lot coverage, and landscaping provided under ADC 3.090, Table 3.190-1 will be addressed under the site plan review criterion within this staff report.
- 1.7 A concurrent zone amendment is under consideration, which would change the Comprehensive Plan designation and zoning of Parcel 2 from General Commercial (GC) and Community Commercial (CC) to Medium Density Residential (MDR) and Residential Medium Density Attached (RMA). The RMA zoning district permits detached, single dwelling units and middle housing development outright pursuant to ADC 3.050. Multiple dwelling unit development is allowed subject to a Site Plan Review. There is no minimum property size from for single-dwelling units, duplexes are

allowed on lots at least 3,500 square feet. Triplexes are allowed upon lots at least 5,000 square feet. Cottage Clusters and fourplexes are allowed on lots with at least 7,000 square feet. Multiple-dwelling unit development lot sizes are dependent upon the size and number of units. The proposed future use of the Parcel 2 is a multiple dwelling unit development with 42 apartments. Therefore, the intended use of the partitioned lot is a permitted use in the RMA zoning district.

- 1.8 There is no minimum lot size, width, or depth standard in the CC zoning district. Structures of property abutting residential districts and/or uses require one foot of setback for each foot of finished wall height with a minimum setback of 10 feet. There is also a maximum 90 percent lot coverage standard. The existing commercial structure has a finished wall height of 20 feet and maintains a 20-foot setback from the proposed property line. Parcel 1 is 3.30 acres with a total lot coverage of 2.60 acres which is less than the minimum coverage standard of 2.97 acres.
- 1.9 Parcel 2 will be a bare lot and is proposed to be entirely within the RMA zoning district. Development standards for Parcel 2, such as lot coverage, lot size, setbacks, height, lot coverage, and landscaping provided under ADC 3.190, Table 3.190-1 are addressed under the Site Plan Review Criterion Two and are incorporated herein by reference.
- 1.10 ADC 11.090(1) states lots must be arranged such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all proposed lots in compliance with the requirements of the Code. Proposed Parcel 1 is currently developed with a 43,000-square-foot building. There are no foreseeable difficulties in securing building permits to build on proposed Parcel 2 provided applicable development standards are followed.
- 1.11 According to ADC 11.090(2), when lots are more than double the minimum area designated by the zoning district, those lots must be arranged to allow further subdivision and the opening of future streets where it would be necessary to serve potential lots. An urban conversion plan may be required in conjunction with submittal of tentative subdivision or partition plat. Proposed Parcel 1 is located within CC zoning district, which has no minimum lot size. Proposed Parcel 2, with the approval of the zone amendment, will be located within the RMA zoning district and will be developed with 42-unit apartment facility. The minimum lot size for multiple dwelling unit development within the RMA zoning district is dependent upon the rooms of each unit and quantity of units. The applicant proposes to develop 30 units as studio/1-bedroom apartments and 12 units as 2-bedroom apartments. This would require the Parcel 2 to be a minimum of 66,600 square feet (1.53 acres). The applicant proposes Parcel 2 at 1.53 acres in size. Neither property will be greater than double the minimum lot size, therefore, this criterion is met.
- 1.12 ADC 11.090(3) states double frontage lots shall be avoided except when necessary to provide separation of residential developments from streets of collector or arterial street status or to overcome specific disadvantages of topography and/or orientation. The proposed partition will not create a new double frontage lot. This standard is met.
- 1.13 ADC 11.090(4) states side yards of lots shall run at right angles to the street the property faces. All proposed parcels will have side yards that will run at right angles to the street frontage. This standard is met.
- 1.14 According to ADC 11.090(5), block dimensions shall be determined by existing street and development patterns, connectivity needs, topography, and adequate lot size. The average block length shall not exceed 600 feet unless adjacent layout or physical conditions justify a greater length. Block length is defined as the distance along a street between the centerline of two intersecting through-streets. Physical conditions may include existing development, steep slopes, wetlands, creeks, and mature tree groves. The proposed partition does not create any new streets; therefore, does not create any new blocks. This standard is not applicable.
- 1.15 ADC 11.090(6) states off-street pedestrian pathways shall be connected to the street network and used to provide pedestrian and bicycle access in situations where a public street connection is not

feasible. The applicant did not provide details on the submitted site map where off-street pedestrian pathways will be connected to either Queen Avenue or Geary Street.

- 1.16 ADC 11.090 (7) and (8) provide standards for access to arterial streets and standards related to cul-de-sacs. No new streets are proposed with this development; therefore, these standards are not applicable.
- 1.17 ADC 11.090(8) states flag lots are discouraged and allowed only when absolutely necessary to provide adequate access to buildable sites and only where the dedication and improvement of a public street cannot be provided. No flag lots are proposed with this development; therefore, these standards are not applicable.
- 1.18 ADC 11.090(9) requires street intersections to be constructed so there is not less than a 20-foot radius along the curb line. This standard ensures all public improvements, including accessibility ramps, can be contained in the public right-of-way at the corresponding street corners. All parcels will have access to an existing public street, and therefore, no new intersections are proposed. This standard is not applicable.

## Conclusions

- 1.1 The proposal meets the standards of the underlying zoning districts.
- 1.2 There are no foreseeable difficulties in securing building permits to build on the proposed Parcel 2.
- 1.3 The proposed partition does not propose to create new blocks, intersections, cul-de-sacs, or double-frontage lots.
- 1.4 The proposal meets the underlying development and lot and block standards of the CC zoning district for Parcel 1 and the standards of the RMA zoning district for Parcel 2.
- 1.5 This criterion is satisfied without conditions.

## Criterion 2

**Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.**

### Findings of Fact

- 2.1 The subject property is located at 2000 Queen Avenue SE and is identified as Linn County Tax Assessor's Map no. 11S03W08CD Tax Lot 211. All property included in this partition is under the same ownership, and there is not any remainder of land to consider with this application.
- 2.2 The lots are not proposed to be further subdivided.

## Conclusions

- 2.1 There is no other remainder of land to consider. All the land area within the parent property will be allocated to the two proposed parcels.
- 2.2 This review criterion is not applicable.

## Criterion 3

**Adjoining land can be developed, or is provided access that will allow its development, in accordance with this Code.**

## Findings of Fact

- 3.1 This review criterion has been interpreted by the City Council to require only that adjoining land either have access, or be provided access, to public streets.
- 3.2 ADC 12.060 requires that development must have frontage on or approved access to a public street currently open to traffic.
- 3.3 The property currently has access to Queen Avenue SE. The applicant proposes to partition the subject property into two parcels. Parcel 1 will retain frontage onto Queen Avenue. The applicant proposes a private access easement across Parcel 1 to serve Parcel 2.
- 3.4 ADC 12.110 states new streets may be required to be located where the City Engineer determines additional access is needed to relieve or avoid access deficiencies on adjacent or nearby properties.
  - Properties to the north: The residential properties to the north of the subject property have direct access to Queen Avenue SE.
  - Properties to the east: The residential properties to the east of the subject property have direct access to Queen Avenue SE.
  - Properties to the south: The residential properties to the south of the subject property have access to Queen Avenue SE via existing easements.
  - Properties to the west: The residential properties to the west of the subject property have direct access to Queen Avenue SE and Geary Street SE.
- 3.5 All adjoining properties have independent access to a public street, and the proposed partition will not impact the access of adjoining properties.

## Conclusions

- 3.1 All adjoining properties to the subject property have existing access to a public street in accordance with ADC 12.060. The proposed subdivision will not remove that access.
- 3.2 Adjoining land is developed or can be developed in accordance with ADC 12.060.
- 3.3 This criterion is met.

## Criterion 4

**The Public Works Director has determined that transportation improvements area available to serve the proposed subdivision or partition in accordance with Article 12 or will be available at the time of development.**

## Findings of Fact

- 4.1 The applicant proposes to divide the subject property into two lots. Parcel 1 will contain an existing 43,000-square-foot commercial building and will remain zoned CC. Parcel 2 is subject of a concurrent application to change the zone from CC to RMA and develop a 42-unit apartment facility.
- 4.2 The subject property is located on the southeast corner of Queen Avenue and Geary Street.
- 4.3 Queen Avenue and Geary Street are both classified as minor arterial streets and are improved to City standards.
- 4.4 The proposed partition will not result in an increase in the development potential that could occur on either of the resulting parcels. For that reason, the partition will not result in an increase in potential transportation impacts that could occur with development on the site.
- 4.5 Albany's Transportation System Plan (TSP) does not identify any level of service or congestion issues adjacent to the proposed development.

- 4.6 Albany's TSP includes a project (I-18) that will make changes and add capacity to the Queen Avenue/Geary Street intersection. One of the improvements that will occur with that project will be an approximately 50-foot-long extension of a multiuse path along the west boundary of Parcel 1 from the north bank of Periwinkle Creek to the southeast corner of the intersection. Installation of the path extension will require dedication on an easement across Parcel 1's frontage along Geary Street.
- 4.7 Access to the site is currently provided by two driveway connections to Queen Avenue along the frontage of Parcel 1. No changes are proposed with this application to the site's access.
- 4.8 Access to Parcel 2 is proposed to be provided by a 24-foot-wide access easement across Parcel 1 that would connect the northwest corner of Parcel 2 with the site's westernmost driveway connection to Queen Avenue.

## Conclusions

- 4.1 The proposed development has frontage on both Queen Avenue and Geary Street. Both street frontages are improved to City standards.
- 4.2 The proposed partition will not result in an increase in the potential intensity of development that can occur on the site, and no changes are proposed to site's driveway connections to the public street system.
- 4.3 Albany's Transportation System Plan does not identify any level of service or congestion issues adjacent to the proposed development.
- 4.4 Albany's TSP includes a project that will add capacity to the Queen Avenue/Geary Street intersection. The improvement will require dedication of an easement for a multiuse path along the west 10 feet of the Geary Street frontage of Parcel 1.
- 4.5 Access to Parcel 2 is proposed to be provided by a 24-foot-wide access easement across Parcel 1.

## Conditions:

**Condition 1:** The final partition plat shall include:

- Dedication, or reference to dedication, of a 24-foot-wide access and utility easement across Parcel 1 for the benefit of Parcel 2. The easement shall be located as shown on the approved tentative plat map.
- Dedication to the public right-of-way of 10-foot-wide easement for a multiuse path along the Geary Street frontage of Parcel 1.

## Criterion 5

**The location and design allow development to be conveniently served by various public utilities.**

### Findings of Fact

#### *Sanitary Sewer*

- 5.1 City utility maps show an eight-inch public sanitary sewer main servicing the lot from the south. The applicant's preliminary site plan indicates that the proposed development will connect to the existing private sanitary sewer lateral that will serve Parcel 1. The new development will need to have a separate sanitary sewer lateral serving Parcel 2.
- 5.2 The applicant's preliminary site plan indicates that the sanitary sewer lateral serving the property will serve Parcel 1 and an easement will be provided on Parcel 2.
- 5.3 ADC 12.470 requires all new development to extend and/or connect to the public sanitary sewer system if the property is within 300 feet of a public sewer line.

- 5.4 AMC 10.01.080(2) states that before the City will issue a Building Permit, the applicant must pay to the City the necessary System Development Charges and any other applicable fees for connection to the public sanitary sewer system.
- 5.5 In order to regulate connections to the public sewers, to ensure the proper installation of connections to the public sewers, and to ensure the property construction of private service laterals, no unauthorized person shall uncover, make any connections with or opening into, use, alter, or disturb any public sewer or appurtenance thereof without first obtaining an encroachment permit. (AMC 10.01.120).

### *Water*

- 5.6 City utility maps show a 12-inch public water main in Queen Avenue along the subject property's northern frontage and eight-inch public water main along the subject property's eastern property line within a public easement on the subject property.
- 5.7 The applicant's preliminary site plan indicates that the proposed development will connect to the existing eight-inch public water main along the eastern property line for their fire sprinkler system, fire hydrant, and domestic water. Making a connection to the public water system will require that the applicant obtain a Public Works Permit for Private Construction of Public Improvements before beginning this work.
- 5.8 ADC 12.410 requires all new development, including a single-dwelling residence, must extend and connect to the public water system when service is available within 150 feet of the property. Fire hydrants, mains, and related appurtenances shall be installed as required by the City Fire Marshal.
- 5.9 AMC 11.01.120(2) states that all public main extensions must include fire hydrants and other appurtenances in a manner consistent with the recommendations of the water system facility plan, the Standard Construction Specifications, and/or the fire marshal.

### *Storm Drainage*

- 5.10 City utility maps show a 72-inch public storm drainage main in Queen Avenue along the property's northern frontage. Periwinkle Creek flows along the property's western boundary line. There is an existing private stormwater collection on-site that discharges to Periwinkle Creek.
- 5.11 Queen Avenue is improved to city standards with curb, gutter, sidewalks, and piped storm drainage.
- 5.12 The applicant submitted a drainage report that indicates they propose to discharge stormwater runoff from the development directly to Periwinkle Creek. Per the City of Albany Engineering Standards Section E4.01.C, the approved point of discharge for all stormwater may be a storm drain, existing open channel, creek, detention, or retention pond approved by the City Engineer. Acceptance of suggested systems will depend upon the prevailing site conditions, capacity of existing downstream facilities, and feasibility/maintainability of the alternate design. The City's Public Works Department has concluded that the discharge point for the on-site stormwater system should be the existing public storm drainage facilities in Queen Avenue along the subject property's frontage or the existing private stormwater system.
- 5.13 It is the property owner's responsibility to ensure that any proposed grading, fill, excavation, or other site work does not negatively impact drainage patterns, to, or from, adjacent properties. In some situations, the applicant may propose private drainage systems to address potential negative impacts to surrounding properties. Private drainage systems that include piping will require the applicant to obtain a plumbing permit from the Building Division prior to construction. Private drainage systems crossing multiple lots will require reciprocal use and maintenance easements and must be shown on the final plat. In addition, any proposed drainage systems must be shown on the construction drawings. The type of private drainage system, as well, as the location and method of connection to the public system must be reviewed and approved by the City of Albany's Engineering Division.

- 5.14 ADC 12.530 states that a development will be approved only where adequate provisions for storm and flood water run-off have been made, as determined by the City Engineer. Roof drains shall be discharged to a collection system approved by the City Engineer and/or the Building Official. ADC 12.570 states that development must use drainage management practices approved by the City Engineer to minimize the amount and rate of surface water run-off into receiving streams or drainage facilities or onto adjoining properties.

### *Stormwater Quality*

- 5.15 A post-construction stormwater quality permit shall be obtained for all new development and/or redevelopment projects on a parcel(s) equal to or greater than one acre, including all phases of the development. (Ord. 5841 § 3, 2014)
- 5.16 Because the site is larger than one acre and more than 8,100 square feet of impervious surfaces will be created or replaced, the applicant must obtain a stormwater quality permit and construct stormwater quality facilities that meet all City Engineering Standards pertaining to stormwater quality.

### *Fire*

- 5.17 The Albany Fire Department (AFD) reviewed the proposed partition for conformance to the 2022 Oregon Fire Code (OFC) and did not state any concerns on the proposed development. Comments from the AFD can be found in the “Information for the Applicant” portion of the Notice of Decision, if approved.

### **Conclusions**

- 5.1 Public sanitary sewer, water, and storm drainage facilities are in place and adequate to serve the proposed development.
- 5.2 A new separate sanitary sewer service will need to be installed to provide separate sanitary sewer services to each parcel. Before the applicant can make a new sewer service connection to the public sewer system an Encroachment Permit must be obtained from the Public Works Department.
- 5.3 As indicated upon the preliminary site plan a utility easement will need to be provided on Parcel 2 for the sanitary sewer lateral servicing Parcel 1.
- 5.4 The applicant must obtain a Site Improvement Permit from the Public Works Department prior to connecting to the public water system for a proposed fire hydrant.
- 5.5 The applicant must obtain a stormwater quality permit for the project and construct stormwater quality facilities that satisfy the City’s Engineering Standards.
- 5.6 The applicant must discharge on-site stormwater to the private drainage system. No new direct discharges into Periwinkle Creek on the west boundary of the site will be permitted.
- 5.7 The applicant shall construct stormwater detention facilities as shown in the submitted storm drainage report.

### **Conditions:**

- Condition 2* Prior to the issuance of any occupancy permit for the proposed project, the applicant must obtain a stormwater quality permit through the City’s Public Works Department and construct stormwater quality facilities that comply with the City’s Engineering Standards.
- Condition 3* Prior to the issuance of any occupancy permit for the proposed project, the applicant must construct stormwater detention facilities that comply with the City’s Engineering Standards.
- Condition 4* Prior to the issuance of any occupancy permit for the proposed project, the applicant must obtain a Site Improvement permit from Public Works Department for connecting to the public water main for the proposed fire hydrant.



**Condition 5** Before the city will sign the final plat, the applicant must show a utility easement over the sanitary sewer lateral serving Parcel 1.

## Criterion 6

**Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.**

### Findings of Fact

- 6.1 Article 4: Airport Approach District. According to Figure 4.410-1 of the ADC, the subject property is located within the Horizontal Area and Conical Area of the Airport Approach Overlay Zone. The Horizontal Area of the Airport Approach District has a maximum height of 150 feet above the airport elevation (372 feet above mean sea level). The maximum height in the RMA zoning district is 60 feet, with the subject property at an elevation of 224 feet above mean sea level, well under the maximum height for both the Horizontal and Conical Areas. The applicant has not requested a variance to the maximum height standard; therefore, the proposed building height will not conflict with the Airport Approach Overlay.
- There are no design features of the proposed development with navigational signals or radio communications, or that would induce confusing light patterns, or create bird-strike hazards that would endanger or interfere with aircraft intending to use the airport. Sound buffering features are not warranted because the location of the proposed development is located outside the “noise sensitive property” defined by 55 and 60 ldn noise contours.
- 6.2 Article 6: Significant Natural Vegetation and Wildlife Habitat. *Comprehensive Plan Plate 3: Natural Vegetation and Wildlife Habitat*, does not show any areas of vegetation or wildlife habitat on the property.
- 6.3 Article 6: Riparian Corridor: *Comprehensive Plan Plate 6: Natural Vegetation and Wildlife Habitat*, Periwinkle Creek located along the west property line is located within the Riparian Corridor Overlay District, which extends 50 feet upland from the Ordinary High-Water Mark, measure horizontally. As shown on the site plan, no development is proposed within the Riparian Corridor Overlay.
- 6.4 Article 6: Steep Slopes. *Comprehensive Plan Plate 7* does not show any steep slopes on this property.
- 6.5 Article 6: Floodplains. *Comprehensive Plan Plate 5:* Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM# 41043C0214H, dated December 8, 2016, and 41043C0527G, dated September 29, 2010), the subject property is located out of the Special Flood Hazard Area (SFHA), otherwise known as the 100-year floodplain.
- 6.6 Article 6: Wetlands. *Comprehensive Plan Plate 6* does not show any wetlands on the property. The National Wetlands Inventory (NWI) does not show wetlands on the property. This property is not included in a local wetlands inventory.
- 6.7 Article 7: Historic and Archaeological Resources. *Comprehensive Plan, Plate 9* shows the property is not in a historic district. There are no known archaeological sites on the property.

### Conclusions

- 6.1 The subject property is not located within the special purpose districts described in Article 7 (Historic).
- 6.2 The subject property is located within a special purpose district described in Article 7 (Riparian Corridor Overlay). The applicant does not proposed development within the Riparian Corridor.
- 6.3 The subject property is located within the Article 4 (Airport Approach) special purpose district and subject to the height restrictions of ADC 4.420.
- 6.4 This review criterion is met.

## Site Plan Review Criteria (SP-23-22)

Section 11.180 of the ADC includes the following review criteria, which must be met for this application to be approved. Code criteria are followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

### Criterion 1

*The application is complete in accordance with the applicable requirements.*

#### Findings of Fact and Conclusions

- 1.1 In accordance ADC 1.160, the application was deemed complete as of November 16, 2022.
- 1.2 This criterion is met without conditions.

### Criterion 2

*The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.*

#### Findings of Fact and Conclusions

- 2.1 Zoning. The applicant has submitted concurrent applications for a partition to divide the 4.8-acre property into a 3.3-acre parcel (Parcel 1) and a 1.5-acre parcel (Parcel 2); a Comprehensive Plan Map Amendment to change the Comprehensive Plan Map from General Commercial (GC) to Medium Density Residential (MDR) upon Parcel 2; a Zoning Map Amendment to change the zone from Community Commercial (CC) to Residential Medium Density Attached (RMA) upon Parcel 2; and a site plan review for the construction of a 42-unit multiple dwelling unit development upon Parcel 2. The site plan review is dependent upon the approval of the partition, Comprehensive Plan map amendment and the zoning map amendment. The following findings of fact and conclusions will be applied to the proposed RMA zoning district and the MDR comprehensive plan map designation.

The Article 3 Table *Schedule of Permitted Use* identifies residential multi-family as an allowed use subject to Site Plan Review. A “Multiple Dwelling Unit Development: Five or More Units” use is identified in ADC 22.300. The applicant proposes 42 apartment units comprised of studio, one- and two-bedroom units.

- 2.2 Minimum Lot Size. ADC Table 3.190-1 provides a minimum property size for multi-dwelling units as follows: studio and one-bedroom units at 1,500 square feet, two-bedroom units requiring 1,800 square feet. The below table denotes the total required area per unit type proposed by the applicant:

|         | <i>Unit Type</i> | <i>Unit Count</i> | <i>Site Area/Unit</i> | <i>Required Area/Unit</i> |
|---------|------------------|-------------------|-----------------------|---------------------------|
| BLDG. A | studio           | 6                 | 1,500 sf              | 9,000 sf                  |
|         | 1-bdrm           | 12                | 1,500 sf              | 18,000 Sf                 |
|         | 2-bdrm           | 6                 | 1,800 sf              | 10,800 sf                 |
| BLDG. B | studio           | 6                 | 1,500 sf              | 9,000 sf                  |
|         | 1-bdrm           | 6                 | 1,500 sf              | 9,000 sf                  |
|         | 2-bdrm           | 6                 | 1,800 sf              | 10,800 sf                 |
|         |                  | 42                |                       | 66,600 sf (1.53 acres)    |

As proposed, Parcel Two will be created at 66,600 square feet (1.53 acres) in size (Attachment D.2), meeting the minimum lot size for the proposed use.

- 2.3 Lot Coverage. ADC Table 3.190-1 identifies a maximum lot coverage of 70 percent in the RMA zone. Per ADC Section 22.400 Definitions, lot coverage for multiple dwelling unit development includes the portion of the lot covered by structures, pavement, or any area not vegetated or in a naturally permeable state. The applicant's proposed coverage of Parcel 2 is 46,244 square feet (1.1 acres) including paved parking areas and buildings (Attachment D.6). The proposed lot coverage is approximately 69 percent, meeting the maximum lot coverage standard for the zone. The submitted calculations did not take into account the non-vegetated or naturally permeable state of the playground equipment, which may exceed the 70 percent maximum coverage standard. As a condition of approval, the applicant shall not exceed 70 percent of the lot in impervious materials.
- 2.4 Density/Intensity/Height. Per ADC 3.020, developments in the RMA zone may not exceed 35 units per gross acre. The gross acreage of Parcel 2 is proposed at 66,600 square feet (1.5 acres), which makes the maximum density 52 units. The applicant proposes a total of 42 units upon Parcel 2. ADC Table 3.190-1 identifies the maximum building height of 60 feet in the RMA zone. Pursuant to ADC 22.400, the height of a building is defined as "The vertical distance above "Grade" as defined herein to the deck line of a mansard roof. The "grade" measurement is taken from the highest adjoining sidewalk to ground surface within a five-foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above grade." The submitted elevation drawings for Buildings 1 and 2 have a building height of 29 feet and an overall height of 39 feet.
- 2.5 Setbacks. The applicant is proposing to create Parcel 2 as a landlocked parcel to be serviced by a private easement. Therefore, Parcel 2 will only have interior property lines with no minimum or maximum front setback standards. The minimum interior setback standard in the RMA zoning district is 10 feet for structures that are two or more stories. The Transition to Lower Density Uses per ADC 8.270 is not applicable, as the subject site abuts a multiple dwelling unit development within the RMA zoning district to the south and east; commercial development to the north; and Open Space to the west. The site plan submitted by the applicant indicates that Buildings 1 and 2 will have a variable distance to the south property line, with the closest portion of each building being 15 feet from the south property line; 15 feet from the east property line; and the parking lot located approximately 15 feet from the northern property line.
- 2.6 Special Noise Corridor Setback. ADC 3.320 requires residential development adjacent to Queen Avenue and Geary Street (Pacific to Grand Prairie) to maintain a 10-foot setback in addition to the required setbacks listed for the RMA zoning district. The subject property is a landlocked parcel accessed via a private access easement. Therefore, this standard is not applicable.
- 2.7 Minimum Parking Spaces. Staff refer to the findings provided in response to Criterion 6, below, pertaining to Article 9, Table 9.020-1, describing the off-street parking space requirements, which are incorporated herein by reference.
- 2.8 Open Space, Landscaping, Buffering, and Screening. Staff refer to the findings provided in response to Criterion Six below pertaining to Article 9, which are incorporated herein by reference.
- 2.9 Screening of Refuse Containers. ADC 3.390 requires refuse containers for multiple dwelling unit development must be screened by a sight-obscuring fence, wall, or hedge at least six feet in height. The applicant has provided information regarding the refuse containers, but not a sight-obscuring fence, wall, or hedge at least six feet in height. As a condition of approval, the applicant shall provide the Community Development Director a screening detail prior to the issuance of building permits.

## Conclusions

- 2.1 The proposed use is allowed in the RMA zoning district with site plan approval.
- 2.2 The proposal meets all applicable setbacks.
- 2.3 As a condition of approval, the applicant shall not exceed a maximum lot coverage of 70 percent of impervious materials.

- 2.4 The proposed building height is less than the maximum building height allowed in the RMA zoning district.
- 2.5 As a condition of approval, the applicant shall provide a site plan indicating how the refuse container(s) will be screened pursuant to ADC 3.390.

### Conditions

- Condition 6 Maximum Lot Coverage.** Parcel 2 shall not exceed a maximum lot coverage of 70 percent of impervious materials.
- Condition 7 Screening of Refuse Containers.** Prior to issuance of a building permit for the applicant shall submit details of the screening for the refuse containers and their compliance with ADC 3.390
- Condition 8 Site Improvements.** Before the City will issue a final occupancy permit for the proposed development, all proposed and site improvements identified to the site plan (e.g., driveways, landscaping, lighting, etc.) shall be constructed and completed in accordance with approved plans. Landscaping may be financially secured through a completion guarantee, per ADC 9.190.

### Criterion 3

*Activities and developments within special purpose districts comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.*

#### Findings of Fact and Conclusions

- 3.1 Staff refer to the findings provided in response to Criterion 6, above in the Tentative Partition Plat, which are incorporated herein by reference.

### Conclusions

- 1.1 The subject property is not located within the special purpose districts described in Article 7 (Historic).
- 1.2 The subject property is located within a special purpose district described in Article 7 (Riparian Corridor Overlay). The applicant does not propose development within the Riparian Corridor.
- 1.3 The subject property is located within the Article 4 (Airport Approach) special purpose district and subject to the height restrictions of ADC 4.420.
- 1.4 This review criterion is met.

### Criterion 4

*The application complies with all applicable Design Standards of Article 8.*

#### Findings of Fact and Conclusions

- 4.1 Applicability. ADC 8.205 applies to designs of new developments and to the expansion of existing developments, where commercial and/or institutional uses, as defined in Article 22, are existing or proposed, including when such uses are part of a mixed-use development or live/work dwelling unit, with some listed exceptions. The proposed is for new multiple dwelling unit development and is therefore, subject to the standards of ADC 8.200-8.305.
- 4.2 Relationship to Historic Overlay Districts. As previously stated, the subject property is not located within a historic district and does not contain a historic resource. Accordingly, this standard is not applicable.
- 4.3 Recreation/Common Open Space in the RMA Zoning District. ADC Table 8.220-1 requires developments with 10 or more units to: 1) designate 15 percent of the total development site area as common open area in accordance with the standards in ADC 8.200(2); 2) provide a children's play

area in accordance with the standards of ADC 8.200(2)(a)(ix); 3) private open space for at least 80 percent of the units subject to standards of ADC 8.220 (3)(a)(b).

The submitted site plan (Attachment D.3) proposes 46,913 square feet of common open space made up of trees, shrubs, and ground cover, including a 2,540-square-foot playground area. A children's play area is required subject to standards in ADC 8.220(2)(a)(ix). The proposed children's play area meets the minimum size of at least 100 square feet; however, the applicant did not submit a detailed site plan(s) indicating conformance with ADC 8.220(2)(a)(ix). Each children's play area must be fenced along any perimeter that is within 10 feet of a street, alley, property line, or parking area. A condition of approval has been included to ensure the conformance with this standard.

- 4.4 Private Open Space. Per ADC Table 8.220-1 private open space is required for at least 80 percent of multiple dwelling units and subject to the standards in ADC 8.220(3). The applicant proposes private open space for each dwelling unit. The submitted building plans only contained dimensions for the ground floor units which each contained a private open space of 80 square feet. As a condition of approval, the applicant shall submit building plans for the additional two floors with dimensions of the private open space for each dwelling unit ensuring compliance with the standards of ADC 8.220(3)(a)(b) prior to the issuance of building permits.
- 4.5 Building Orientation. According to ADC 8.240(3), subsections (a) and (b) are only applicable to sites with frontage on a collector or local public street. The subject property is landlocked and will not have frontage on a collector or local public street; therefore, these standards are not applicable to this application.
- 4.6 Street-Facing Windows. According to ADC 8.255(1), the standards in this section pertain to any façade that faces towards or within 45 degrees of a front lot line, except where there is more than one building on the site. In this instance, the subject property is landlocked and does not have a front property line. Therefore, the façade design, articulation, and windows standards were not applicable as there are no property lines that abut a street.
- 4.7 Transition to Lower Density Uses. Pursuant to ADC 8.270(3), multiple dwelling unit buildings shall be setback at least one foot for each foot in building height from a shared property line, up to a maximum required setback of 30 feet, when the abutting lot sharing the property line meets criteria (a) or (b) below, or both. Building height is measured from the average grade to the top of the wall facing the property line or to the top of the highest window or door, whichever is higher.
- a) The abutting lot is in a residential single-dwelling unit zoning district or in the HM zoning district and is developed with single-dwelling residential or middle housing uses or is underdeveloped or vacant.
  - b) The abutting lot has a pre-existing single-dwelling unit and is in a zoning district other than the NC, CC, RC, LI, HI, or IP zone. For the purposes of this section, a "pre-existing single-dwelling unit" is one constructed prior to January 1, 2021.

The subject property abuts a CC zoned property to the north, OS to the west, and RMA zoned properties developed with multiple dwelling units and a substation to the east and south; therefore, this standard is not applicable to the proposed development.

- 4.8 Pedestrian Connections. ADC 8.280 and OSSC 1104.1 requires an internal pedestrian circulation system and connectivity between the development and each adjacent street and sidewalk for every 200 linear feet of street frontage. The site plan shows an internal sidewalk system along the front of the proposed buildings. The submitted site plan did not indicate a pedestrian path with connections to the public right-of-way and sidewalk. As a condition of approval, the applicant shall provide pedestrian connections to the public right-of-way (Queen Avenue) from the proposed development.
- 4.9 Vehicular Circulation and Parking. Staff refer to the findings provided in response to Criterion 6 and Criterion 8 below pertaining to Article 9 and 12, which are incorporated herein by reference.

- 4.10 Parking and Access in DMU, CD, HD, and WF Zoning Districts. The subject property is located in the RMA zone; therefore, this standard is not applicable.

### Conclusions

- 4.1 Building orientation, parking location, façade design, articulation, and window transparency standards are not applicable since the subject property does not have street frontage.
- 4.2 Street connectivity, internal circulation, and pedestrian connections associated with this development do not meet design standards as submitted. As a condition of approval, the applicant shall provide pedestrian connection associated within this development to the public right-of-way.
- 4.3 As a conditions of approval, the applicant shall provide detailed plans for the children’s’ play area demonstrating compliance with ADC 8.220(2)(a)(ix).
- 4.4 As a condition of approval, the applicant shall provide building plans demonstrating compliance with ADC 8.220(3), standards for private open space.

### Conditions

**Condition 9 Children’s Play Area.** Before the City will issue a building permit for the proposed development, the applicant shall provide a detailed plan demonstrating how the criteria in ADC 8.220(2)(a)(ix) are met. Before the City will issue a final occupancy permit for the proposed development, the applicant shall install the children’s play area fencing.

**Condition 10 Private Open Space.** Before the City will issue a building permit for the proposed development, the application shall provide detailed building plans demonstrating compliance with the private open space standards in ADC 8.220(3).

**Condition 11 Pedestrian Connections.** Before the City will issue a building permit for the proposed development, the applicant shall provide a detailed site plan containing pedestrian connections to the public right-of-way.

### Criterion 5

*The application complies with all applicable Design Standards of Article 10.*

#### Findings of Fact and Conclusion

- 5.1 Article 10 pertains to manufactured homes, manufactured home parks, and RV parks. These uses do not pertain to the proposal.
- 5.2 This standard is not applicable.

### Criterion 6

*The application complies with all applicable On-Site Development and Environmental Standards of Article 9.*

#### Findings of Fact and Conclusions

- 6.1 Off-Street Parking (ADC 9.020). Per ADC 9.020(1), for the purposes of calculating floor area for parking, vent shafts, courtyards, stairwells, elevator shafts, restrooms, storage rooms and rooms designed and used for the purpose of storage and operation of maintenance equipment and covered or enclosed parking are deducted from floor area.

ADC 9.020, Table 9-1 stipulates off-street required parking for multiple dwelling unit development based on unit type. Studios and one-bedrooms require one space, and two-bedroom units require 1.5 spaces, plus one space for visitor parking for every four units. The proposed development will consist of 30, studio/one-bedroom units and 12, two-bedroom units, which equates to a total of 59 parking spaces. The applicant proposes to provide a total of 63 off-street parking spaces. Per ADC 9.120 (11), no more than 40 percent of the parking spaces can be designated for compact cars. The applicant does not propose any compact spaces. ADC 8.300, Parking Location, mandates required

- parking to be located within 100 feet of the building entrance for a minimum of 50 percent of the units in a development. The submitted site plan (Attachment D.3) indicates 35 of the 63 proposed parking spaces are located within 18 feet from the building entrances with the remaining 28 space approximately 76.5 feet from the building entrances. The applicant proposes no reduction to required parking standards.
- 6.2 Parking Area Improvements. ADC 9.120 provides standards for parking area improvements for multiple dwelling unit developments. ADC 9.120(3) requires parking areas to have a durable, dust-free surface. The applicant's site plan indicates the entirety of the parking area will be paved. The applicant has proposed 35 spaces that are 16.5 feet long and 10 feet wide and 28 parking spaces that are 18 feet long and 10 feet wide.
  - 6.3 ADC 9.120(4) requires all parking lots provide a drainage system to dispose of stormwater runoff. Findings regarding the proposed stormwater system are found in this section under Criterion 7 and incorporated here by reference.
  - 6.4 ADC 9.120(5) requires perimeter curbing around all parking areas. The applicant's site plan indicates perimeter curbing has been provided along the entirety of the parking lot. This standard is met.
  - 6.5 ADC 9.120(6) requires wheel bumpers be used when parking stalls front a sidewalk, alleyway, street, or property line. If the sidewalk is widened to seven feet six inches to allow for vehicle encroachment, no wheel bumpers are required. The applicant's site plan indicates a seven and a half-foot-wide sidewalks along parking stalls; therefore, wheel bumpers will not be required.
  - 6.6 ADC 9.120(7) requires parking spaces be located and served by an aisle or turnaround so their use will require no backing movements or other maneuvering in a street right-of-way other than an alley. The subject property does not have direct access to a street right-of-way. This standard is met.
  - 6.7 ADC 9.120(8) requires parking stalls to be permanently and clearly striped. The site plan indicates the parking lot will be striped.
  - 6.8 ADC 9.120(9) requires parking lots to connect to adjacent existing or future parking areas. No parking lot connections are proposed with this development. As shown on the site plan the existing driveway connection to an abutting site to the south (2070 Queen Avenue SE) and to the north (2000 Queen Avenue SE) will remain without modifications.
  - 6.9 ADC 9.120(10) requires conformance with the parking lot landscaping standards found in ADC 9.150. These are discussed in findings below.
  - 6.10 ADC 9.120(11) allows up to 40 percent of the required parking stalls to be compact, which would allow for 24 compact spaces. There are no compact spaces proposed with this development.
  - 6.11 ADC 9.120(12) requires accessible parking be provided in conformance with the Oregon Specialty Code. As indicated on the applicant's site plan, accessible parking and an accessible route to the building is proposed with the development. Conformance with the Oregon Specialty Code will be assessed at the time of building permits.
  - 6.12 ADC 9.120(13)(a) requires multiple dwelling unit developments to provide at least one bicycle parking space per four units. Based on the applicant's submittal, there will be a requirement of 11 spaces. ADC 9.120(13)(h) requires at least one half of the required bicycle parking spaces to be sheltered. The applicant's site plan indicates bicycle parking spaces will be provided within building stairways. The location of the proposed bicycle parking will not meet the current building code. As a condition of approval, the applicant shall provide an updated site plan with an alternative location for the bicycle parking and demonstrate how the bicycle parking spaces adhere to ADC 9.120(13)(f) and (g) prior to issuance of building permits.
  - 6.13 ADC 9.120(14) requires lighting to be arranged to reflect light away from any abutting or adjacent properties. The applicant did not submit their lighting plans, so prior to issuance of building permits,

the applicant will need to demonstrate how the light will be reflected away from any abutting or adjacent properties.

- 6.14 ADC 9.120(15) requires walkways and accessways to be provided in all new off-street parking lots and additions to connect sidewalks adjacent to new development to the entrances of new buildings. The submitted site plan (Attachment D.3) depicts a sidewalk to the edge of the subject property but does not indicate where the sidewalk will connect to a public right-of-way. As a condition of approval, the applicant shall provide a site plan indicating the connection the proposed development to a public right-of-way and sidewalk.
- 6.15 ADC 9.120(16) addresses employee parking areas. No employee parking areas are proposed; therefore, this standard is not applicable.
- 6.16 Landscaping. ADC 9.140(1) provides required landscaping for residential development criteria. ADC 9.140(2) requires all front and interior setbacks (exclusive of access ways and other permitted intrusions) shall be landscaped prior to any occupancy permits will be issued unless the landscaping is guaranteed in accordance with ADC 9.190.

As noted under Criterion 2, the site does not have a front property line, therefore, a minimum front setback is not required. Pursuant to Table 3.190-1 the interior setbacks in the RMA zoning district are 10 feet. Multiple dwelling units are subject to additional setbacks found in ADC 8.270, which only apply if the abutting lot is in a residential single-dwelling unit zoning district, and/or has a pre-existing single-dwelling unit. As described previously in this staff report the subject property does not abut a single-dwelling unit zoning district or has a pre-existing single dwelling unit.

- 6.17 Tree Protections. ADC 9.202 through 9.206 provides criteria for tree protections. The applicant proposes no tree felling with these applications; therefore, these standards do not apply.
- 6.18 Buffering. ADC 9.210, Table 9.210-1 and ADC 9.240 requires a 10-foot-wide landscape buffering when a multiple dwelling unit development use abuts a dwelling(s) in the RMA zoning district. The properties to the east and south of Parcel 2 are residentially developed within the RMA zoning district. ADC 9.210, Table 9.210-1 and 9.240 requires a 10-foot-wide landscape buffering when a multiple dwelling unit development abuts a commercial property. The property to the north of the subject property is located within the CC zoning district. The applicant argues that the buffering standard does not apply due to the tenant parking lot between the proposed multiple dwelling units and the commercial property. Staff find the tenant parking lot an accessory use to the primary use, which is the multiple dwelling unit development; therefore, a 10-foot-wide landscaped buffer is required. Based upon the submitted site map (Attachment D.3) the landscaped strip between the nine and a half foot-wide access easement and the tenant parking varies in width from six feet wide to almost seven feet wide. The applicant will need to amend the proposed site plan to accommodate a 10-foot-wide buffer along the north property line.

ADC 9.240 states: “The minimum improvements within a buffer consist of the following: (a) One row of trees. These trees will not be less than ten feet high at the time of planting for deciduous trees and spaced not more than 30 feet apart, and five feet high at the time of planting for evergreen trees and spaced not more than 15 feet apart; (b) Five 5-gallon or ten 1-gallon shrubs, trees or accent plants for each 1,000 square feet of required buffer area; (c) The remaining area treated with suitable living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover.”

The subject property (Parcel 2) will have 468 lineal feet along the north property line, minus 24 feet of the access easement which equates to 4,440 square feet of required landscaped buffer area. Thus, the landscaping requirements along the north property line are as follows: 15 deciduous trees at least 10 feet tall or 30 evergreen trees at least five feet tall; 22-five-gallon shrubs, or 45 one-gallon shrubs, and the remaining area treated with groundcover.

The subject property has 138 lineal feet along the east property line of frontage and 1,380 square feet of required landscaped buffer area. Thus, the landscaping requirements along the east property line



are as follows: four deciduous trees at least ten feet tall or nine evergreen trees at least five feet tall, two five-gallon shrubs, or 11 one-gallon shrubs, and the remaining area treated with groundcover.

The applicant did not submit a landscaping plan with their application. As a condition of approval, the applicant shall submit a landscaping and irrigation plan for review and approval prior to issuance of a building permit.

- 6.19 ADC 9.150(1) states parking areas shall be divided into bays of not more than 12 parking stalls and the end of each parking bay shall be a curbed planter at least five feet wide. The applicant's site plan indicates all proposed parking areas will conform to this standard.
- 6.20 ADC 9.150(3) requires parking areas to be separated from the exterior wall of a structure by pedestrian walkways or loading areas, or by a five-foot strip of landscaping. As shown on the applicant's site plan, the residential buildings are separated from parking areas by a seven-foot-wide pedestrian walkway and variable width landscaping strips.
- 6.21 ADC 9.160 requires all landscaped areas must be provided with an irrigation system unless a licensed landscape architect, landscape construction professional, or certified nurseryman provides documentation that the plants do not require irrigation.
- 6.22 Environmental Standards. ADC 9.440 – 9.500 includes environmental standards related to noise, visible emissions, vibrations, odors, glare, heat, insects, rodents, and hazardous waste. The design and operating characteristics of a multiple dwelling unit development are comparable to other residential developments in the vicinity, and therefore, no adverse environmental impacts are anticipated.

## Conclusions

- 6.1 The parking lot plan complies with the travel aisles and stall dimensional standards of the ADC 9.130.
- 6.2 A total of 59 parking spaces are required for the proposed development. The applicant proposes to establish a total of 63 parking spaces.
- 6.3 The submitted site plan did not indicate the location of the required bicycle parking. As a condition of approval, the applicant shall provide evidence that the required bicycle parking meets the standards of ADC 9.120(13) prior to the issuance of final occupancy.
- 6.4 The submitted materials did not include a landscaping and irrigation plan. As a condition of approval, the applicant shall submit a final landscaping and irrigation plan prior to the issuance of building permits.
- 6.5 The proposal conforms with the applicable environmental standards.
- 6.6 All applicable Article 9 standards can be met through compliance with the proposed conditions.

## Conditions

**Condition 12 Bicycle Parking.** Before the City will issue a final occupancy permit for the proposed development, the applicant shall provide evidence that required bicycle parking meets the standards of ADC 9.120(13) by installing secured parking racks for each space and installing shelter for three spaces (one half of the required bicycle parking).

**Condition 13 Buffers.** Before the City will issue a building permit for the proposed development, the applicant shall provide a revised site plan, detailing the conformance to the buffering standards of ADC 9.210 and ADC 9.240 along the northern and eastern property lines.

**Condition 14 Landscaping and Irrigation System.** Before the City will issue a building permit for the proposed development, the applicant shall provide a landscape plan and either an irrigation plan or a letter from a qualified landscape professional stating irrigation is not required per ADC 9.160.

**Condition 15 Lighting.** Before the City will issue a building permit for the proposed development, the applicant shall provide a lighting plan, detailing the compliance with ADC 9.120(14).

### Criterion 7

*The Public Works Director has determined that public facilities and utilities are available to serve the proposed development in accordance with Article 12 or will be made available at the time of development.*

#### Findings of Fact and Conclusions

7.1 Staff refer to the findings provided in response to Criterion 5 addressed above pertaining to the tentative partition plat criterion, which are incorporated herein by reference.

### Criterion 8

*The Public Works Director has determined that transportation improvements are available to serve the proposed development in accordance with Article 12 or will be available at the time of development.*

#### Findings of Fact and Conclusions

8.1 Staff refer to the findings proved in response to Criterion Four addressed above pertaining to the tentative partition plat criterion, which are incorporated herein by reference.

### Criterion 9

*The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.*

#### Findings of Fact and Conclusion

9.1 Staff refer to the findings provided in response to Criterion 5 addressed above pertaining to the tentative partition plat criterion, which are incorporated herein by reference.

### Criterion 10

*The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.*

#### Findings of Fact and Conclusion

10.1 There are no existing conditions of approval relevant to the site or use; therefore, this criterion is not applicable.

### Criterion 11

*Sites that have lost their nonconforming status must be brought into compliance and may be brought into compliance incrementally in accordance with Section 2.370.*

#### Findings of Fact and Conclusion

11.1 The site is not considered nonconforming. This criterion is not applicable.

## Overall Conclusion

Based on the analysis in this report, the proposed Partition to divide a 4.8-acre property into one parcel (Parcel 1) at 3.3 acres and one parcel (Parcel 2) at 1.5 acres concurrent with a Comprehensive Plan Map Amendment from GC to MDR; a Zoning Map Amendment from CC to RMA; and a Site Plan review for the construction of a 42-unit multiple dwelling unit development meets all the applicable review criteria as outlined in this report.

## Conditions of Approval

- Condition 1:** The final partition plat shall include:
- Dedication, or reference to dedication, of a 24-foot-wide access and utility easement across Parcel 1 for the benefit of Parcel 2. The easement shall be located as shown on the approved tentative plat map.
  - Dedication to the public right-of-way of 10-foot-wide easement for a multiuse path along the Geary Street frontage of Parcel 1.
- Condition 2** Prior to the issuance of any occupancy permit for the proposed project, the applicant must obtain a stormwater quality permit through the City's Public Works Department and construct stormwater quality facilities that comply with the City's Engineering Standards.
- Condition 3** Prior to the issuance of any occupancy permit for the proposed project, the applicant must construct stormwater detention facilities that comply with the City's Engineering Standards.
- Condition 4** Prior to the issuance of any occupancy permit for the proposed project, the applicant must obtain a Site Improvement permit from Public Works Department for connecting to the public water main for the proposed fire hydrant.
- Condition 5** Before the city will sign the final plat, the applicant must show a utility easement over the sanitary sewer lateral serving Parcel 1.
- Condition 6** **Maximum Lot Coverage.** Parcel 2 shall not exceed a maximum lot coverage of 70 percent of impervious materials.
- Condition 7** **Screening of Refuse Containers.** Prior to issuance of a building permit for the applicant shall submit details of the screening for the refuse containers and their compliance with ADC 3.390
- Condition 8** **Site Improvements.** Before the City will issue a final occupancy permit for the proposed development, all proposed and site improvements identified to the site plan (e.g., driveways, landscaping, lighting, etc.) shall be constructed and completed in accordance with approved plans. Landscaping may be financially secured through a completion guarantee, per ADC 9.190.
- Condition 9** **Children's Play Area.** Before the City will issue a building permit for the proposed development, the applicant shall provide a detailed plan demonstrating how the criteria in ADC 8.220(2)(a)(ix) are met. Before the City will issue a final occupancy permit for the proposed development, the applicant shall install the children's play area fencing.
- Condition 10** **Private Open Space.** Before the City will issue a building permit for the proposed development, the application shall provide detailed building plans demonstrating compliance with the private open space standards in ADC 8.220(3).
- Condition 11** **Pedestrian Connections.** Before the City will issue a building permit for the proposed development, the applicant shall provide a detailed site plan containing pedestrian connections to the public right-of-way.
- Condition 12** **Bicycle Parking.** Before the City will issue a final occupancy permit for the proposed development, the applicant shall provide evidence that required bicycle parking meets the standards of ADC 9.120(13) by installing secured parking racks for each space and installing shelter for three spaces (one half of the required bicycle parking).

**Condition 13 Buffers.** Before the City will issue a building permit for the proposed development, the applicant shall provide a revised site plan, detailing the conformance to the buffering standards of ADC 9.210 and ADC 9.240 along the northern and eastern property lines.

**Condition 14 Landscaping and Irrigation System.** Before the City will issue a building permit for the proposed development, the applicant shall provide a landscape plan and either an irrigation plan or a letter from a qualified landscape professional stating irrigation is not required per ADC 9.160.

**Condition 15 Lighting.** Before the City will issue a building permit for the proposed development, the applicant shall provide a lighting plan, detailing the compliance with ADC 9.120(14).

## Staff Recommendation

With respect to the proposed **Comprehensive Plan Map amendment**, the Planning Commission has two options:

- Option 1: Recommend that the City Council approve the Comprehensive Plan Map amendment request; or
- Option 2: Deny the Comprehensive Plan map amendment request. The City Council will only consider the proposal on appeal by the applicants.

Similarly, the Planning Commission has two options with respect to the proposed **Zoning Map amendment** request:

- Option 1: Recommend that the city council approve the Zoning Map amendment request; or
- Option 2: Deny the Zoning Map amendment request. The City Council will only consider the proposal on appeal by the applicants.

Similarly, the Planning Commission has two options with respect to the proposed **Partition** request:

- Option 1: Recommend that the City Council approve the partition request; or
- Option 2: Deny the partition request. The city council will only consider the proposal on appeal by the applicants.

Similarly, the Planning Commission has two options with respect to the proposed **Site Plan Review**:

- Option 1: Recommend that the City Council approve the Site Plan review; or
- Option 2: Deny the Site Plan review. The City Council will only consider the proposal on appeal by the applicants.

**Based on the analysis in this report, staff recommends that the Planning Commission recommend that the City Council approve the Comprehensive Plan map amendment; the Zoning Map amendment; Partition and Site Plan review request.**

*I move that the planning commission recommend that the city council approve the proposed Comprehensive Plan Map amendment, Zoning Map amendment, Partition, and Site Plan review under planning files CP-04-22, ZC-06-22, PA-09-22; and SP-23-22. This motion is based on the findings and conclusions in the January 13, 2023, staff report and the findings in support of the application made by the planning commission during deliberations on this matter.*

## Attachments

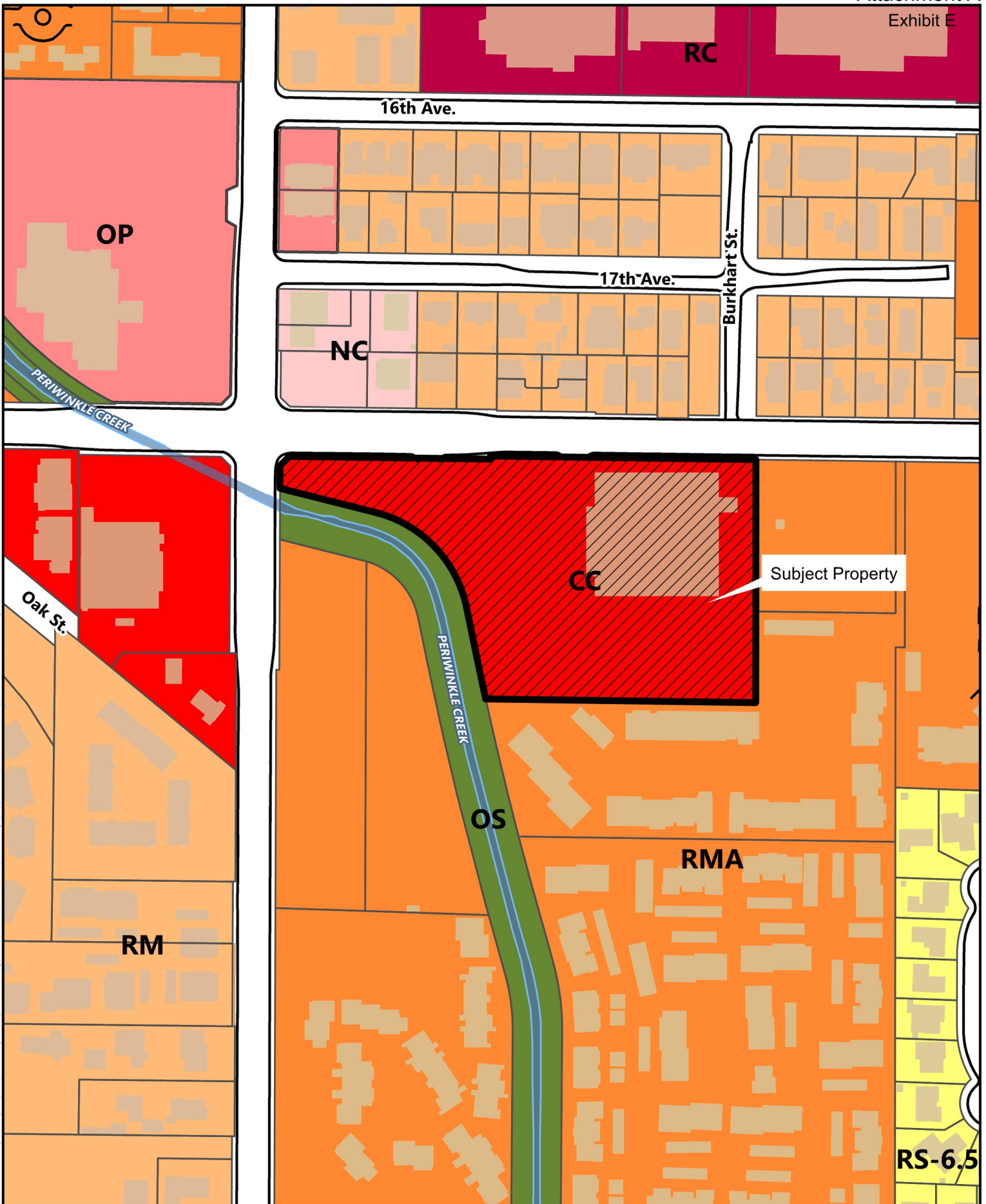
- A. Location Map
- B. Current Comprehensive Plan & Zoning Designation
- C. Proposed Comprehensive Plan & Zoning Designation
- D. Site Plan and Tentative Partition Plat
- E. Applicant's Narrative
- F. Trip Generation Letter from Ferguson and Associates, Inc., dated July 27, 2022

G. Preliminary Stormwater Report

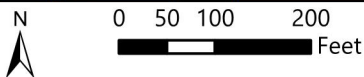
H. Building Elevations and Plans

## Acronyms

|        |  |
|--------|--|
| AASHTO | American Association of State Highway and Transportation Officials |
| ADC    | Albany Development Code  |
| ADT    | Average Daily Traffic  |
| AMC    | Albany Municipal Code  |
| C-1    | Neighborhood Commercial (now called “NC”)                          |
| CC     | Community Commercial Zoning District                               |
| DLCD   | Oregon Department of Land Conservation and Development             |
| GC     | General Commercial Comprehensive Plan Designation                  |
| HDR    | High Density Residential Comprehensive Plan Designation            |
| ITE    | Institute of Transportation Engineers                              |
| LC     | Light Commercial Comprehensive Plan Designation                    |
| LDR    | Low Density Residential Comprehensive Plan Designation             |
| LI     | Light Industrial Zoning District                                   |
| LOS    | Level of Service   |
| LUBA   | Oregon Land Use Board of Appeals                                   |
| MDR    | Medium Density Residential Comprehensive Plan Designation          |
| NC     | Neighborhood Commercial Zoning District                            |
| ODOT   | Oregon Department of Transportation                                |
| RC     | Regional Commercial Zoning District                                |
| RMA    | Residential Medium Density Attached Zoning District                |
| TPR    | Transportation Planning Rule                                       |
| TSP    | Transportation Systems Plan  |
| V/C    | Volume to Capacity   |



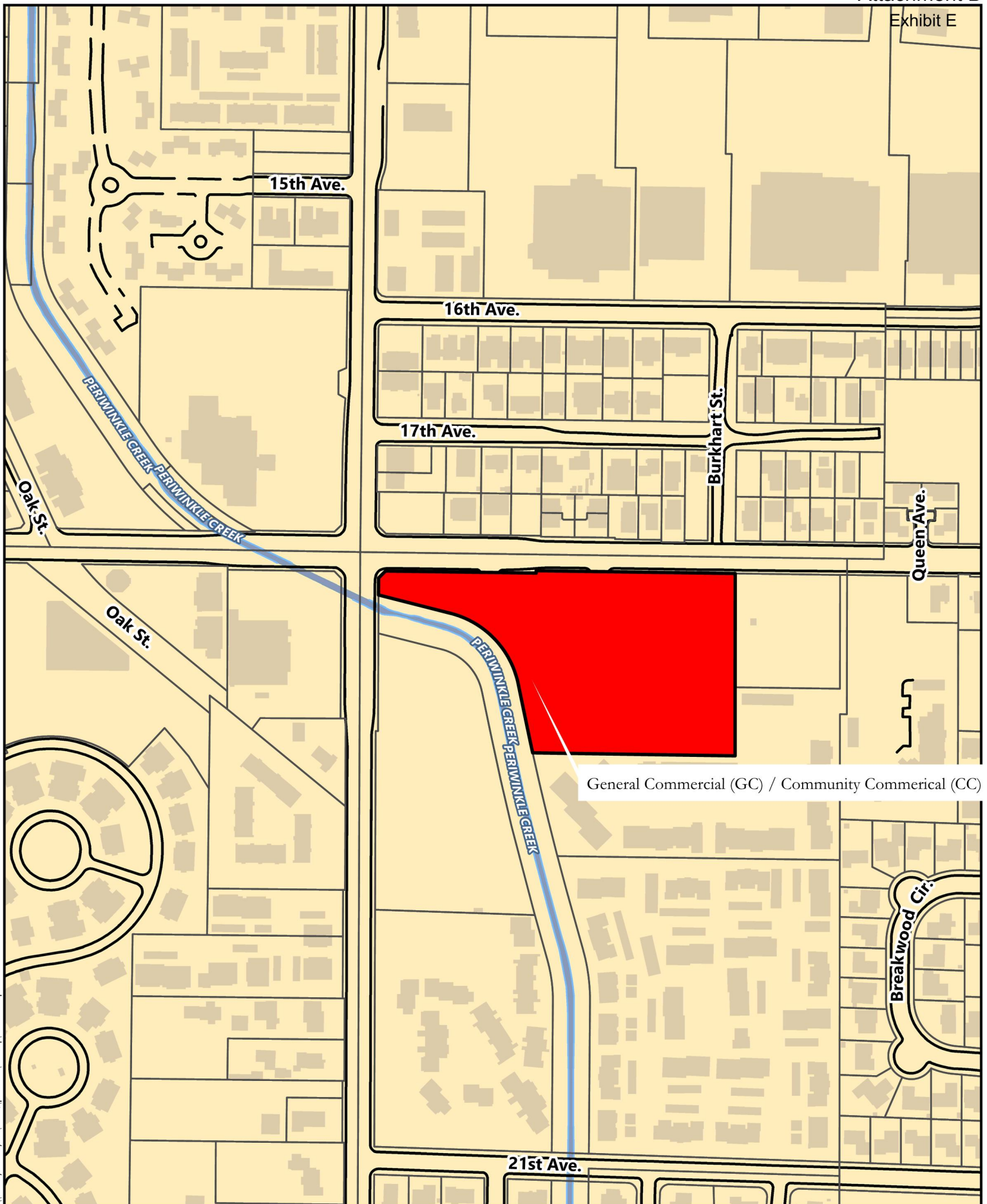
\\alderaan.cas.cityofalbany.net\Data\Community Development\Planning\Land Use Cases\2020s\2020s\2022\Zone Change (ZC)\ZC-06-22 (2000 Queen Ave SE)\Public Notices\Location Map.mxd



**2000 Queen Avenue SE**

Date: 11/4/2022 Map Source: City of Albany

Location Map



\\con.cityofalbany.net\homes\jeninfarc\Desktop\Location Map.mxd

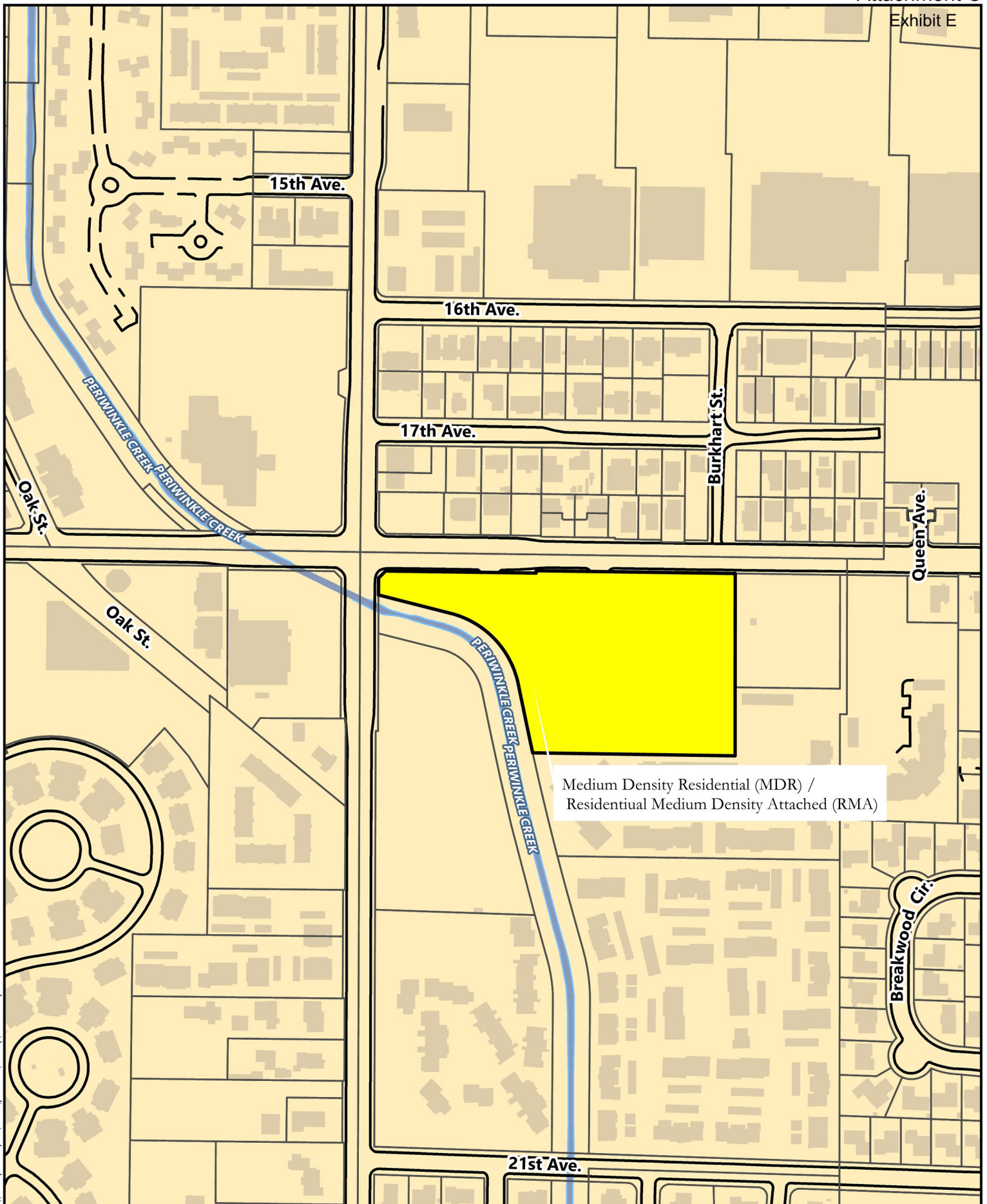


0 50 100 200  
 Feet

Date: 1/9/2023 Map Source: City of Albany

**2000 Queen Avenue**

Current Designations



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 Feet

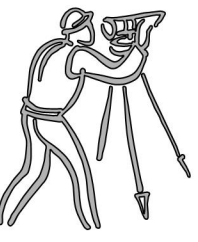
A horizontal scale bar with markings at 0, 50, 100, and 200 feet.

Date: 1/9/2023 Map Source: City of Albany

**2000 Queen Avenue**

Proposed Designations





**CLIENT:**  
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(541) 451-5125 PH.  
(541) 451-1366 FAX

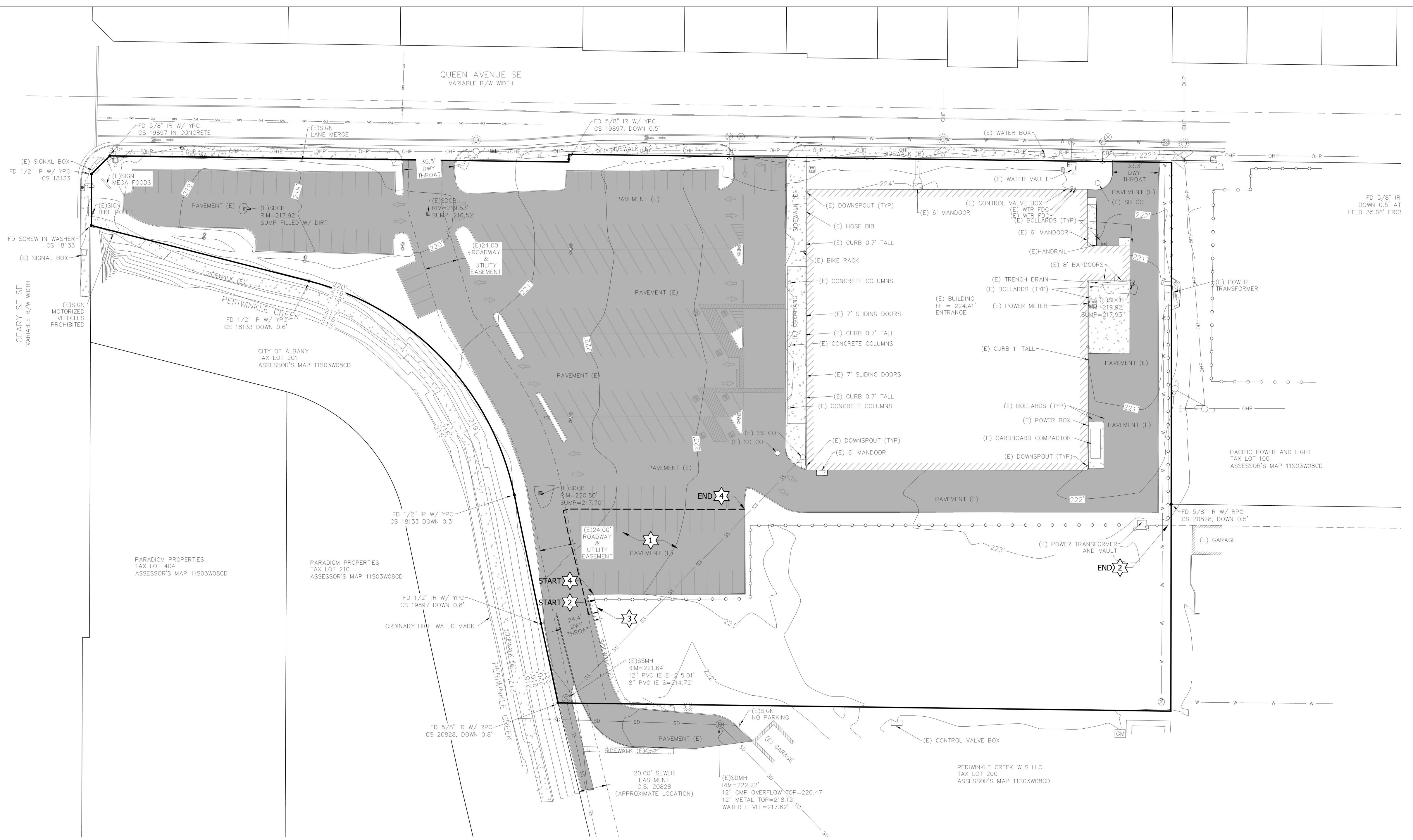
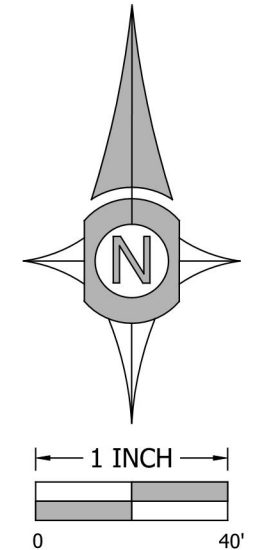
**EXIST. CONDITIONS/DEMO PLAN**  
**2000 QUEEN AVENUE SE**  
**ALBANY, OR 97322**

DATE: SEPTEMBER 27, 2022  
PROJECT: 21-361, ATHWAL QUEEN PP  
DRAWN BY: ATR  
CHECKED BY: BSJ

**THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY**

Sheet **C100**

SCALE: SEE BARS SCALE



- EXISTING SYMBOL LEGEND**
- EXISTING CONTROL POINT
  - EXISTING GAS VALVE
  - EXISTING WATER VALVE
  - EXISTING WATER METER
  - EXISTING FIRE HYDRANT
  - EXISTING POWER POLE
  - EXISTING 6' CYCLONE FENCE
  - EXISTING 6' WOOD FENCE
  - EXISTING SD LINE LOCATE
  - EXISTING SS LINE LOCATE
  - EXISTING WATER LINE LOCATE
  - EXISTING PHONE LINE LOCATE
  - EXISTING UNDERGROUND POWER LOCATE
  - EXISTING OVERHEAD POWER
  - EXISTING GAS LINE LOCATE
  - EXISTING COMMUNICATION LINE LOCATE
  - EXISTING CONTOUR ELEVATION

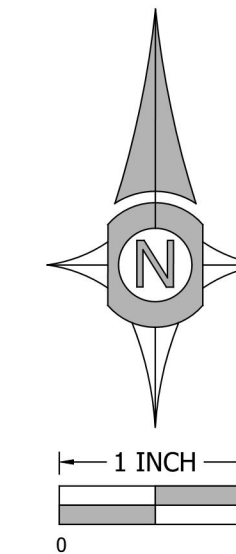
| PROPERTY      |  |
|---------------|--|
| TAX MAP:      | 11503W08CD                               |
| TAX LOT:      | 211                                      |
| SITE ADDRESS: | 2000 QUEEN AVENUE SE<br>ALBANY, OR 97322 |
| SITE AREA:    | 4.83 ± ACRES                             |
| ZONED:        | CC - COMMUNITY COMMERCIAL                |

| OWNER/DEVELOPER  |  |
|--|--|
| TEN THIRTY-ONE LLC FOR<br>MEGAINVESTMENTS, LLC<br>6732 SEVEN MILE LANE, SE<br>ALBANY, OR 97322 |  |

| DESIGN TEAM  |  |
|--|--|
| <b>CIVIL ENGINEER/SURVEYOR</b>   |  |
| UDELL ENGINEERING AND LAND SURVEYING, LLC<br>63 E. ASH STREET<br>LEBANON, OREGON 97355<br>(541) 451-5125 |  |
| <b>ARCHITECT</b>   |  |
| STUDIO 3 ARCHITECTURE, INC<br>275 COURT ST. NE<br>SALEM, OREGON 97301<br>(541) 390-6500                  |  |

| DEMOLITION NOTES |   |
|------------------|---|
|                  | EXISTING PAVEMENT TO BE SAWCUT AND REMOVED        |
|                  | EXISTING FENCE TO BE REMOVED                      |
|                  | EXISTING CURB, GUTTER, AND SIDEWALK TO BE REMOVED |
|                  | EXISTING CURB TO BE REMOVED                       |

**PROJECT VERTICAL DATUM -- NGVD29**  
ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NGVD29. ELEVATIONS LABELED FOR EXISTING UTILITIES AND STRUCTURES ARE BASED FROM COLLECTION OF SURVEY DATA BY UDELL ENGINEERING AND LAND SURVEYING, LLC.



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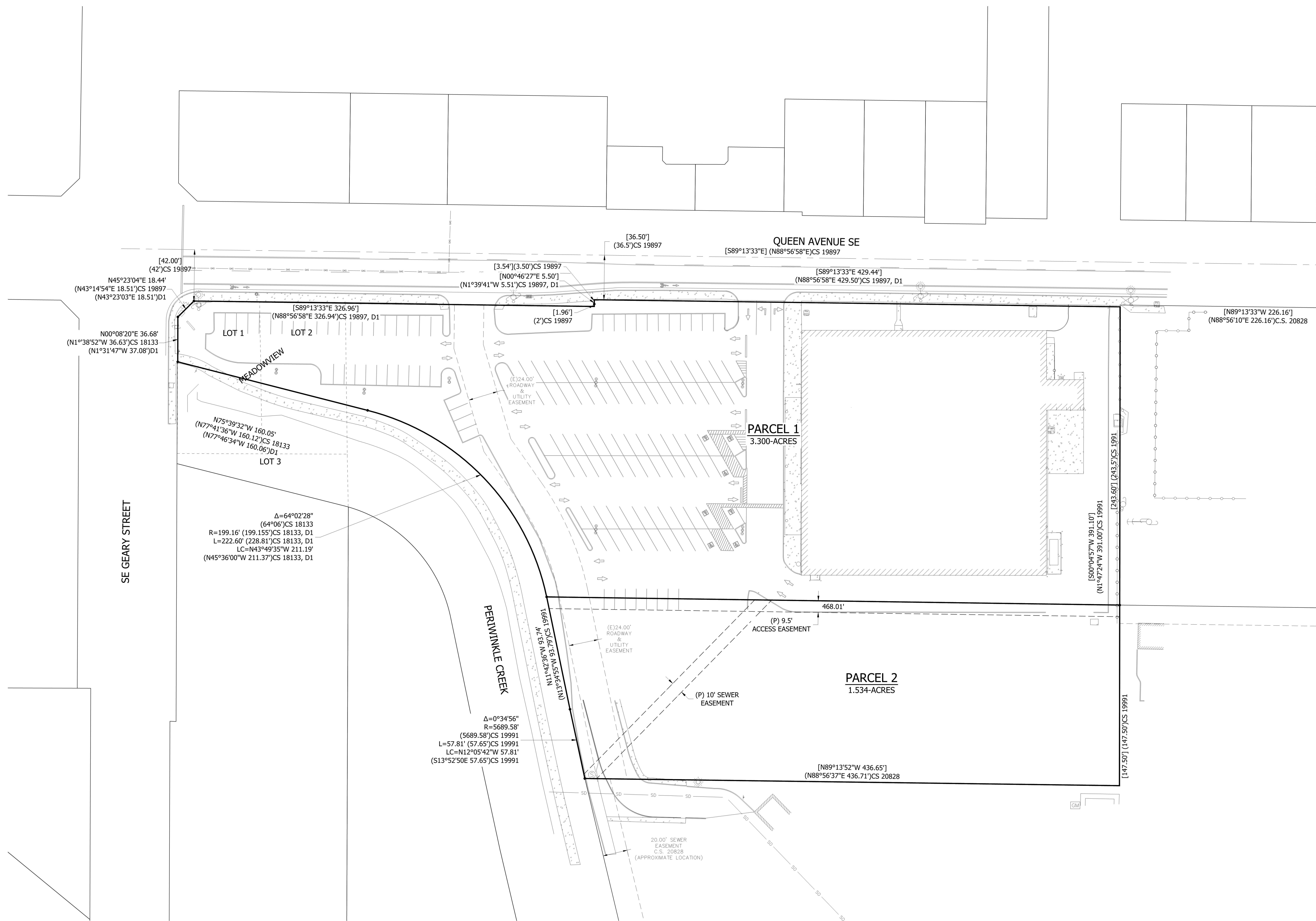
**TENTATIVE REPLAT**  
 2000 QUEEN AVENUE SE  
 ALBANY, OR 97322

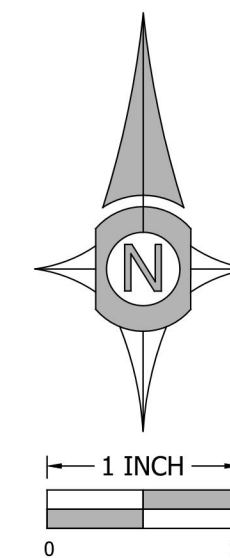
DATE: SEPTEMBER 27, 2022  
 PROJECT: 21-361, ATHWAL QUEEN PP  
 DRAWN BY: ATR  
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Sheet **C101**

SCALE: SEE BARSCALE





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**PRELIMINARY CIVIL SITE PLAN**

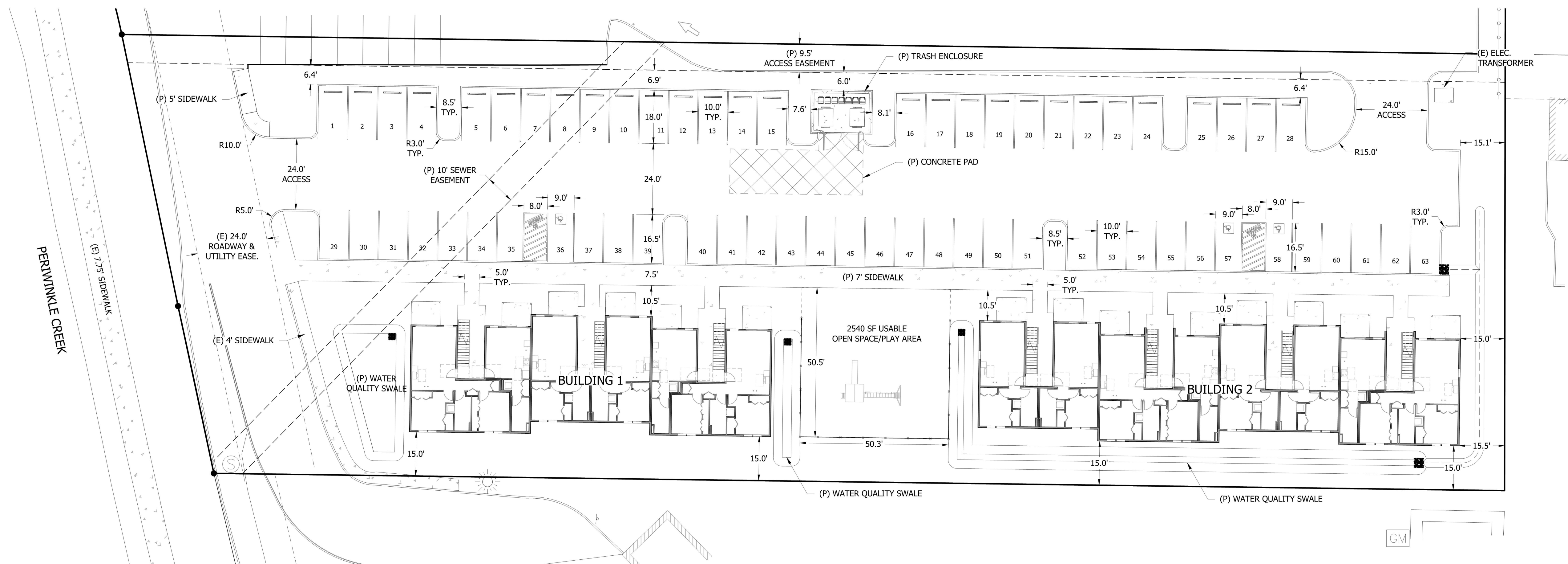
**2000 QUEEN AVENUE SE  
 ALBANY, OR 97322**

DATE: SEPTEMBER 27, 2022  
 PROJECT: 21-361 ATHWAL QUEEN PP  
 DRAWN BY: ATR  
 CHECKED BY: BSV

**THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY**

**C102**  
 Sheet

SCALE: SEE BARSCALE



**BUILDING TYPES**

| BUILDING NUMBER    | STUDIO # UNITS | 1 BEDROOM # UNITS | 2 BEDROOM # UNITS |
|--------------------|----------------|-------------------|-------------------|
| 1                  | 6              | 6                 | 6                 |
| 2                  | 6              | 12                | 6                 |
| <b>TOTALS</b>      | <b>12</b>      | <b>18</b>         | <b>12</b>         |
| <b>TOTAL UNITS</b> |                |                   | <b>42</b>         |

**VEHICLE PARKING SUMMARY**

| UNIT TYPE             | # UNITS | REQUIRED SPACES/UNIT | SPACES REQUIRED |
|-----------------------|---------|----------------------|-----------------|
| STUDIO                | 12      | 1.25                 | 15.0            |
| 1 BEDROOM             | 18      | 1.25                 | 22.5            |
| 2 BEDROOM             | 12      | 1.75                 | 21.0            |
| <b>TOTAL REQUIRED</b> |         |                      | <b>58.5</b>     |
| <b>TOTAL PROVIDED</b> |         |                      | <b>63</b>       |

**BICYCLE PARKING SUMMARY**

| # UNITS                | REQUIRED SPACES/UNIT | SPACES REQUIRED |
|------------------------|----------------------|-----------------|
| 42                     | 0.25                 | 10.5            |
| <b>TOTAL PROVIDED*</b> |                      | <b>12</b>       |

\* 2 PROVIDED WITHIN EACH BUILDING STAIRWELL



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ALBANY, OR 97322  
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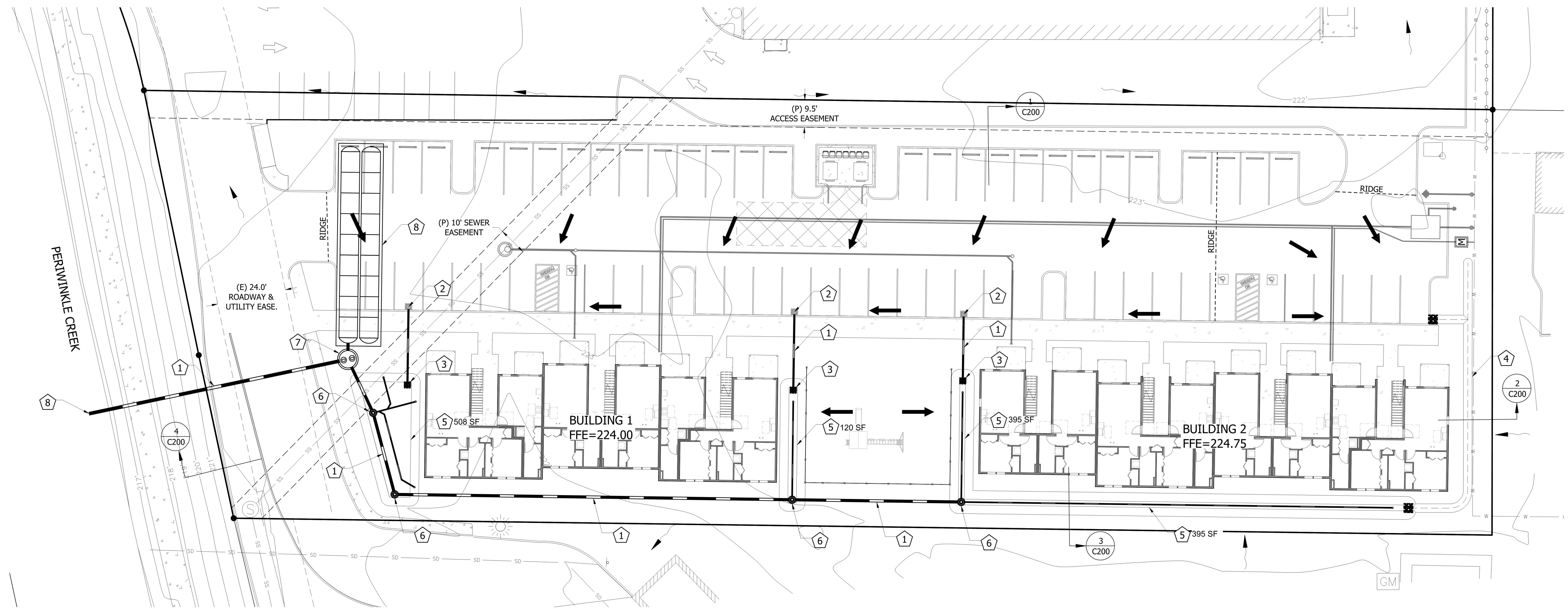
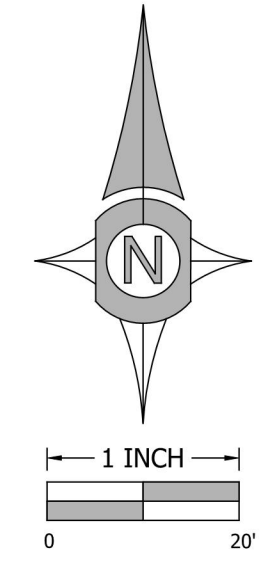
**PRELIMINARY GRADING/DRAINAGE PLAN**

**2000 QUEEN AVENUE SE  
ALBANY, OR 97322**

DATE: SEPTEMBER 27, 2022  
PROJECT: 21-361 ATHWAL QUEEN PP  
DRAWN BY: ATR  
CHECKED BY: BSV

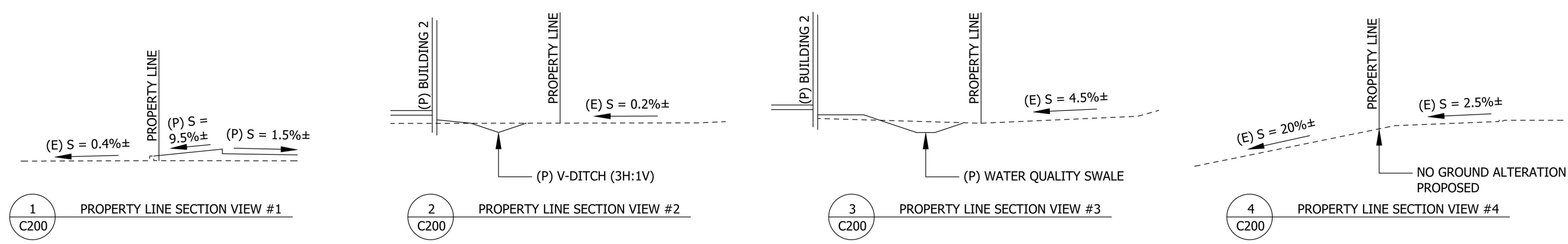
**THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY**

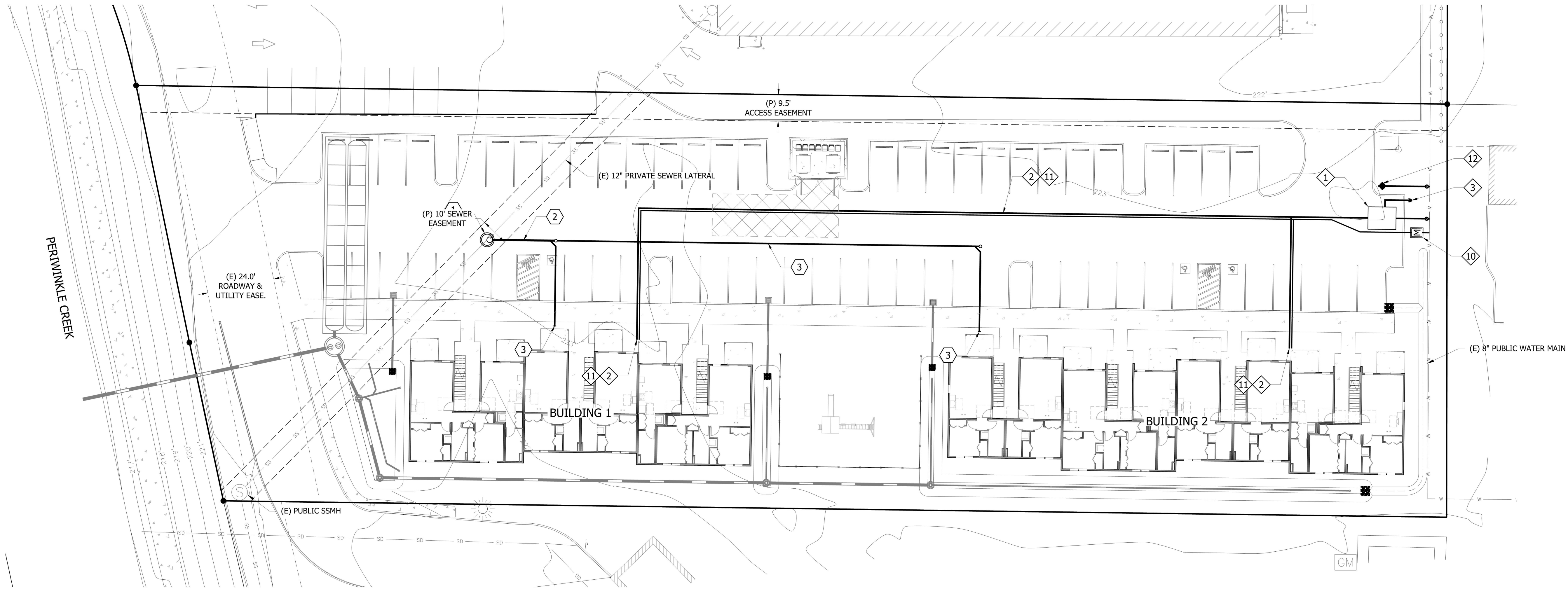
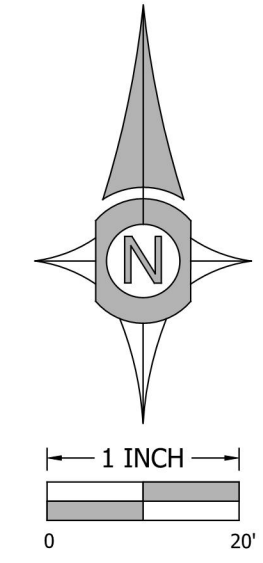
Sheet **C200**  
SCALE: SEE BARSCALE



| PROPOSED STORM DRAIN NOTES |   |
|----------------------------|---|
| 1                          | PROPOSED PRIVATE STORM DRAIN PIPE - SIZE TO BE DETERMINED WITH BUILDING PERMIT SUBMITTAL.           |
| 2                          | PROPOSED PRIVATE CATCH BASIN.   |
| 3                          | PROPOSED PIPE OUTFALL WITH ROCK PAD.  |
| 4                          | PROPOSED V-DITCH  |
| 5                          | PROPOSED PRIVATE WATER QUALITY SWALE WITH PERFORATED UNDERDRAIN PIPE. MINIMUM BOTTOM AREA PER PLAN. |
| 6                          | PROPOSED PRIVATE BEEHIVE STYLE INLET WITH LOW RIM SET 6" ABOVE SWALE BOTTOM.                        |
| 7                          | PROPOSED PRIVATE FLOW-CONTROL MANHOLE.  |
| 8                          | PROPOSED UNDERGROUND DETENTION CHAMBERS WITH MINIMUM 3,400 CF OF STORAGE.                           |
| 9                          | PROPOSED PRIVATE STORM DRAIN OUTFALL TO PERIWINKLE CREEK. INVERT SET TO ORDINARY HIGH WATER MARK.   |

| GRADING LEGEND |                                    |
|----------------|------------------------------------|
| 362            | EXISTING SURFACE CONTOUR ELEVATION |
|                | EXISTING SURFACE DRAIN DIRECTION   |
|                | DESIGN SURFACE DRAIN DIRECTION     |
| (E)            | EXISTING                           |
| (P)            | PROPOSED                           |





| SEWER NOTES |  |
|-------------|--|
| 1           | PROPOSED CONNECTION TO EXISTING SANITARY SEWER PIPE. |
| 2           | PROPOSED PRIVATE 8-INCH SANITARY SEWER.              |
| 3           | PROPOSED PRIVATE 6-INCH SANITARY SEWER.              |

| PRIVATE FIRE WATER NOTES |  |
|--------------------------|--|
| 1                        | PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY IN VAULT - SIZE TO BE DETERMINED WITH BUILDING PERMIT SUBMITTAL. |
| 2                        | PROPOSED FIRE SPRINKLER WATER SUPPLY TO FIRE RISER.  |
| 3                        | PROPOSED FIRE DEPARTMENT CONNECTION.   |

| PUBLIC WATER NOTES |   |
|--------------------|---|
| 10                 | PROPOSED DOMESTIC WATER SERVICE AND METER - SIZE TO BE DETERMINED WITH BUILDING PERMIT SUBMITTAL.   |
| 11                 | PROPOSED PRIVATE DOMESTIC WATER SUPPLY LINE - SIZE TO BE DETERMINED WITH BUILDING PERMIT SUBMITTAL. |
| 12                 | INSTALL PUBLIC FIRE HYDRANT ASSEMBLY.   |

**FRANCHISED UTILITIES NOTE**  
 UNDERGROUND POWER AND COMMUNICATION WILL BE PROVIDED TO EACH BUILDING.



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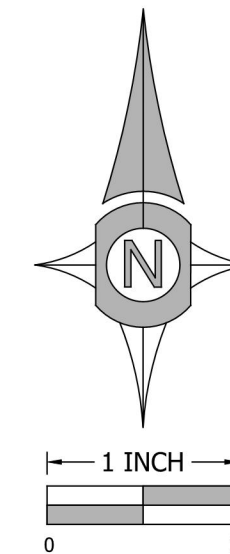
**PRELIMINARY UTILITY PLAN**  
 2000 QUEEN AVENUE SE  
 ALBANY, OR 97322

DATE: SEPTEMBER 27, 2022  
 PROJECT: 21-361 ATHWAL QUEEN PP  
 DRAWN BY: ATR  
 CHECKED BY: BSV

**THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY**

Sheet **C300**

SCALE: SEE BARSCALE



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 (541) 451-5125 PH.  
 (541) 451-1366 FAX

PRELIMINARY STORMWATER BASIN MAP

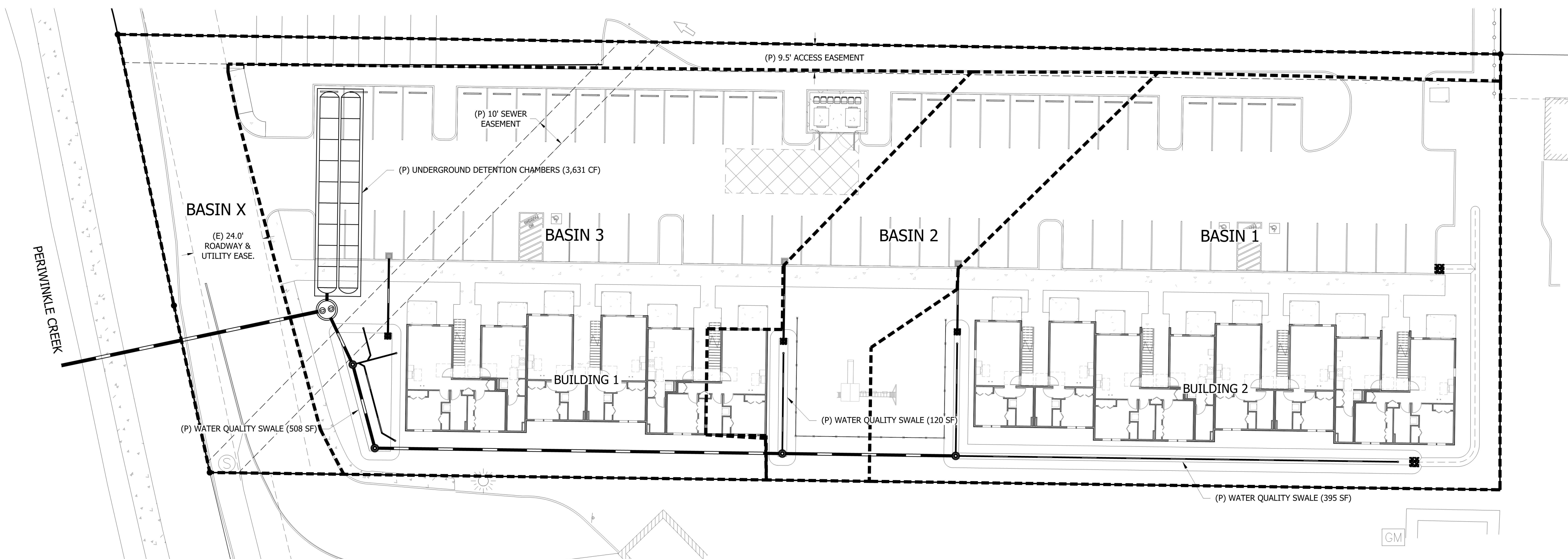
2000 QUEEN AVENUE SE  
 ALBANY, OR 97322

DATE: SEPTEMBER 27, 2022  
 PROJECT: 21-361 ATHWAL QUEEN PP  
 DRAWN BY: ATR  
 CHECKED BY: BSJ

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Sheet **SW-1**

SCALE: SEE BARSCALE



**AREA SUMMARY**

| BASIN    | IMPER. AREA SF | PERVIOUS AREA SF | TOTAL AREA SF | BMP TREATMENT AREA (SF) REQ'D | PROVIDED |
|----------|----------------|------------------|---------------|-------------------------------|----------|
| -        | -              | -                | -             | -                             | -        |
| BASIN 1  | 15,638         | 9,291            | 24,929        | 391                           | 395      |
| BASIN 2  | 4,743          | 2,996            | 7,739         | 119                           | 120      |
| BASIN 3  | 17,080         | 7,462            | 24,542        | 427                           | 508      |
| TOTALS   | 37,461         | 19,749           | 57,210        | 937                           | 1,023    |
| BASIN X* | 8,783          | 827              | 9,610         | -                             | -        |

\*BASIN X IS OUTSIDE PROJECT AREA AND WILL NOT BE DISTURBED DURING CONSTRUCTION. IT IS NOT INCLUDED IN THE WATER QUALITY / WATER QUANTITY CALCULATIONS

---

## COMPREHENSIVE PLAN AND ZONE MAP AMENDMENT; WITH CONCURRENT TENTATIVE PARTITION

---

|                                 |  |
|---------------------------------|--|
| Submitted to:                   | City of Albany<br>Planning Division<br>P.O. Box 490<br>Albany, Oregon 97321-0144<br>(541) 917-7550<br><a href="mailto:cd.customerservice@cityofalbany.net">cd.customerservice@cityofalbany.net</a>             |
| Applicants/Property Owners:     | Mega Investments, LLC<br>6732 Seven Mile Lane SE,<br>Albany, OR 97322<br><br>Contact: Sona Athwal<br>Email: <a href="mailto:athwal1@yahoo.com">athwal1@yahoo.com</a><br>Phone: (530) 682-2100                  |
| Applicant's Representative:     | Udell Engineering and Land Surveying, LLC<br>63 E. Ash Street<br>Lebanon, OR 97355<br><br>Contact: Laura LaRoque<br>Email: <a href="mailto:laura@udelleng.com">laura@udelleng.com</a><br>Phone: (541) 990-8661 |
| Site Location:                  | 2000 Queen Avenue SE, Albany, OR 97322   |
| Map/Tax Lot:                    | Linn County Tax Assessor's Map No. 11S-03W-08CD; Tax Lot 211   |
| Site Size:                      | 4.85 ± acres   |
| Existing Land Use:              | Vacant commercial building w/ associated parking lot   |
| Zone Designation:               | Community Commercial (CC)  |
| Comprehensive Plan Designation: | General Commercial (GC)  |
| Surrounding Zoning:             | North: Residential Medium Density (RM) / Neighborhood Commercial (NC)<br>South: Residential Medium Density Attached (RMA)<br>East: Residential Medium Density Attached (RMA)<br>West: Open Space (OS) / RMA    |
| Surrounding Uses:               | North: Residential Single-Family / Convenience Store<br>South: Residential Multiple Family<br>East: Utility Substation / Residential Multiple Family<br>West: Periwinkle Creek / Residential Multiple Family   |

## I. Executive Summary

Concurrent review a Tentative Partition, Comprehensive Plan Map Amendment, and Zone Map Amendment to amend the plan designation of proposed Parcel Two from General Commercial (GC) to Medium Density Residential (RM) and zone designation from Community Commercial (CC) to Residential Medium Density Attached (RMA). The subject property is located at 2000 Queen Avenue SE and is identified as Linn County Tax Assessor's Map no. 11S-03W-08CD; Tax Lot 211.

Table 2.760-1 of the Albany Development Code shows all Comprehensive Plan map designations and the respective zones that implement each designation. As Table 2.760-1 shows, there are four zones that implement the current Comprehensive Plan map designation (GC) applied to the subject properties. These four zones are: Neighborhood Commercial (NC), Community Commercial (CC), Regional Commercial (RC), and Office Professional (OP). As Table 2.760-1 shows, there are six zones that implement the Medium Density Residential Comprehensive Plan designation. These six zones are NC and OP, in addition to Residential Signal Family (RS-5), Residential Medium Density (RM), Residential Medium Density Attached (RMA), and Mixed Use Residential (MUR). Allowable uses in the referenced zoning districts can be found in Table 4.050-1 of the Albany Development Code.

The subject property contains a 43,000-square-foot building that was built in 1990 and previously occupied by Mega Foods. The property is bordered by an electrical substation and apartment multifamily dwellings to the east, apartment multifamily dwellings to the south, and Periwinkle Creek to the west with proposed multifamily dwelling units west of the creek. To the north, across Queen Avenue, there are single-family residences and a convenience store.

According to previous zoning maps and records, the property was zoned C-2 (Local Business) District until 1977, when it was zoned C-1 (Neighborhood Commercial) District. The zoning designation changes from C-1 to NC (Neighborhood Commercial) by 1998, but the name of the zoning district continued to be "Neighborhood Commercial." In 2019, a Comprehensive Plan Map Amendment was approved that changed the designation of the parcel from Light Commercial (LC) to General Commercial (GC). A concurrent Zoning Map Amendment was also approved changing the site's zoning designation from Neighborhood Commercial (NC) to Community Commercial (CC).

## II. Quasi-Judicial Comprehensive Plan Amendments (ADC 2.220(3))

Section 2.220(3) of the Albany Development Code (ADC) includes the following review criteria that must be met for this quasi-judicial map amendment to be approved. Code criteria are written in bold and are followed by findings and conclusions.

This proposal is limited to a quasi-judicial map amendment which is distinguished from a legislative amendment. Criteria (1) and (2) of Section 2.220 apply only to legislative amendment proposals. Criterion (3) is applicable to quasi-judicial map amendment proposals and reads:

**The requested designation for a quasi-judicial map amendment meets all of the following tests: The four-part test of (3)(a)(b)(c) and (d) is addressed below:**



**Criterion 3(a)**

The requested designation for the site has been evaluated against the Comprehensive Plan policies and on balance is more supportive of the Comprehensive Plan as a whole than the old designation.

**Finding of Fact**

1.1 Current Plan Designation: The current Comprehensive Plan Map designation of the property is General Commercial (GC). The GC designation “Identifies areas from community services to regional commercial establishments, suitable for a wide range of retail sales and service establishments,” (Albany Comprehensive Plan, page 9-10).

1.2 Requested Designation: The request is to designate a 1.53-acre portion of the site of GC to Medium Density Residential (RM). The RM Plan designation “Identifies areas suitable for multiple-family and middle housing development at densities up to 35 units per acre”. (Albany Comprehensive Plan, page 9-9).

1.3 The Comprehensive Plan defines a goal as, “a general statement indicating a desired end, or the direction the city will follow to achieve that end.”

The Comprehensive Plan describes the City’s obligation regarding goals as follows: “The City cannot take action which opposes a goal statement unless: 1) It is taking action which clearly supports another goal; 2) There are findings indicating the goal being supported takes precedence (in the particular case) over the goal being opposed,” (Comprehensive Plan, page ii).

1.4 The Comprehensive Plan (page 2) defines a policy as, “a statement identifying a course of action or City position.”

The Comprehensive Plan describes the City’s obligation regarding policies as follows: “The City must follow relevant policy statements in making a land use decision . . . [I]n the instance where specific Plan policies appear to be conflicting, then the City shall seek solutions which maximize each applicable policy objective within the overall content of the Comprehensive Plan and in a manner consistent with the statewide goals. In balancing and weighing those statements, the City can refer to general categories of policies and does not have to respond to each applicable policy. Also, in this weighing process, the City shall consider whether the policy contains mandatory language (e.g., shall, require) or more discretionary language (e.g., may, encourage),” (Comprehensive Plan, page iii).

**Relevant Plan Goals and Policies**

1.5 The proposed Plan map amendment to change land from GC to RM must satisfy long-range interests of the public as outlined in the Comprehensive Plan’s goals and policies.

The following Comprehensive Plan goals and policies are relevant in considering whether the proposed RM designation is more supportive of the Comprehensive Plan, on balance, than the current GC designation. The relevant goals and policies are listed under the relevant

Statewide Planning Goals and are shown in **bold** print followed by findings of fact and conclusions.

**GOAL 2: LAND USE PLANNING (Chapter 9 – Land Use Planning)**

**Goal: Undertake Periodic Review and Update of the Albany Comprehensive Plan to ensure the Plan:**

1. Remains current and responsive to community needs
2. Retains long-range reliability
3. Incorporates the most recent and reliable information
4. Remains consistent with state laws and administrative rules

**Policy 2: Base approval of Comprehensive Plan amendments upon consideration of the following:**

**(a) Conformance with goals and policies of the Plan**

1.6 How this application conforms to the goals and policies of the Comprehensive Plan is the subject of the discussion under this review criterion.

**(b) Citizen review and comment**

1.7 This Comprehensive Plan Map and Zoning Map amendment application is processed as a Type IV quasi-judicial land use decision. The City's Development Code requires notification to surrounding property owners that this Comprehensive Plan Map amendment application has been received and there will be public hearings on the application. Signs advertising the public hearing must also be posted on the property [ADC 1.250(5)]. Mailing of the required notice of public hearing, and signage posted on-site is performed by City staff in accordance with these standards.

**(c) Applicable Statewide Planning Goals**

1.8 How the proposed changes comply with the Statewide Planning Goals is the subject of this section of the report.

**(d) Input from affected governmental units and other agencies**

1.9 ORS 197.610 requires the city to notify the Oregon Department of Land Conservation and Development (DLCD) of any proposed changes to the Comprehensive Plan Map and/or Zoning Map. Notice to DLCD is provided by city staff. Oregon Department of Transportation (ODOT), Linn County, and the Greater Albany Public Schools (GAPS) are affected governmental units within the subject area. City staff will also notify these entities of the proposed amendments.

**(e) Short- and long-term impacts of the proposed change**

**(f) Demonstration of public need for the change**

**(g) Demonstration that the proposed amendment will best meet the identified public need versus other available alternatives**

**(h) Any additional information as required by the Planning Commission and City Council**

1.10 The short-term and long-term impacts of the proposed change, the public need for the change, and other available alternatives are discussed in the findings below

**GOAL 10: HOUSING (Chapter 4 – Housing)**

**Goal 1:** Provide a variety of development and program opportunities that meet the housing needs of all Albany’s citizens.

**Goal 2:** Create a city of diverse neighborhoods where residents can find and afford the values they seek.

**Policy 1:** Ensure that there is an adequate supply of residentially zoned land in areas accessible to employment and public services.

**Policy 2:** Provide a variety of choices regarding type, location, density and cost of housing units corresponding to the needs and means of city residents.

**Policy 3:** Encourage innovation in housing types, densities, lot sizes and design to promote housing alternatives.

**Policy 6:** Encourage residential development on already serviced vacant residential lots or in areas where services are available or can be economically provided.

1.11 The most recent update of the City’s Housing Needs Analysis (HNA) occurred in 2020 to stay current with population trends, income, and land availability forecast to year 2040. Figure 6.4 of the HNA, shows there will be a surplus of 1,498 units and 71 acres of land with high-density zoning districts within the city by 2040. It also shows a deficit 269 medium density units and 25 acres in the medium-density zoning districts. The HNA draws the following conclusions from this data:

*“If historic trends in housing types and tenancy continue, there will likely be demand for land that can accommodate medium density housing and for higher density housing (more than 18 units an acre).”*

The Portland State University (PSU) forecast uses an annual growth rate of 1.3 percent; however, under the “Alternative Forecast” scenario of 1.7 percent, the spread of land available becomes much more apparent. The alternative forecast predicts a shortage of medium-density housing, and surplus of only 895 medium-density units and 1,113 high-density units within the city limits. However, the City of Albany contains more than enough land within its Urban Growth Boundary (UGB) to address the alternate forecast’s shortage of low-density dwelling units. In the UGB, there is capacity for a potential 276 additional medium-density units and additional 722 high-density units. Under the alternate forecast demand, the City of Albany will be unable to satisfy the estimated demand for medium density units.

1.12 The applicant contends that the HNA provides potential strategies for addressing the various density and housing shortcomings. One identified solution is to “rezone land from other residential designations and/or from non-residential designations to meet specific

housing needs, assuming there is an adequate supply of land available to meet non-residential needs.” This amendment and zone change would address the identified need for high-density housing and implement a land supply strategy identified by the HNA. Finally, the HNA identifies the proposed RMA zone as suitable for addressing the City’s housing needs, stating “In addition, the city has two medium density zones (RM and RMA) that are designed to meet the needs of medium-density and higher density housing types.” Therefore, the proposed RMA zoning district is more supportive of the applicable Comprehensive Plan goals and policies.

#### GOAL 12: TRANSPORTATION (Chapter 5 – Transportation)

Goal 1: Provide an efficient transportation system that provides for the local and regional movement of people and goods.

Goal 2: Provide a safe transportation system.

- 1.13 The property under consideration has access to Queen Avenue, a paved minor arterial street with vehicle travel lanes in both directions, center turn lane, and no on-street parking. It is located about 270 feet east of the signal-controlled intersection at Geary Street.
- 1.14 Transportation findings are fully addressed in findings under Criterion Two of the Zoning Map amendment, later in this report. In summary, the trip generation analysis completed by Ferguson & Associates, Inc., dated July 27, 2022, concluded that the proposed zone change would meet the requirement of the Transportation Planning Rule (TPR).

#### GOAL 14: URBANIZATION (Chapter 8 – Urbanization)

Goal: Achieve stable land use growth which results in a desirable and efficient land use pattern.

Policy 13: Encourage residential professional uses as buffers between intensive commercial uses and less intensive residential uses where compatibility can be demonstrated with the surrounding residential neighborhood.

Implementation Strategy 8: Provide for medium- or high-density development adjacent to streets designated and designed as arterials and collectors or, if compatible, adjacent to major employment centers and ensure that traffic does not negatively impact the surrounding area.

- 1.15 The subject parcel is 1.53-acres and located south of an arterial street. The property is bordered by an electrical substation and apartment multifamily dwellings to the east, apartment multifamily dwellings to the south, and Periwinkle Creek to the west with proposed multifamily dwelling units west of the creek. To the north, across Queen Avenue, there are single-family residences and a convenience store.

#### Conclusions

Findings and conclusions of the evaluation of the Plan goals and policies relevant to this request are summarized below.

- 1.1 Goal 2, Land Use Planning. Notification will be sent to all affected and surrounding property owners and agencies with jurisdiction. Two public hearings will be scheduled to consider the proposed comprehensive plan and zoning map amendments.
- 1.2 Goal 10, Housing. If the proposed map amendments are approved, 1.53 acres of land currently undeveloped will be added in the MDR area, and an equivalent amount of GC land will be removed from the inventory.
- 1.3 Goal 12, Transportation. The TPR requires zone changes be evaluated to determine if the vehicle trip generation that could occur under the new zone designation is more than could have occurred under current designation, and if so, the additional trips would result in a “significant affect.” With the proposed trip cap, the land use plan would not significantly impact transportation facilities.
- 1.4 Goal 14, Urbanization. The property lies between existing commercial and residential uses that have been built at a variety of urban densities. The proposed project is near major employment centers.
- 1.5 On balance, the evidence supports changing the designation of the subject property from GC to MDR, and the zoning from CC to RMA.
- 1.6 This criterion is met.

### **Criterion 3(b)**

The requested designation is consistent with any relevant area plans adopted by the City Council.

#### Finding of Fact

- 2.1 “Relevant area plans” as used here means land use plans. For example, the city has relevant area plans for areas such as North Albany and South Albany. There are no relevant area plans for the area where the subject property is located.

#### Conclusions

- 4.1 This review criterion is not applicable because there are no relevant area plans for the area where the property is located.

### **Criterion 3(c)**

The requested designation is consistent with the Comprehensive Plan Map pattern.

#### Finding of Fact

- 3.1 The Comprehensive Plan does not, in broad terms, describe ideal land use or map patterns. Typically, it is good practice to locate uses with negative off-site impacts away from residential areas, avoid “spot zoning,” provide a transition from higher intensity land uses to less intense residential uses, encourage compatible infill, and discourage low-density sprawl.
- 3.2 Comprehensive Plan goals and/or policies provide guidance about what kind of uses and land patterns are desirable. For example, one Plan policy says, “Encourage residential [and]

professional uses as buffers between intensive commercial uses and less intensive residential uses where compatibility can be demonstrated with the surrounding residential neighborhood,” (Comprehensive Plan, page 8-3).

- 3.3 The land north, east, south, and west the subject property has a Comprehensive Plan designation of Medium Density Residential (MDR). The north portion of the subject property is proposed to remain designated General Commercial (GC). The proposed Plan map amendment would change the designation of 1.53 acres from GC to Medium Density Residential (MDR).
- 3.4 The proposed designation will not conflict with the nearby MDR designations containing the corresponding uses. Throughout Albany, MDR designations are located near GC lands as a method of limiting the impact of commercial uses on surrounding properties. MDR designations are also located near collector and arterial streets. The MDR designation would be compatible with the surrounding designations.
- 3.5 The GC designation “identifies areas from community services to regional commercial establishments, suitable for a wide range of retail sales and service establishments,” (Albany Comprehensive Plan, page 9-9). The MDR designation “identifies areas suitable for multiple-family and attached single-family development at densities up to 35 units per acre,” (Albany Comprehensive Plan, page 9-9).
- 3.6 Due to a variety of factors including changing development patterns, business concepts, and community needs, and other factors that cannot be specifically anticipated, the zoning patterns within areas of a community cannot always remain static.

#### Conclusions

- 3.1 There is no specific formula for an appropriate Comprehensive Plan map pattern.
- 3.2 The predominant map pattern for this location is GC and MDR.
- 3.3 The proposal to change the Plan designation to MDR with the concurrent zone change to RMA is expected to result in development compatible with surrounding uses, since those uses in the RMA zone are already primarily developed with uses that could also be developed under the proposed MRD designation.
- 3.4 The requested Plan designation is consistent with the Comprehensive Plan map patterns reflecting a transition between high intensity and medium intensity land uses.
- 3.5 This review criterion is met.

#### Criterion 3(d)

**The requested designation is consistent with the statewide planning goals.**

#### Finding of Fact

- 4.1 Oregon’s 19 Statewide Planning Goals constitute the framework for a statewide program of land use planning. The Statewide Goals are achieved through local comprehensive planning.

The Albany Comprehensive Plan was acknowledged by the Land Conservation and Development Commission in 1982 as being in compliance with the Statewide Planning Goals. The Statewide Planning Goals were evaluated under the Comprehensive Goals and Policies in Review Criterion (1) above. The Findings of Fact and Conclusions are hereby included by reference.

#### Conclusions

- 4.1 The requested RMA designation for this site is consistent with the Statewide Planning Goals. Therefore, this criterion is met.

### III. Quasi-Judicial Zoning Map Amendments (ADC 2.740)

Section 2.740 of the Albany Development Code (ADC) includes the following review criteria, which must be met for the concurrent Zoning Map Amendment application to be approved.

#### Criterion 1

The proposed based zone is consistent with the Comprehensive Plan Map Designation for the entire subject area unless a Plan map amendment has also been applied for.

##### Finding of Fact

- 1.1 The application request includes a proposal to change the zoning of 1.53 acres from General Commercial (GC) to Residential Medium Density Attached (RMA) district.
- 1.2 The current Comprehensive plan map designation of the subject site is General Commercial (GC). The proposed RMA zoning is not consistent with GC Plan designation of the site. Therefore, a concurrent request to change the Comprehensive Plan Map designation from GC to Medium Density Residential (RM) has been submitted.
- 1.3 As shown on the Plan Designation Zoning Matrix (ADC 2.760, Table 2-1), the RMA zone designation is consistent with the proposed RMA designation of the property.

#### Conclusions

- 1.1 A concurrent application for a Comprehensive Plan Map amendment to RMA has been submitted with this application. The proposed RMA zoning is consistent with the MDR designation.
- 1.2 This criterion is satisfied, provided that the amendment to the Comprehensive Plan Map is approved.

#### Criterion 2

Existing or anticipated transportation facilities are adequate for uses permitted under the proposed zone designation.

##### Finding of Fact

- 2.1 The site is located on the southeast corner of Queen Avenue and Geary Street. The zone change would change the designation of 1.53-acre parcel of property from CC to RMA.

- 2.2 Zone changes are required to comply with the Transportation Planning Rule (TPR). The rule holds that a “significant affect” occurs and must be mitigated if a proposed zone change would result in an existing or planned transportation facility either failing to meet an adopted performance standard or degrading the performance of an already failing facility. The TPR refers to Action 1F.05 in the Oregon Highway Plan, which states that if there is a small increase in daily traffic (less than 400 trips) between the existing plan and proposed amendment, it can be determined that the proposed zone change will cause “no further degradation” to the surrounding roadway network.
- 2.3 The application included a TPR Analysis. The analysis was performed by Ferguson and Associates, Inc. and is dated July 27, 2022. The analysis evaluated the incremental difference in trip generation that would result from site development under the current CC zone designation with development under the requested RMA designation. Findings from this assessment demonstrated that the change of a 1.53-acre parcel from CC to RMA zoning would reduce the net trip generation potential of the site.
- 2.4 Because the net increase in daily trips that would result from the zone change is less than the 400-trip threshold identified in the OHP, the TPR analysis concluded that the requested change could be approved without having any significant effect on the transportation system.

#### Conclusions

- 2.1 The proposed zone change would change the zone designation of the site from CC to RMA.
- 2.2 The TPR requires that zone changes be evaluated to see if the vehicle trip generation that could occur under the new zone designation is more than could have occurred under current designation, and if so, if the additional trips would result in a “significant affect”.
- 2.3 The TPR refers to Action 1F.05 in the Oregon Highway Plan, which states that small increases in daily traffic (less than 400 trips) between the existing plan and a proposed amendment can be determined to cause “no further degradation” to the surrounding roadway network.
- 2.4 A TPR Analysis submitted by the applicant estimated that a reasonable worst-case development under the requested zone designation would generate fewer daily trips on the transportation system. Because the additional trips are less than the maximum p.m. peak hour traffic for the existing CC zone using the maximum outright permitted scenario the analysis concluded that change in potential site trip generation would not have a significant effect on the transportation system.
- 2.5 This criterion is satisfied.

#### Criterion 3

Existing or anticipated services (water, sanitary sewers, storm sewers, schools, and police and fire protection) can accommodate potential development in the subject area without adverse impact on the affected service area.



## Finding of Fact

## Sanitary Sewer

- 3.1 City utility maps show an 8-inch public sanitary sewer main at the southwest corner of the site. The property is currently served by a sewer service lateral that is connected to this public main.
- 3.2 The City's Wastewater Facility Plan does not indicate significant deficiencies downstream of the subject property and the system should be adequate for residential development in the RMD designation.
- 3.3 ORS 92.090 states no subdivision plat shall be approved unless sanitary sewer service from an approved sewage disposal system is available to the lot line of each lot depicted in the proposed subdivision plat.
- 3.4 Albany Municipal Code (AMC) 10.01.010(1) states the objective of the Albany Municipal Code requirements pertaining to public sanitary sewers is to facilitate the orderly development and extension of the wastewater collection and treatment system, and to allow the use of fees and charges to recover the costs of construction, operation, maintenance, and administration of the wastewater collection and treatment system.
- 3.5 ADC 12.470 requires all new development to extend and/or connect to the public sanitary sewer system if the property is within 300 feet of a public sewer line.
- 3.6 ADC 12.490 states sewer collection mains must be extended along the full length of a property's frontage(s) along the right(s)-of-way or to a point identified by the City Engineer as necessary to accommodate likely system expansion. ADC 12.510 requires main extensions through the interior of a property to be developed where the City Engineer determines that the extension is needed to provide access to the public system for current or future service to upstream properties. Extension of the sewer across the frontage and/or through the interior of a property makes the system available to adjacent properties. Then, when the adjoining property connects, that property owner must extend the sewer in a similar manner, making the sewer available to the next properties. In this way, each property owner shares proportionately in the cost of extending sewer mains.
- 3.7 The City has sole authority in determining the conditions necessary for providing service to a property (AMC 10.01.100 (5)(e)).
- 3.8 The minimum size of the public sanitary sewer main to be installed must be eight inches in diameter where a larger size is not needed to provide an adequate system, conform with the size of existing mains, meet future needs, or conform to the size specified by the utility's sewer system facility plan (AMC 10.01.110 (2)(a)).
- 3.9 All sewer mains intended to serve multiple properties must be public, installed in public rights-of-way or public utility easements. The normal routing for the sewer main extension shall be in a dedicated street right-of-way (AMC 10.01.110 (2)(b)).

- 3.10 All public sanitary sewer mains must be installed in accordance with the City's Standard Construction Specifications. If being constructed under a private contract, the developer must obtain a Permit for Private Construction of Public Improvements through the City's Engineering Division.

#### Water

- 3.11 City utility maps show an 8-inch public water main along the east boundary of the site and a 6-inch public water main in the Queen Avenue right-of-way. The existing building on the property is connected to the public water system.
- 3.12 ORS 92.090 states no subdivision plat shall be approved unless water service from an approved water supply system is available to the lot line of each and every lot depicted in the proposed subdivision plat.
- 3.13 ADC 12.410 requires all new development to extend and/or connect to the public water system if the property is within 150 feet of an adequate public main.
- 3.14 ADC 12.450 requires all new development within the city, where appropriate, provide for the extension of existing water lines serving surrounding areas.
- 3.15 AMC 11.01.120(2)(e) states all required public water main extensions must extend to the furthest property line(s) of the development or parcel. Main extensions may be required through the interior of a property to be developed where the City Engineer determines that the extension is needed to provide current or future looping of water mains, or to provide current or future service to adjacent properties. When the owner of a property is required to connect to the public water system, the water main must be extended across the property's entire frontage and/or through the interior of the property. Extension of the water across the property's frontage and through the interior of the property makes the system available to adjacent properties. Then, when the adjoining property connects, that property owner must extend the water mains in a similar manner, making the water available to the next properties. In this way, each property owner shares proportionately in the cost of extending water mains.
- 3.16 AMC 11.01.120(2)(c) states the City shall have the sole right to determine size, location, and type of facility to be constructed. All engineering of public water facilities shall be based on both domestic and fire protection design criteria, and in accordance with the City's water facility plan. All public water system improvements to be built under a private contract require that the developer obtain a Permit for Private Construction of Public Improvements.
- 3.17 AMC 11.01.120(2)(h) states all public main extensions must include fire hydrants and other appurtenances in a manner consistent with the recommendations of the water system facility plan, the Standard Construction Specifications, and/or the fire marshal.
- 3.18 AMC 11.01.120(2)(b) states all public water system improvements must be installed in public rights-of-way or public utility easements. The normal location for the public water main extensions will be in a dedicated street right-of-way.

- 3.19 Public water system design and adequacy are typically dictated by the fire flow needs within an area or zone. The City of Albany groups all commercial uses in the same fire flow requirement category (3,500 gpm minimum), so the proposed comprehensive plan change would not affect the overall water needs of the site. Further development on the site could necessitate the installation of additional fire hydrants, but that would likely be the case for development for either comprehensive plan designation.

#### Storm Drainage

- 3.20 City utility maps show a 72-inch public storm drainage main in the Queen Avenue right-of-way and 12-inch public storm drainage at the southwest corner of the site.
- 3.21 It is the property owner's responsibility to ensure that any proposed grading, fill, excavation, or other site work does not negatively impact drainage patterns to, or from, adjacent properties. In some situations, the applicant may propose private drainage systems to address potential negative impacts to surrounding properties. Private drainage systems that include piping will require the applicant to obtain a plumbing permit from the Building Division prior to construction. Private drainage systems crossing multiple lots will require reciprocal use and maintenance easements and must be shown on the final plat. In addition, any proposed drainage systems must be shown on the construction drawings. The type of private drainage system, as well as the location and method of connection to the public system must be reviewed and approved by the City of Albany's Engineering Division.
- 3.22 ADC 12.530 states a development will be approved only where adequate provisions for storm and flood water run-off have been made, as determined by the City Engineer. Roof drains shall be discharged to a collection system approved by the City Engineer and/or the Building Official. Also, no storm water may be discharged to the public sanitary sewer system.
- 3.23 ADC 12.580 states all new development within the city must, where appropriate, provide for the extension of existing storm sewer lines or drainageways serving surrounding areas. Extensions may be required along all frontages and/or through the interior of a property to be developed where the City Engineer determines that the extension is needed to provide service to upstream properties.
- 3.24 ADC 12.550 states any public drainage facility proposed for a development must be designed large enough to accommodate the maximum potential run-off from its entire upstream drainage area, whether inside or outside of the development, as specified in the City's storm drainage facility plan or separate storm drainage studies.
- 3.25 ADC 12.560 states where it is anticipated by the City Engineer that the additional run-off resulting from the development will overload an existing drainage facility, the review body will not approve the development until provisions have been made for improvement of the potential problem.
- 3.26 The applicant is required to submit a drainage plan, including support calculations, as defined in the City's Engineering Standards. The applicant is responsible for making provisions to

control and/or convey storm drainage runoff originating from, and/or draining to, any proposed development in accordance with all City standards and policies as described in the City's Engineering Standards. In most circumstances, detention will be required unless it can be satisfactorily demonstrated by the applicant that there is no adverse impact.

- 3.27 The applicant has submitted a preliminary stormwater report for review by the City's Public Works Department. Design details will be reviewed as part of the final construction plans submitted with the required permits. 3.30 AMC 12.45.030 states a post-construction stormwater quality permit shall be obtained for all new development and/or redevelopment projects on a parcel(s) equal to or greater than one acre, including all phases of the development. (Ord. 5841 § 3, 2014).
- 3.28 AMC 12.45.080 states applicants for a post-construction stormwater quality permit shall submit as a part of their permit application a post-construction stormwater quality plan. Each plan shall comply with the minimum standards outlined in the engineering standards, construction standards, and the provisions of this chapter. Each post-construction stormwater quality plan shall be reviewed, approved, and stamped by a professional licensed in Oregon as a civil or environmental engineer or landscape architect. (Ord. 5841 § 3, 2014).
- 3.29 AMC 12.45.130 states: (1) Private stormwater facilities operation and maintenance agreements are required for all private post-construction stormwater quality facilities that require a permit under this chapter. (2) Private stormwater facilities operations and maintenance agreements shall be recorded at the applicable County Recorder's Office and shall run with the land. (3) Redevelopment of a property already operating under a private stormwater facilities operation and maintenance agreement will require execution of a new agreement if the Director determines, in the exercise of reasonable discretion, that the redevelopment is likely to have a material impact upon the operation, maintenance, or effectiveness of the previously approved facilities. (Ord. 5841 § 3, 2014)

#### Schools

- 3.30 The property is currently zoned for low-density residential development. The requested zone change from CC to RMA could increase the number of children attending schools in this area. The Greater Albany Public Schools (GAPS) will be notified of the zone change application on in advance of the final decision on this application.

#### Police and Fire Protection

- 3.31 The Albany Police Department and Fire Department provide services to all development in Albany, whether it is residential or commercial. No deficiencies in providing police and fire protection to this property have been identified.

#### Conclusions

- 3.1 Public services and utilities (sanitary sewer, water, and storm drainage) are adequate to serve potential development on the subject property under the proposed NC zoning district.
- 3.2 This criterion is satisfied.

#### Criterion 4

The intent and purpose of the proposed zoning district best satisfies the goals and policies of the Comprehensive Plan.

#### Finding of Fact

- 4.1 The current zoning designation of the property where the Zoning Map amendment is proposed is Community Commercial (CC). The proposed zoning is Residential Medium Density Attached (RMA).
- 4.2 Prior to being zoned CC in 2019, the subject property was zoned NC the subject property was zoned C-2 (Local Business) District until 1977, when it was zoned C-1 (Neighborhood Commercial) District. The zoning remained C-1 (Neighborhood Commercial). At the time it was approved, there was no maximum building size in the district; however, businesses were still supposed to cater to nearby residents in convenient locations. The zoning designation changes from C-1 to NC by 1998, but the name of the district continued to be "Neighborhood Commercial."

#### Zoning District Purposes

- 4.3 According to Section 3.020(6) of the Albany Development Code, the RMA (Residential Medium Density Attached) District is "The RMA District is intended primarily for medium- to high-density urban residential development. Most units, whether single- or multiple-family or middle housing, will be attached. New RMA districts should be located on a collector or arterial street or in Village Centers. Development may not exceed 35 units per gross acre."
- 4.2 Allowable uses that are permitted in the RMA district include single-family, residential middle housing, and multi-family residential, manufactured home parks, and a limited number of institutional and commercial uses are allowed conditionally (see ADC 3.050).
- 4.3 According to Section 4.020(3) of the Albany Development Code, the CC (Community Commercial) District "recognizes the diversity of small to medium-scale businesses, services and sites mostly located on arterial streets and highways. Design guidelines, building location and front-yard landscaping will provide a coordinated and enhanced community image along these major transportation corridors as they develop or redevelop. Sound and visual buffers should be used to mitigate impacts on nearby residential areas." It is noted that Queen Avenue is classified as a minor arterial.
- 4.4 Allowable uses that are permitted in the CC district include some small-scale manufacturing activities, indoor and outdoor entertainment and recreation, offices, restaurants including drive-thru, retail sales and service, self-serve storage, taverns and bars, religious institutions, vehicle repair, vehicle service, and parking lots. Uses allowed conditionally include recycling centers, RV parks, schools, parks, assisted living, telecommunications towers, and community services.
- 4.5 Parcel 2 of the subject property is more consistent with the RMA zoning designation. This portion of the property borders existing multi-family development. Proposed multi-family

development will comply with all relevant design guidelines to provide sufficient aesthetics and landscaping buffering when the site is further developed. Buffers are in place to mitigate impacts from existing on-site commercial development. The property in its current state is better suited for the RMA zone.

- 4.6 The Findings and Conclusions under Review Criterion (1) of the concurrent Comprehensive Plan Map amendment are included here by reference. In summary, those findings found that the proposed map amendments on the subject property were, on balance, more supportive of listed Plan policies.

#### Conclusions

- 4.1 The RMA zone best satisfies the applicable goals and policies of the Albany Comprehensive Plan.
- 4.2 This criterion has been met.

#### Criterion 5

**The land use and transportation pattern recommended in any applicable City-contracted or funded land use or transportation plan, or study has been followed, unless the applicant demonstrates good cause for the departure from the plan or study.**

#### Finding of Fact

- 5.1 Albany's Transportation Plan (TSP) was developed with the assumption that this site would be occupied by commercial uses. The proposed zone change alters that assumption.
- 5.2 However, the proposed zone change will not result in any changes to the road system and will not alter the transportation pattern in the TSP.
- 5.3 The TSP does not identify any capacity or level of service problems associated with the proposed Zone Map amendment.
- 5.4 There are no other applicable City-contracted or funded land use or transportation plan or study that applies to the subject area.

#### Conclusions

- 5.1 There are no applicable land use or transportation plans or studies for this area.
- 5.2 The proposal is in accordance with the land use and transportation pattern in the TSP.
- 5.3 This criterion is met.

#### IV. Tentative Plat Review Criteria

ADC 11.180 includes the following review criteria for a tentative plat, which must be met for this application to be approved. Code criteria are written in **bold** and are followed by findings and conclusions.

## Criterion 1

### **The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.**

#### Findings

- 1.1 This application is for a Tentative Partition Plat to divide a 4.85-acre lot into two parcels.
- 1.2 The subject property is located at 2000 Queen Avenue SE and is identified as Linn County Tax Assessor's Map no. 11S-03W-08CD; Tax Lot 211.
- 1.3 Parcel 1 is improved with an existing commercial structure and associated parking lot and landscaping. Parcel 2 is currently unimproved.
- 1.4 Parcel 1 is zoned Community Commercial (CC). Per ADC 4.090 the CC District the CC district recognizes the diversity of small to medium-scale businesses, services and sites mostly located on arterial streets and highways.
- 1.5 According to ADC 4.090, Table 4.090-1, there is not a minimum standard for lot size, width, or depth in the CC zoning district. Likewise, there is no maximum building size. Therefore, the proposed partition will not create a non-conforming situation with any of these standards.
- 1.6 Development standards such as setbacks, height, lot coverage, and landscaping provided under ADC 4.090, Table 4.090-1 will be reviewed in association with an application for development and therefore, are not applicable in association with this application.
- 1.7 A concurrent zone change is under consideration, which would change the comprehensive plan designation and zoning of Parcel 2 from General Commercial (GC) and Community Commercial (CC) to Medium Density Residential and RMA. The RMA zoning permits detached, single dwelling units, duplexes, middle housing types, and multi-family dwellings outright, per ADC 3.050. There is no minimum property size for single-family dwellings. Duplexes are allowing on lots at least 3,500 square feet. Townhouses are permitted on lots at least 1,500 square feet. Multi-family lot sizes are based on unit size. The proposed future use of the site is multi-family development. Therefore, the intended use of the proposed subdivision is a permitted use in the RMA zone.
- 1.8 There is no minimum lot size, width, or depth standard in the CC zoning district. Structures on property abutting residential districts and/or uses require 1 foot of setback for each foot of finished wall height with a minimum setback of 10 feet. There is also a minimum 90 percent lot coverage standard. The existing commercial structure has a finished wall height of 20 and maintains a 20-foot setback from the proposed property line. Parcel 1 is 3.30-acres with a total lot coverage of 2.60-acres which is less than then the maximum lot coverage standard of 2.97-acres.
- 1.9 Parcel 2 is improved and proposed to be entirely within the RMA zone. Development standards for Parcel 2, such as lot coverage, lot size, setbacks, height, lot coverage, and landscaping provided under ADC 3.190, Table 3.190-1 will be reviewed in association with an

application for development and therefore, are not applicable in association with this application.

#### Conclusions

- 1.1 Based on the factors above, the proposal meets the applicable development standards of the underlying zoning district.
- 1.2 This criterion is met.

#### Criterion 2

##### **Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.**

#### Findings

- 2.1 The subject property is located at 2000 Queen Avenue SE and is identified as Linn County Tax Assessor's Map no. 11S-03W-08CD; Tax Lot 211. All property included in this application is under the same ownership, and there is not any remainder of land to consider with this application.

#### Conclusions

- 2.1 All property included in this application is under the same ownership, and there is no remainder of land to consider with this application.
- 2.2 This criterion is met.

#### Criterion 3

##### **Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.**

#### Findings

- 3.1 This review criterion has been interpreted by the City Council to require adjoining land either have access, or be provided access, to public streets.
- 3.2 All developed abutting properties to the subject property have existing access to a public street in accordance with ADC 12.060.
- 3.3 ADC 12.110 states new streets may be required to be located where the City Engineer determines additional access is needed to relieve or avoid access deficiencies on adjacent or nearby properties.
  - a. On the North Boundary: Queen Avenue SE borders the site along the north boundary. North of Queen Avenue SE are developed sites with access to Queen Avenue.
  - b. On the West Boundary: Periwinkle Creek borders the site along the east boundary. East of the subject property and Periwinkle Creek is 1755 Geary Street which is under review for a multi-family development. This property has frontage and access to Queen Avenue.



- c. On the East Boundary: East of the subject property is an electrical substation at 2010 Queen Avenue and the Periwinkle Creek and Clayton Meadows apartment complexes all of which have access to Queen Avenue SE.
  - d. On the South Boundary: South of the subject property is the Periwinkle Creek apartment complex, which is improved with a multi-family development. There is an existing secondary access to Queen Avenue SE across the subject property to this site. No changes are proposed to the existing accessway.
- 3.4 Therefore, the proposed partition will not impact existing access for adjoining properties, nor will it impact the ability of adjoining land to develop.

#### Conclusions

- 3.1 All adjoining properties to the subject property have existing access to a public street in accordance with ADC 12.060. The proposed subdivision will not remove that access.
- 3.2 Adjoining land is land developed or can be developed in accordance with ADC 12.060.
- 3.3 This criterion is met.

#### Criterion 4

**The Public Works Director has determined that transportation improvements are available to serve the proposed subdivision or partition in accordance with Article 12 or will be available at the time of development.**

#### Findings

- 4.1 The development is located south of Queen Avenue approximately 150 feet east Geary Street at 2000 Queen Avenue SE and is identified as Linn County Tax Assessor's Map no. 11S-03W-08CD; Tax Lot 211.
- 4.2 The proposal will partition an existing parcel into two parcels. Parcel 1 is improved with an existing commercial structure, associated parking lot, and landscaping. Parcel 2 is currently unimproved.
- 4.1 ADC 12.060 requires all streets adjacent and interior to new development be improved to City standards. The city can accept a petition for Improvement/Waiver of Remonstrance if the City Engineer determines that the construction of street improvement is not timely
- 4.2 Queen Avenue SE is classified as a Minor Arterial and is fully improved to city standards. The existing pavement has a variable width of 40 feet to 35 feet and variable right-of-way width of 60 feet to 70 feet.
- 4.3 Parcel 1 has frontage on and two direct accesses to Queen Avenue. Parcel 2 will be provided access to Queen Avenue via one existing 24-foot-wide shared access easement.
- 4.4 ADC 12.120 allows for imposition of limits on driveway connection points for developments subject to land use approval, as well as requirements for creation of shared driveway

between adjoining lots. us. The existing shared access and driveway will reduce the number of driveway connections and conflict points along the site's frontage on Queen Avenue.

- 4.5 The applicant submitted a trip generation letter and transportation Planning (TPR) assessment with the application. The letter was prepared by Ferguson and Associates, Inc. and is dated July 27, 2022. Findings from this assessment demonstrated that the change of a 1.53-acre parcel from CC to RMA zoning would reduce the net trip generation potential of the site.
- 4.6 According to the City of Albany's Transportation System Plan (TSP), all signalized intersections under the City of Albany's jurisdiction currently operate at a Level of Service (LOS) "D" or better. This includes the three intersections nearest to the subject property at Queen Avenue SE and Hill Street SE, Queen Avenue SE and Geary Street SE, and Queen Avenue SE and Waverly Drive SE, all of which are signalized. The Queen Avenue/Hill Street intersection operates at a LOS B, Queen Avenue/Geary Street intersection operates at a LOS B, and the Queen Avenue/Waverly Drive intersection operates at a LOS C. The TSP also identifies improvements necessary to accommodate anticipated development through the year 2030. The TSP does not identify any capacity or level of service problems occurring adjacent to the subject property.

#### Conclusions

- 4.1 The development has frontage on Queen Avenue. Queen Avenue is open to through traffic and classified as Minor Arterial but has been fully improved to City standards along the frontage of the development.
- 4.2 The applicant submitted a trip generation estimate with the application. Findings from this assessment demonstrated that the change of a 1.53-acre parcel from CC to RMA zoning would reduce the net trip generation potential of the site.
- 4.3 Albany's TSP does not identify any capacity or safety issues occurring along the frontage of this site.

#### Criterion 5

**The Public Works Director has determined that public facilities and utilities are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made available at the time of development.**

#### Findings

- 5.1 See findings in response to Criterion Three addressed under Section III, above. These findings are incorporated herein by reference.

## Criterion 6

**Activities and developments within special purpose districts must comply with the regulations described in Article 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.**

### Findings

- 6.1 Article 4: Airport Approach district. According to Figure 4.410-1 of the ADC, the subject property is located within the Horizontal Area and Conical Area of the Airport Approach Overlay Zone. The maximum height in the RMA zoning district is 60 feet, well under the maximum height for both the Horizontal and Conical Areas. No variance is requested to the maximum height standard; therefore, proposed building height will not conflict with the Airport Approach Overlay.
- 6.2 Article 6: Significant Natural Vegetation and Wildlife Habitat. *Comprehensive Plan Plate 3: Natural Vegetation and Wildlife Habitat*, does not show any areas of vegetation or wildlife habitat on the property.
- 6.3 Article 6: Riparian Corridor: *Comprehensive Plan Plate 6: Natural Vegetation and Wildlife Habitat*, shows Periwinkle Creek along the west property line with a riparian corridor overlay district extending 50 feet upland from the Ordinary High-Water mark, measured horizontally. As shown on the site plan, no development is proposed within the riparian corridor overlay.
- 6.4 Article 6: Floodplains. *Comprehensive Plan Plate 5: Floodplains*, does not show a 100-year floodplain on this property. FEMA/FIRM Community Panel No. 41043C0214H and 41043C0527G, dated September 29, 2010, shows this property is in Zone X, an area determined to be outside the 500-year floodplain.
- 6.5 Article 6: Wetlands. *Comprehensive Plan Plate 6: Wetland Sites*, does not show any wetlands on the subject property; and the National Wetlands Inventory does not show any wetlands on the property.
- 6.6 Article 6: Topography. *Comprehensive Plan, Plate 7: Slopes*, does not show any steep slopes on this property.
- 6.7 Article 7: Historic and Archaeological Resources. *Comprehensive Plan, Plate 9: Historic Districts*, shows the property is not located in a historic district. There are no known archaeological sites on the property.

### Conclusions

- 6.1 The proposed development is located within the Airport Approach special purpose district. A Riparian Corridor Overlay exists on the southwest side of the property. No development is proposed in this area.
- 6.2 This criterion is met.

## V. Overall Conclusion

Based on the analysis in this report, the proposed Comprehensive Plan Map Amendment from GC to MDR concurrent with the Zoning Map Amendment from CC to RMA and tentative partition plat meets all the applicable review criteria as outlined in this report.

## VI. Attachments

### A. Preliminary Plan Set

- a. Existing Conditions
- b. Tentative Partition Plat
- c. Preliminary Civil Site Plan
- d. Preliminary Grading and Drainage Plan
- e. Preliminary Utility Plan
- f. Preliminary Stormwater Basin Map

B. Trip Generation and TPR Assessment Memo, dated July 27, 2022, Ferguson and Associates, Inc.

## VII. Acronyms

|      |  |
|------|--|
| ADC  | Albany Development Code                                |
| ADT  | Average Daily Traffic                                  |
| AMC  | Albany Municipal Code                                  |
| CC   | Community Commercial Zoning District                   |
| DLCD | Oregon Department of Land Conservation and Development |
| GC   | General Commercial Comprehensive Plan Designation      |
| ITE  | Institute of Transportation Engineers                  |
| LC   | Light Commercial Comprehensive Plan Designation        |
| LOS  | Level of Service                                       |
| LUBA | Oregon Land Use Board of Appeals                       |
| ODOT | Oregon Department of Transportation                    |
| OHP  | Oregon Highway Plan                                    |
| RM   | Residential Medium Density Zoning District             |
| RMA  | Residential Medium Density Attached Zoning District    |
| ROW  | Right of Way   |
| TIA  | Traffic Impact Analysis                                |
| TPR  | Transportation Planning Rule                           |
| TSP  | Transportation Systems Plan                            |
| V/C  | Volume to Capacity                                     |

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## SITE PLAN REVIEW APPLICATION

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|                                 |  |
|---------------------------------|--|
| Submitted to:                   | City of Albany<br>Planning Division<br>P.O. Box 490<br>Albany, Oregon 97321-0144<br>(541) 917-7550<br><a href="mailto:cd.customerservice@cityofalbany.net">cd.customerservice@cityofalbany.net</a>   |
| Applicants/Property Owners:     | Ten Thirty-One LLC as<br>Qualified Intermediary for Megainvestments, LLC<br>6732 Seven Mile Lane SE,<br>Albany, OR 97322<br><br>Contact: Sona Athwal<br>Email: <a href="mailto:athwal1@yahoo.com">athwal1@yahoo.com</a><br>Phone: (530) 682-2100 |
| Applicant's Representative:     | Udell Engineering and Land Surveying, LLC<br>63 E. Ash Street<br>Lebanon, OR 97355<br><br>Contact: Laura LaRoque<br>Email: <a href="mailto:laura@udelleng.com">laura@udelleng.com</a><br>Phone: (541) 990-8661                                   |
| Site Location:                  | Unassigned   |
| Map/Tax Lot:                    | Linn County Tax Assessor's Map No. 11S-03W-08CD; Tax Lot 211   |
| Site Size:                      | ±1.53-acres  |
| Existing Land Use:              | Improved   |
| Zone Designation:               | Residential Medium Density Attached (RMA)  |
| Comprehensive Plan Designation: | Medium Density Residential (RM)  |
| Surrounding Zoning:             | North: Community Commercial (CC)<br>South: Residential Medium Density Attached (RMA)<br>East: Residential Medium Density Attached (RMA)<br>West: Open Space (OS) / RMA   |
| Surrounding Uses:               | North: Residential Single-Family (north of Queen Ave.)<br>South: Residential Multiple Family<br>East: Utility / Residential Multiple Family<br>West: Periwinkle Creek / Multiple Family Residential  |

## I. Executive Summary

The proposal is an application for Site Plan Review to construct a 42-unit multi-family apartment complex with associated site and parking lot improvements. The subject site is Parcel 2 of the tentative partition plat, 1.53-acres in size, and located in the Residential Medium Density Attached (RMA) zoning district. Multi-family residential land use is permitted in the RMA zone with Site Plan Review approval.

The following criteria are addressed in this report: Site Plan Review criteria contained in Albany Development Code (ADC) 2.450, the Multiple-Family Design Standards under ADC 8.200 – 8.305. These criteria must be satisfied to grant approval for this application.

## II. Site Plan Review Decision Criteria

Section 2.450 of the ADC includes the following review criteria, which must be met for this application to be approved. Development code criteria are written in **bold** followed by findings, conclusions, and conditions of approval, where conditions are necessary to meet the review criteria.

### Criterion 1

**The application is complete in accordance with the applicable requirements.**

#### Findings and Conclusions

- 1.1 In accordance ADC 1.160, the application was deemed complete as of the date of submittal.
- 1.2 This criterion is met without conditions.

### Criterion 2

**The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.**

#### Findings of Fact

- 2.1 Zoning. The proposal is an application for Site Plan Review to construct a 42-unit multi-family apartment complex with associated site and parking lot improvements. The subject property is zoned Residential Medium Density Attached (RMA). ADC 3.050 lists multi-family as an allowed use with Site Plan Review approval. A “Multiple Family: Five or More units” use is identified ADC 22.300.
- 2.2 Lot Size, Dimensional Requirements. Per ADC Table 3.190-1, the RMA zoning district requires a minimum lot size based on unit type. Studios and 1-bedrooms require 1,500 square feet per unit; 2-and 3- bedroom units require 1,800 square feet; and 4 plus bedroom units require 2,200 square feet unless the bonus provisions for area requirements per ADC 3.220 are applicable.

The below table denotes the total required area per unit type:

| Site Area/Unit Summary |                  |                   |                               |                           |
|------------------------|------------------|-------------------|-------------------------------|---------------------------|
|                        | <i>Unit Type</i> | <i>Unit Count</i> | <i>Site Area/Unit</i>         | <i>Required Area/Unit</i> |
| BLDG. A                | studio           | 6                 | 1,500 sf                      | 9,000 sf                  |
|                        | 1-bdrm           | 12                | 1,500 sf                      | 18,000 Sf                 |
|                        | 2-bdrm           | 6                 | 1,800 sf                      | 10,800 sf                 |
| BLDG. B                | studio           | 6                 | 1,500 sf                      | 9,000 sf                  |
|                        | 1-bdrm           | 6                 | 1,500 sf                      | 9,000 sf                  |
|                        | 2-bdrm           | 6                 | 1,800 sf                      | 10,800 sf                 |
|                        |                  | <b>42</b>         | <b>66,600 sf (1.53-acres)</b> |                           |

- 2.3 Lot Coverage. The maximum lot coverage in the RMA zoning district is 70 percent. The site is 1.53-acres with a total lot coverage of 36,056 which is less than then the maximum lot coverage standard of 46,651 square foot (1.07-acres).
- 2.4 Building Height. Per ADC Table 3.190-1, the RMA zoning limits building height to 60 feet. According to ADC 22.400, the height of a building is defined as the “vertical district above “Grade” as (...) the average height of the highest gable of the pitched or hipped roof.” The elevation drawings for Building 2 show the building height of 29 feet and overall height of 39. Elevation drawings for Building 1 are not included. Building 1 will have the same elevation as Building 2 with the exception of the section between grid 4 and 5 will not exist since the building only has 18-units.
- 2.5 Density. Per ADC 3.020, developments in the RMA zone may not exceed 35 units per gross acre. The gross acreage of the site is 1.53-acres. Therefore, the maximum density is 54 units. A total of 42 units are proposed.
- 2.6 Front and Interior Setbacks. The RMA zoning district has a minimum twelve-foot front setback and a maximum setback for sites with frontage on a collector or local public street.

Per ADC 22.400 the terms setback and front lot line are defined as follows:

- *Setback: The minimum distance required between a structure or parking area and an abutting property line. Some zones have a maximum setback where a building may be located no farther from a property line.*
- *Lot Line, Front: A lot line abutting any street. For the purpose of determining setback requirements, all sides of an interior lot or corner lot adjacent to a street shall be considered frontage and setbacks shall be provided as required. For triple frontage lots, one frontage may be considered an interior lot line for calculating setbacks, as long as two frontage lines intersect. For double frontage lots, the lot line abutting the street on the back side of the building may be considered an interior lot line for setback purposes.*

The proposed development site is a landlocked parcel without street frontage. Therefore, the minimum and maximum front setbacks standards are not applicable.

RMA zoning district has a minimum interior setback of 10 feet for structures that are two or more stories. The Transition to Lower Density Uses per ADC 8.270 is not applicable as the subject site abuts multi-family development within the RMA zoning district.

The proposed development includes construction of two (2) three (3) story tall apartment buildings. As shown on the site plan, Buildings 1 and 2 have variable interior setbacks with no encroachments within the minimum 10-foot front setback.

- 2.7 Special Noise Corridor Setbacks. ADC 3.320 requires residential development adjacent to Queen Avenue to maintain a ten-foot setback in addition to the required setback for the RMA zoning district. This standard is not applicable as the proposed development site does not have any frontage abut Queen Avenue.
- 2.8 Minimum Off-Street Parking Space Requirements. Findings under criterion 6 below pertaining to Article 9, Table 9.020-1, are incorporated herein by reference.
- 2.9 Landscaping, Buffering, and Screening. Finding under criterion 6 below pertaining to Article 9 landscaping, buffering, and screening standards are incorporated herein by reference.
- 2.10 Screening of Refuse Containers. ADC 3.390 requires that any refuse container or disposal area that would otherwise be visible from a public street, customer or resident parking area, public facility, or any residential area, must be screened from view by placement of a sight-obscuring fence, wall, or hedge at least six feet tall. All refuse materials must be contained within the screened area.

The site plan depicts a refuse area near the north property line between two banks of parking. The refuse container is not within 15 feet of any dwelling window or located in a required buffer or setback area. A condition of approval may include a requirement of screening detail with submittal of the building permit and installation of approved screening prior to building occupancy.

#### Conclusions

- 2.1 The proposed use is allowed in the RMA zoning district with site plan approval.
- 2.2 The proposal meets all applicable setbacks.
- 2.3 The proposal meets the maximum required lot coverage of 70 percent in the RMA district.
- 2.4 The proposed building height is less than the maximum building height allowed in the RMA district.
- 2.5 A screened refuse container, in accordance with ADC 3.390, will be provided for refuse container or disposal areas that is visible from a public street, customer parking area, any public facility, or any residential area.
- 2.6 This review criterion is met.



### Criterion 3

Activities and developments within special purpose districts comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

#### Findings of Fact

- 3.1 Article 6: Significant Natural Vegetation and Wildlife Habitat. *Comprehensive Plan Plate 3: Natural Vegetation and Wildlife Habitat*, does not show any areas of vegetation or wildlife habitat on the property.
- 3.2 Article 6: Riparian Corridor. *Comprehensive Plan Plate 6: Natural Vegetation and Wildlife Habitat*, shows Periwinkle Creek along the west property line with a riparian corridor overlay district extending 50 feet upland from the Ordinary High-Water mark, measured horizontally. As shown on the site plan, no development is proposed within the riparian corridor overlay.
- 3.3 Article 6: Floodplains. *Comprehensive Plan Plate 5: Floodplains*, does not show a 100-year floodplain on this property. FEMA/FIRM Community Panel No. 41043C0214H and 41043C0527G, dated September 29, 2010, shows this property is in Zone X, an area determined to be outside the 500-year floodplain.
- 3.4 Article 6: Wetlands. *Comprehensive Plan Plate 6: Wetland Sites*, does not show any wetlands on the subject property; and the National Wetlands Inventory does not show any wetlands on the property.
- 3.5 Article 6: Topography. *Comprehensive Plan, Plate 7: Slopes*, does not show any steep slopes on this property.
- 3.6 Article 7: Historic and Archaeological Resources. *Comprehensive Plan, Plate 9: Historic Districts*, shows the property is not located in a historic district. There are no known archaeological sites on the property.

#### Conclusions

- 3.1 There are no special purpose districts associated with the subject property; therefore, this criterion is not applicable.

### Criterion 4

The application complies with all applicable Design Standards of Article 8.

#### Findings of Fact

- 4.1 Applicability. ADC 8.205 applies to designs of new developments and to the expansion of existing developments, where commercial and/or institutional uses, as defined in Article 22, are existing or proposed, including when such uses are part of a mixed-use development or live/work dwelling unit, with some listed exceptions. The proposed is for new multiple family development and is therefore, subject the standards of ADC 8.200– 8.305.

- 4.2 Relationship to Historic Overlay Districts. ADC 8.210 requires designated historic resources to comply with standard in Article 7. The site is not located in a historic district, nor does it contain a designated historic resource. This standard is not applicable.
- 4.3 Recreation and Open Space Areas. ADC 8.200 requires multiple family developments with 10 or more units to: 1) designate 15 percent of the total development site area as common open in accordance with the standards in ADC 8.200(2); 2) provide a children's play area in accordance with the standards of ADC 8.200(2)(a)(ix); 3) private open space for at least 80 percent of the units subject to the standards of ADC 8.220(3).

Fifteen percent of the 1.53-acre development site is 9,997 square feet. The proposal includes 9,997 square feet of common open space, which consists of vegetated post-construction stormwater quality facilities, a children's play area, landscaped areas.

All dwellings are proposed to have private open space consisting of patios or balconies per the dimensional requirements of ADC 8.220(3)(a)(b).

- 4.4 Setbacks and Building Orientation. According to ADC 8.240(3) subsections (a) and (b) are only applicable to sites with frontage on a collector or local public street. The subject site does not have frontage on a collector or local public street. Therefore, these standards are not applicable to this application.
- 4.5 Façade design, articulation, and windows. According to ADC 8.255(1) the standards in this section pertain to any façade that faces towards or within 45 degrees of a front lot line, except where there is more than one building on the site. In this instance, the standards do not apply to any portion of a building that is separate from the front lot line by another building.

Per ADC 22.400 the term front lot line is defined as follows:

- *Lot Line, Front: A lot line abutting any street. For the purpose of determining setback requirements, all sides of an interior lot or corner lot adjacent to a street shall be considered frontage and setbacks shall be provided as required. For triple frontage lots, one frontage may be considered an interior lot line for calculating setbacks, as long as two frontage lines intersect. For double frontage lots, the lot line abutting the street on the back side of the building may be considered an interior lot line for setback purposes.*

The proposed development site is a landlocked parcel without street frontage. Therefore, the façade design, articulation, and windows standards are not applicable as there are no property lines that abut a street.

- 4.6 Transition to Lower Density Uses. According to ADC 8.270(3) multi-family buildings shall be set back at least one foot for each foot in building height from a shared property line, up to a maximum required setback of 30 feet, when the abutting lot sharing the property line meets criteria (a) or (b) below, or both.

- (a) The abutting lot is in a residential single-family zoning district or in the HM zoning district and is developed with single-family residential or middle housing uses or is underdeveloped or vacant.
- (b) The abutting lot has a pre-existing single-family home and is in a zoning district other than the NC, CC, RC, LI, HI, or IP. For the purposes of this section a “pre-existing single-family home” is one constructed prior to January 1, 2021.

The subject property abuts Periwinkle Creek to the west, a CC zoned property to the north, and RMA zoned property developed with multiple family and utility substation uses to the east and south. Therefore, this standard is not applicable to the proposed development.

- 4.7 Pedestrian Connections. ADC 8.280 requires an internal pedestrian circulation system and connectively between the development and each adjacent street and sidewalk for every 200 linear feet of street frontage. The site plan indicates an internal sidewalk system with connections to the public sidewalk within the Queen Avenue right-of-way.
- 4.8 Vehicle Circulation System. ADC 8.290 provides standards for on-site vehicle circulation and internal drive aisle(s) when a connecting drive aisle is more than 100 feet in length. The site plan depicts on-site vehicle circulation with two driveway connections to Queen Avenue in accordance ADC 8.290(3).
- 4.9 Parking Location. ADC 8.300 requires all parking must be located within 100 feet of the building entrance for a minimum of 50 percent of units in the development. As shown on the site plan, the provided parking meets this standard.

#### Conclusion

- 4.1 Building orientation, parking location, façade design, articulation, and window transparency standards are not applicable since the site does not have any street frontage.
- 4.2 Street connectivity and internal circulation and pedestrian connections associated with this development meet design standards as submitted.
- 4.3 As proposed, all applicable Multiple Family Design Standards are met.

#### Criterion 5

##### The application complies with all applicable Design Standards of Article 10

#### Findings of Fact and Conclusion

- 5.1 Article 10 pertains to manufactured homes, manufactured home parks, and RV parks. These uses do not pertain to the proposal.
- 5.2 This standard is not applicable.

## Criterion 6

The application complies with all applicable On-Site Development and Environmental Standards of Article 9.

### Findings of Fact

6.1 The proposal is an application for Site Plan Review to construct a 42-unit multi-family apartment complex with associated site and parking lot improvements.

6.2 ADC 9.020 requires off-street parking and loading for all developments in the amounts indicated in Table 9.020-1, subject to any applicable reductions permitted in Article 9.

Per ADC 9.020(1), for the purposes of calculating floor area for parking vent shafts, courtyards, stairwells, elevator shafts, restrooms, storage rooms, and room designed and used for the purpose of storage and operation of maintenance equipment and covered or enclosed parking are deducted from floor area.

6.3 ADC 9.020, Table 9-1, stipulates off-street required parking for multiple family development based on unit type. Studios and 1-bedrooms require 1.25 spaces; 2- bedroom units require 1.75; and 3 plus bedroom units require 2.25 spaces. Based on the proposed unit mix 59 vehicle parking spaces are required, 24 of which may be compact.

| Unit Type         | Unit Count | Req. Parking |
|-------------------|------------|--------------|
| Studio and 1-bdrm | 30         | 38           |
| 2-bdrm            | <u>12</u>  | <u>21</u>    |
|                   | 42         | 59           |

63 off-street parking spaces are shown on the site plan, with zero designated compact spaces.

6.4 ADC 9.120(3) requires parking areas to have a durable, dust-free surface. The applicant's site plan indicates the entirety of the parking area will be paved. This standard is met.

6.5 ADC 9.120(4) requires that all parking lots provide a drainage system to dispose of stormwater runoff. Findings regarding the proposed stormwater system are found in this section under Criterion 7 and incorporated here by reference.

6.6 ADC 9.120(5) requires perimeter curbing around all parking areas. The applicant's site plan indicates that perimeter curbing has been provided along the entirety of the parking lot. This standard is met.

6.7 ADC 9.120(6) requires wheel bumpers be used when parking stalls front a sidewalk, alleyway, street, or property line. If the sidewalk is widened to seven feet six inches to allow for vehicle encroachment, no wheel bumpers are required. The site plan indicates 7-foot-wide sidewalks with 6-inch curb along parking stalls adjacent to the apartment buildings to allow for bumper overhand without wheel stops.

- 6.8 ADC 9.120(8) requires parking stalls to be permanently and clearly striped. The site plan indicates the parking lot will be striped.
- 6.9 ADC 9.120(9) requires parking lots to connect to adjacent existing or future parking areas. No new parking lot connections are proposed with this development. As shown on the site plan the existing driveway connection to an abutting site to the south (2070 Queen Avenue SE) will remain without modifications.
- 6.10 ADC 9.120(10) requires conformance with the parking lot landscaping standards found in ADC 9.150. These are discussed in findings 6.17 – 6.22 below.
- 6.11 ADC 9.120 (11) allows up to 40 percent, or in this case 24, of the required parking stalls are permitted to be compact. There are no compact spaces proposed with this development.
- 6.12 ADC 9.120(12) requires accessible parking be provided in conformance with the Oregon Specialty Code. As indicated on the site plan, accessible parking and an accessible route to the building is proposed with the development. Conformance with the Oregon Specialty Code will be assessed at the time of building permit.
- 6.13 ADC 9.120(13)(a) requires multiple-family developments to provide at least one bicycle parking space per four units, or in this case 11 spaces. ADC 9.120(13)(h) requires at least one-half of the required bicycle parking spaces to be sheltered. The site plan indicates that bicycle parking spaces will be provided within the building stairways.
- 6.14 ADC 9.120(14) requires lighting to be arranged to reflect light away from any abutting or adjacent properties. Any new lighting will be arranged to reflect light away from any abutting or adjacent properties.
- 6.15 ADC 9.120(15) requires walkways and accessways to be provided all new off-street parking lots and additions, to connect sidewalks adjacent to new development to the entrances of new buildings. The site plan indicates a sidewalk and access path will be provided from the public sidewalk adjoining the Queen Avenue right-of-way and main building entrances.
- 6.16 ADC 9.120(16) addresses employee parking areas. No employee parking areas are proposed. Therefore, this standard is not applicable.
- 6.17 Landscaping. ADC 9.140(2) requires that all required front and interior setbacks (exclusive of access ways and other permitted intrusions) shall be landscaped before an occupancy permit will be issued unless the landscaping is guaranteed in accordance with ADC 9.190.

As noted under Criterion 2, finding 2.6, the site does not have any property lines that abut a street. Therefore, a minimum front setback is not required. Interior setbacks per Table 3.190-1 in the RMA are based on the height of abutting buildings. There are no buildings that abut the north or west property lines of the subject property. Parking is proposed along the north property line and a driveway is located along the west property. Therefore, landscaping per ADC 9.140(2) is not applicable. Additionally, per Table 9.210-1 buffering and screening is also not required for parking lots abutting commercial uses or driveways abutting open space.

6.18 ADC 9.210, Table 9-4, and ADC 9.240 requires a 10-foot-wide landscape buffering but not screening when a multiple family use abuts the RMA zoning district, which is applicable, due to the RMA zoning designation of the abutting property to the south and east. A buffer is not required between parking lots and commercial development or driveways and open space.

ADC 9.240 states: *The minimum improvements within a buffer consist of the following: (a) One row of trees. These trees will be not less than ten feet high at the time of planting for deciduous trees and spaced not more than 30 feet apart, and five feet high at the time of planting for evergreen trees and spaced not more than 15 feet apart; (b) Five 5-gallon or ten 1-gallon shrubs, trees or accent plants for each 1,000 square feet of required buffer area; (c) The remaining area treated with suitable living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover.*

The subject property has 436.6 lineal feet along the south property line, less 66 feet for access, storm quality, and west setback, which equates to 370.6 feet of frontage and 3,706 square feet of required landscaped buffer area. Thus, the landscaping requirements along south property line are as follows: 1 deciduous tree at least ten feet tall or 25 evergreen trees at least 5 feet tall, 19- five-gallon shrubs or 37- one-gallon shrubs, and the remaining area treated with groundcover.

The subject property has 138 lineal feet along the east property line, less the parking lot area frontage and accessway, which equates to 68 feet of frontage and 680 square feet of required landscaped buffer area. Thus, the landscaping requirements along south property line are as follows: 2 deciduous trees at least ten feet tall or 5 evergreen trees at least 5 feet tall, 3- five-gallon shrubs or 7- one-gallon shrubs, and the remaining area treated with groundcover. The applicant's landscaping plan indicates shrub beds but does not specify the number, size, or type of vegetated material.

As shown in the site plan, the site design will accommodate the required landscaping buffer along the south and east property lines. A condition of approval may require the submittal of a landscaping and irrigation for review and approval in association with the building permit and installation of required landscaping prior to building occupancy.

6.19 ADC 9.150(1) states that parking areas shall be divided into bays of not more than 12 parking stalls and that the end of each parking bay shall be a curbed planter at least five feet wide. The site plan indicated that all proposed parking areas will conform to this standard.

6.20 ADC 9.150(2) requires that both sides of the parking lot entrance shall be bordered by a minimum five-foot-wide landscape planter strip. As shown on the site plan and landscaping plan, a planter bay greater than five feet in width is proposed at the parking lot accessways.

6.21 ADC 9.150(3) requires parking areas to be separated from the exterior wall of a structure by pedestrian walkways or loading areas, or by a five-foot strip of landscaping materials. As

shown on the site plan, the residential buildings are separated from parking areas by 7-foot-wide pedestrian walkways and variable width landscaping strips.

- 6.22 ADC 9.160 requires that all landscaped areas must be provided with an irrigation system unless a licensed landscape architect, landscape construction professional, or certified nurseryman provides documentation that the plants do not require irrigation.
- 6.23 Environmental Standards. ADC 9.440 - 9.500 includes environmental standards related to noise, visible emissions, vibrations, odors, glare, heat, insects, rodents, and hazardous waste. The design and operating characteristics of a multiple family residential development are comparable to other residential developments in the vicinity and therefore no adverse environmental impacts are anticipated.

#### Conclusions

- 6.1 The parking lot plan complies with the travel aisle and stall dimensional standards of ADC 9.130.
- 6.2 59 parking spaces are required. 63 parking spaces are proposed on-site.
- 6.3 Bicycle parking is proposed in an enclosed stairwells of Building 1 and 2.
- 6.4 A final landscape and irrigation plan will be provided prior to the issuance of building permits.
- 6.5 The proposal conforms with the applicable environmental standards.
- 6.6 As proposed, all applicable Article 9 standard can be met.

#### Criterion 7

**The Public Works Director has determined that public facilities and utilities are available to serve the proposed development in accordance with Article 12 or will be made available at the time of development.**

#### Findings of Fact

##### *Public Street Access*

- 7.1 The project is located south of 2000 Queen Avenue. The proposal to construct a 42-unit multi-family apartment complex with associated site and parking lot improvements.
- 7.2 ADC 12.060 requires that all streets within and adjacent to new development be improved to city standards.
- 7.3 Queen Avenue is classified as a minor arterial street and is improved to city standards along the frontage of the abutting site to the north. Improvements include curb, gutter, and sidewalk; a vehicle travel lane in each direction; center turn lane; and on street bike lanes. The existing pavement has a variable width of 40 feet to 35 feet and variable right-of-way width of 60 feet to 70 feet.
- 7.4 Access to the site will be provided by an existing shared driveway to Queen Street. The existing driveway is shown on the proposed site plan as being 24 feet wide. ADC 12.100 allows

two-lane driveways 24-feet-wide to 32-feet-wide driveways for commercial development .

- 7.5 The ITE trip generation manual breaks up multi-family housing into three categories. Multi-family housing containing three to ten floors is classified as mid-rise. Mid-rise multi-family development generates 5.44 vehicle trips per day and 0.44 trips during the peak PM traffic hour. The development will create 42 multi-family units. Construction of 42 units would add about 228 new vehicle trips per day to the public street system with 18 occurring during the peak p.m. traffic hour per day to the public street system.
- 7.6 The development will not generate enough trips to require submittal of a trip generation analysis or Traffic Impact Analysis (TIA). The threshold for requiring submittal of a trip generation analysis is 50 peak hour trips. The threshold for submittal of a TIA is 100 peak hour trips.
- 7.7 Albany's Transportation System Plan (TSP) does not identify any capacity or safety issues occurring along the street frontages of this development.

#### Sanitary Sewer

- 7.8 City utility maps show an 8-inch public sanitary sewer main terminating at the southwest corner of the subject property with a private lateral serving the existing structure.
- 7.9 Oregon Revised Statue (ORS) 92.090 states no subdivision plat shall be approved unless sanitary sewer service from an approved sewage disposal system is available to the lot line of each lot depicted in the proposed subdivision plat. Therefore, the existing sewer main is proposed to be extended to the north property line of Parcel 2.
- 7.10 Albany Municipal Code (AMC) 10.01.010 (1) states the objective of the AMC requirements pertaining to public sanitary sewers is to facilitate the orderly development and extension of the wastewater collection and treatment system, and to allow the use of fees and charges to recover the costs of construction, operation, maintenance, and administration of the wastewater collection and treatment system.
- 7.11 ADC 12.470 requires all new development to extend and/or connect to the public sanitary sewer system if the property is within 300 feet of a public sewer line.
- 7.12 Public sewer will be available to the subject property.

#### Water

- 7.13 City utility maps show a 12-inch public water main in the Queen Avenue right-of-way and along the east property line of Parcel 1.
- 7.14 ORS 92.090 states no subdivision plat shall be approved unless water service from an approved water supply system is available to the lot line of each lot depicted in the proposed subdivision plat.
- 7.15 ADC 12.410 requires all new development to extend and/or connect to the public water system if the property is within 150 feet of an adequate public main.
- 7.16 Public water is available to the subject property.



7.17 Water service installation permits will be obtained from the City's Public Works Department to the proposed parcel prior to recordation of the final plat.

*Storm Drainage*

7.18 City utility maps show a 72-inch public storm drainage main in the Queen Street SE right-of-way.

7.19 It is the property owner's responsibility to ensure any proposed grading, fill, excavation, or other site work does not negatively impact drainage patterns to, or from, adjacent properties. In some situations, the applicant may propose private drainage systems to address potential negative impacts to surrounding properties. Private drainage systems that include piping will require the applicant to obtain a plumbing permit from the Building Division prior to construction. Private drainage systems crossing multiple lots will require reciprocal use and maintenance easements and must be shown on the final plat. In addition, any proposed drainage systems must be shown on the construction drawings. The type of private drainage system, as well as the location and method of connection to the public system, must be reviewed and approved by the City of Albany's Engineering Division.

7.20 ADC 12.530 states a development will be approved only where adequate provisions for storm and flood water run-off have been made, as determined by the City Engineer. Roof drains shall be discharged to a collection system approved by the City Engineer and/or the Building Official. Also, no storm water may be discharged to the public sanitary sewer system.

7.21 ADC 12.580 states all new development within the city must, where appropriate, provide for the extension of existing storm sewer lines or drainageways serving surrounding areas. Extensions may be required along all frontages and/or through the interior of a property to be developed where the City Engineer determines the extension is needed to provide service to upstream properties.

7.22 ADC 12.550 states any public drainage facility proposed for a development must be designed large enough to accommodate the maximum potential run-off from its entire upstream drainage area, whether inside or outside of the development, as specified in the City's storm drainage facility plan or separate storm drainage studies.

7.23 A post-construction stormwater quality permit shall be obtained for all new development and/or redevelopment projects on a parcel(s) equal to or greater than one acre, including all phases of the development. (Ord. 5841 § 3, 2014).

7.24 Applicants for a post-construction stormwater quality permit shall submit, as a part of their permit application, a post-construction stormwater quality plan. Each plan shall comply with the minimum standards outlined in the engineering standards, construction standards, and the provisions of this chapter. Each post-construction stormwater quality plan shall be reviewed, approved, and stamped by a professional licensed in Oregon as a civil or environmental engineer or landscape architect. (Ord. 5841 § 3, 2014).

#### Conclusions

- 7.1 The proposed development has the potential to generate 228 new vehicle trips per day. About 48 of those trips will occur during the PM peak traffic hour.
- 7.2 The development is not projected to generate enough trips to require submittal of a trip generation estimate or traffic impact analysis.
- 7.3 Albany's TSP does not identify any capacity or safety issues occurring along the frontage of this site.
- 7.4 City utilities (sanitary sewer, water, and storm drainage) are available to the subject property. The existing building on the site is connected to the public sewer or water systems.
- 7.5 Sanitary sewer service laterals must be constructed to the subject property. Sewer lateral installation are the responsibility of the developer.
- 7.6 Water services must be installed to the subject property. City personnel install water services two inches and smaller. Water service installation permits must be obtained before any of the water services will be installed.
- 7.7 Because the subject property is greater than one acre, stormwater quality facilities will be required for this project.

#### Criterion 8

The Public Works Director has determined that transportation improvements are available to serve the proposed development in accordance with Article 12 or will be available at the time of development.

#### Findings of Fact and Conclusion

- 8.1 See findings in response to Criterions Two through Seven, above which are incorporated by reference.

#### Criterion 9

The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.

#### Findings of Fact and Conclusion

- 9.1 See findings in response to Criterions Two through Seven, above which are incorporated by reference.

#### Criterion 10

The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.

#### Findings of Fact and Conclusion

- 10.1 There are no known unsatisfied conditions of approval from previous land use approvals. Therefore, this criterion is met.

**Criterion 11**

Sites that have lost their nonconforming status must be brought into compliance and may be brought into compliance incrementally in accordance with Section 2.370.

**Findings of Fact and Conclusion**

11.1 The site is not considered nonconforming. This criterion is not applicable.

**Overall Conclusion**

As proposed, the application for Site Plan Review satisfies all applicable review criteria as outlined in this report.

**Attachments**

- A. Preliminary Plan Set
  - a. Existing Conditions
  - b. Tentative Partition Plat
  - c. Preliminary Civil Site Plan
  - d. Preliminary Grading and Drainage Plan
  - e. Preliminary Utility Plan
  - f. Preliminary Stormwater Basin Map
- B. Preliminary Stormwater Report

**Acronyms**

|      |                                     |
|------|-------------------------------------|
| ADC  | Albany Development Code             |
| CC   | Community Commercial                |
| FEMA | Federal Emergency Management Agency |
| FIRM | Flood Insurance Rate Map            |
| RMA  | Residential Medium Density Attached |
| TSP  | Transportation Systems Plan         |



July 27, 2022  
#01699

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**RE: TPR ASSESSMENT FOR A REZONE AT 2000 SE QUEEN AVE- ALBANY, OREGON**

## **INTRODUCTION**

As requested we have prepared this trip generation letter and Transportation Planning Rule (TPR) assessment of a proposed rezone/comprehensive plan map change for a property located at 2000 Queen Avenue SE, Albany, Oregon (tax map lot 11S03W08CD00211.) A vicinity map is shown in Figure 1. The proposed action is to subdivide the CC zoned parcel with a new 1.53 acre parcel to be zoned RMA.

The new 1.53 acre parcel is currently a parking lot and landscaping for the existing building. As shown in Figure 2, the plan is to build some configuration of multi-family housing. In an RMA zone, the gross density is limited to 35 units per acre. At this density the site could accommodate a maximum of 53 units.

The purpose of this letter is to provide sufficient information to address the requirements of the Oregon Transportation Planning Rule (TPR) that must be addressed for Plan and Land Use Regulation Amendments in as detailed in OAR 660-012-060.

It was concluded that with the conversion of a 1.53 acre parcel from CC to RMA zoning, there would be a net reduction trip generation.

## **LAND USE SCENARIOS AND TRIP GENERATION FORECAST**

According to the procedures established to evaluate zone changes, the impact of the zone change is measured in terms of a comparison of trip generation potential with and without the zone change. The criterion used to establish the trip generation potential is based on a reasonable maximum use for outright permitted uses, or in the case where a specific land use is proposed, that use may be used for trip generation if there is a mechanism to tie the zone change to the approval of the proposed use or if trip generation is capped to reflect the trip generation of the proposed use.

Accordingly, this section presents p.m. peak hour and daily trip-generation forecasts for a variety of scenarios. Trip generation forecasts for the following scenarios are included herein:

1. Trip Generation for a maximum reasonable buildout scenario using outright permitted uses for the existing Community Commercial (CC) zone;
2. Trip Generation for a maximum reasonable buildout scenario using outright permitted uses for the proposed RMA zone; and,
3. The incremental change in Trip Generation.

### **LAND USE SCENARIO – EXISTING CC ZONE**

To estimate the trip generation potential of under the existing CC zone, it was assumed (reasonably) that a density of 0.25 (floor area ratio) could be achieved. This would allow for a total of 16,662 square feet of CC development on the new 1.53 acre parcel.

A list of higher generating land uses in the CC zone was compiled using only outright permitted uses, as shown in Table 1. The trip generation rates for these using the latest edition of the Trip Generation Manual (11<sup>th</sup> Edition; ITE, 2021) are shown in Table 2. Of these, uses highest generating land uses with CC zoning would be uses such as fast-food restaurants with drive-up windows, convenience stores, coffee/doughnut shops, and banks with drive-up windows. A mix of these four ITE land-use categories were selected for the evaluation.

**LAND USE SCENARIO – EXISTING CC ZONE**

In an RMA zone, the gross density is limited to 35 units per acre. At this density the site could accommodate a maximum of 53 units. The trip generation rates for multi-family housing is also shown in Table 2.

**Table 1– Outright Permitted Uses in Existing CC Zone and Typical Size**

| <b>Use</b>                                     | <b>Typical Size</b> | <b>Units</b>       |
|--|---------------------|--------------------|
| Branch Bank                                    | 4,000               | square feet        |
| Convenience Market                             | 5,000               | square feet        |
| Fast food Restaurant                           | 4,000               | square feet        |
| High Turnover Sit-down Restaurant              | 5,000               | square feet        |
| Small Office                                   | 15,000              | square feet        |
| Pharmacy                                       | 5,000               | square feet        |
| Copy/Print Shop                                | 5,000               | square feet        |
| Coffee/Donut Shop without Drive-Through Window | 3,000               | square feet        |
| Hair Salon                                     | 4,000               | square feet        |
| <b>TOTAL</b>                                   | <b>50,000</b>       | <b>square feet</b> |

**Table 2– Trip Generation Rates – Commercial and Residential Multi-Family**

| <b>ITE Land Use &amp; Code</b>   | <b>Ind. variable</b> | <b>Trip Ends Rate</b>          |              | <b>In/Out Split</b> |              |
|----------------------------------|----------------------|--------------------------------|--------------|---------------------|--------------|
|                                  |                      | <b>(trips per t.s.f or DU)</b> |              | <b>(percent)</b>    |              |
|                                  |                      | <b>PM Peak Hour</b>            | <b>Daily</b> | <b>PM Peak Hour</b> | <b>Daily</b> |
| Drive-in Bank 912                | t.s.f.               | 21.01                          | 100.35       | 50/50               | 50/50        |
| Hair Salon 918                   | t.s.f.               | 1.45                           | 14.50*       | 17/83               | 50/50        |
| Copy, Print & Shipping Store 920 | t.s.f.               | 7.42                           | 74.20*       | 44/56               | 50/50        |
| High Turnover/Sit Down Rest. 932 | t.s.f.               | 9.05                           | 107.20       | 61/39               | 50/50        |
| Fast Food with Drive Thru 934    | t.s.f.               | 33.03                          | 469.48       | 52/48               | 50/50        |
| Coffee/Donut w/o Drive Thru 936  | t.s.f.               | 32.29                          | 322.90*      | 50/50               | 50/50        |
| Convenience Store 851            | t.s.f.               | 49.11                          | 762.28       | 51/49               | 50/50        |
| Pharmacy w/o Drive-Thru 880      | t.s.f.               | 8.51                           | 90.08        | 49/51               | 50/50        |
| Small Office 712                 | t.s.f.               | 2.16                           | 14.39        | 34/66               | 50/50        |
| Multifamily Housing Mid Rise 221 | DU                   | 0.39                           | 4.54         | 61/39               | 50/50        |

\* The daily trip rate for these uses was assumed to be 10 times higher than the p.m. peak hour rate. Daily rates are not available in the ITE Trip Generation Manual

**TRIP GENERATION FORECAST – OUTRIGHT PERMITTED USES IN EXISTING CC ZONE**

The trip generation the four selected outright permitted land uses were calculated for the existing CC zone. As shown in Table 3, the maximum trip generation for buildout

of the CC zone using outright permitted uses would be 592 p.m. peak hour trips and 7,660 daily trips.

**Table 3 – Trip Generation Forecast for CC Zone Buildout**

| ITE Land Use                         | Size               | PM Peak Hour Trip Ends |            |            | Daily        |
|--------------------------------------|--------------------|------------------------|------------|------------|--------------|
|                                      |                    | In                     | Out        | Total      |              |
| Drive-in Bank 912                    | 5 t.s.f.           | 42                     | 42         | 84         | 401          |
| Fast Food with Drive Thru 934        | 4 t.s.f.           | 69                     | 63         | 132        | 1,878        |
| Coffee/Donut Shop w/o Drive Thru 936 | 2.5 t.s.f.         | 40                     | 40         | 81         | 807          |
| Convenience Store 851                | 6 t.s.f.           | 150                    | 144        | 295        | 4,574        |
| <b>TOTAL</b>                         | <b>16.5 t.s.f.</b> | <b>301</b>             | <b>290</b> | <b>592</b> | <b>7,660</b> |

**TRIP GENERATION FORECAST – PROPOSED RMA ZONE**

As shown in Table 4, the maximum trip generation for buildout of the CC zone using outright permitted uses would be 20 p.m. peak hour trips and 220 daily trips.

**Table 4 – Trip Generation Proposed RMA Zone**

| ITE Land Use                     | Size  | PM Peak Hour Trip Ends |     |       | Daily |
|----------------------------------|-------|------------------------|-----|-------|-------|
|                                  |       | In                     | Out | Total |       |
| Multifamily Housing Mid Rise 221 | 53 DU | 13                     | 8   | 21    | 241   |

**TRIP GENERATION FORECAST – NET CHANGE**

As shown in Table 5, the proposed change would result in a potential reduction of 735 p.m. peak hour trips and 9,342 daily trips.

**Table 5 – Trip Generation – Net Change**

| Zone                   | PM Peak Hour Trip Ends |            |            | Daily        |
|------------------------|------------------------|------------|------------|--------------|
|                        | In                     | Out        | Total      |              |
| Existing CC Zone       | 301                    | 290        | 592        | 7,660        |
| Proposed Uses RMA Zone | 13                     | 8          | 21         | 241          |
| <b>Net Decrease</b>    | <b>289</b>             | <b>282</b> | <b>751</b> | <b>7,420</b> |

**FINDINGS**

The above trip generation assessment demonstrates that the change of a 1.53 acre parcel from CC to RMA zoning would reduce the net trip generation potential of the site.

Given this level of trip generation – no net increase in trips – it can be concluded that the Oregon Transportation Planning Rule would be met and no further study is required.

\* \* \* \* \*

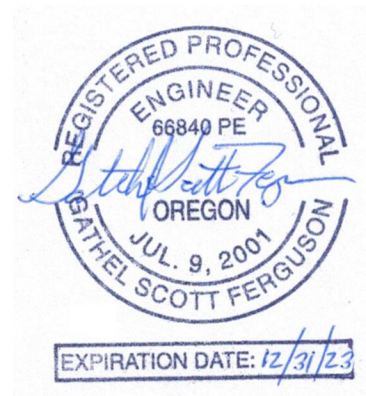
Please feel free to contact us at your convenience if you have any questions or comments. Also, we would be happy to discuss this report with the City informally if such a conversation might help resolve any differences more easily.

Very truly yours,

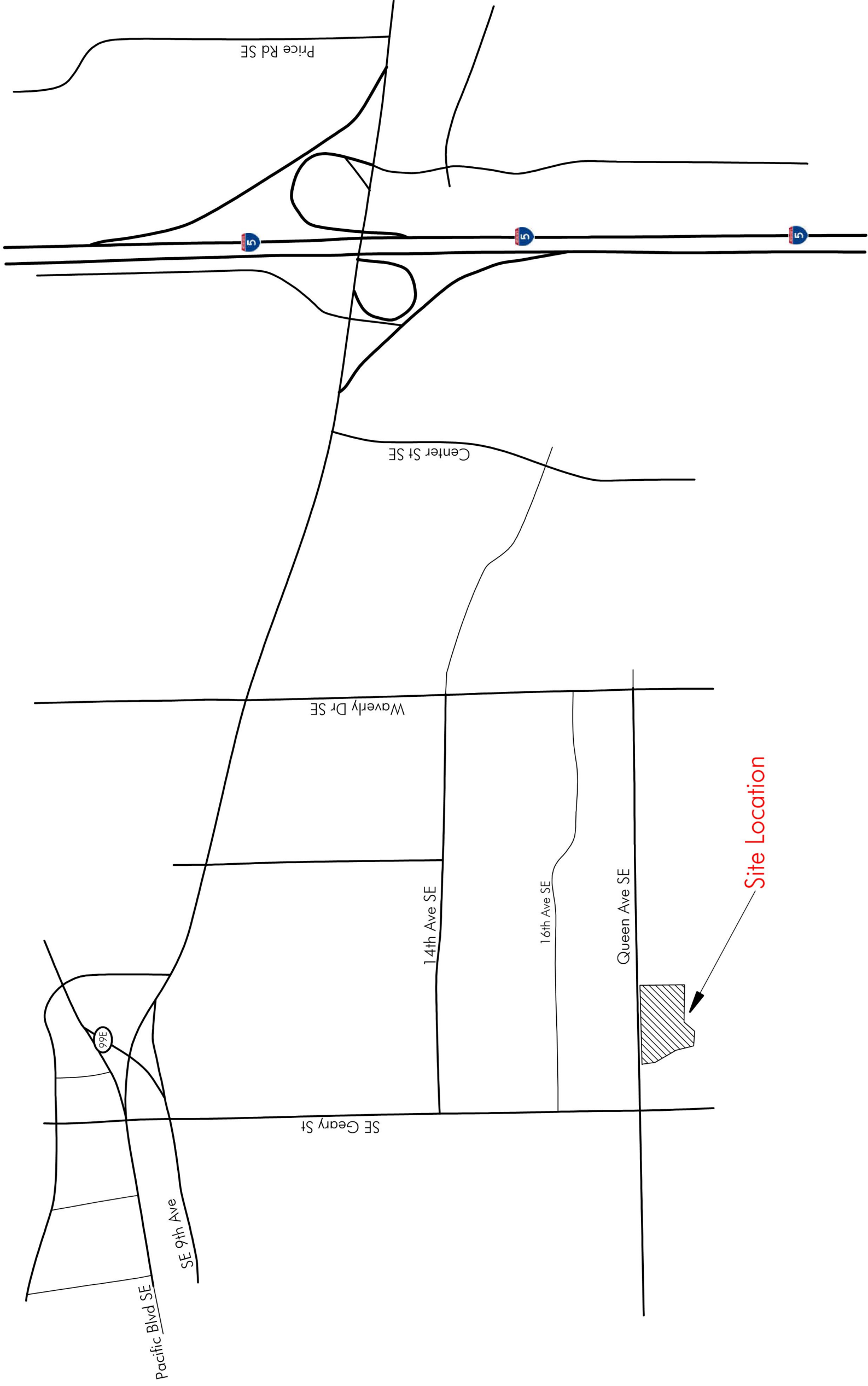
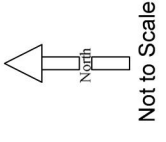
FERGUSON & ASSOCIATES, INC.

Scott Ferguson, PE

Attachments: Figure 1 and Figure 2







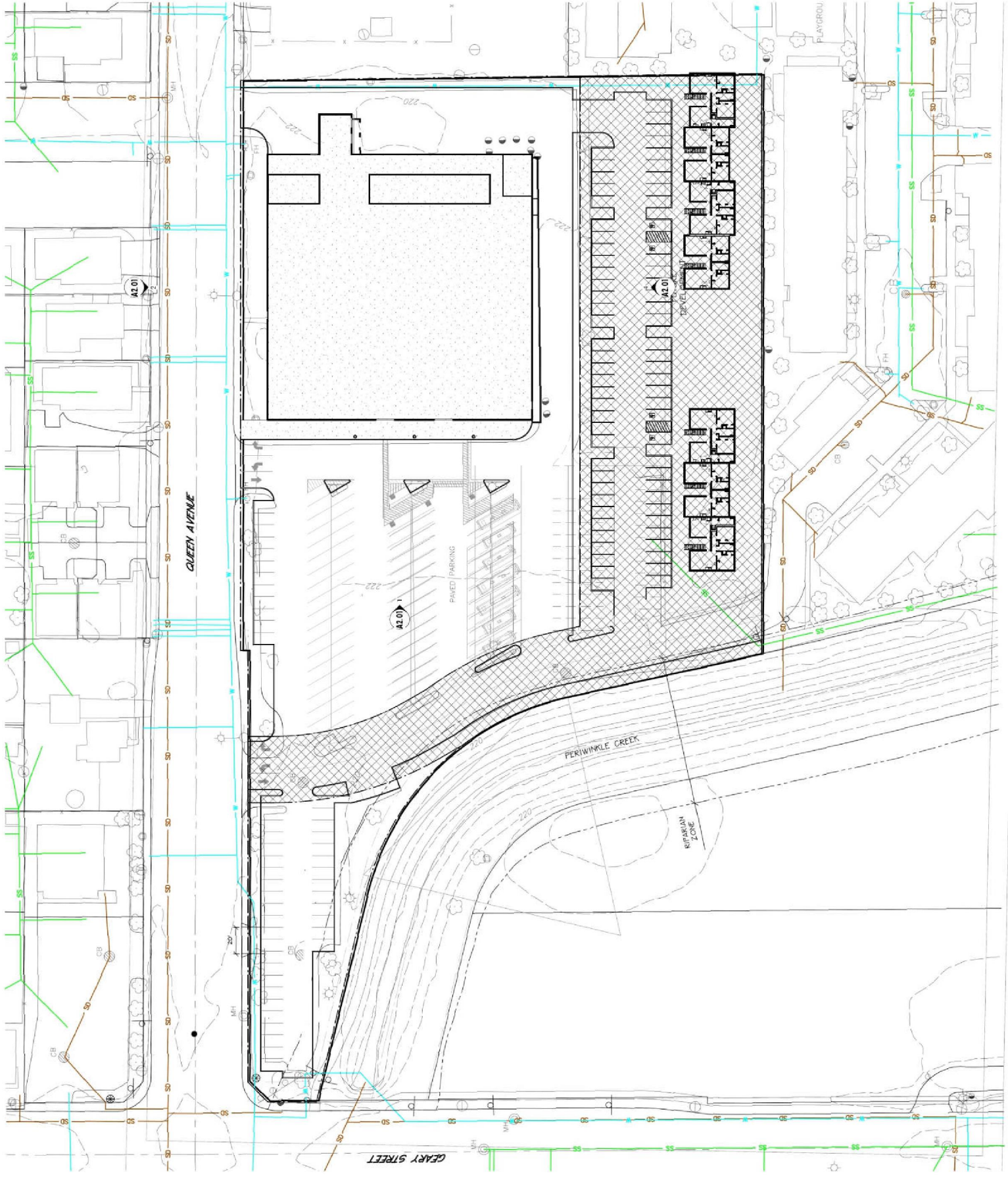
Site Location

Figure 1  
Ferguson & Associates, Inc.

Site Location  
2000 Queen Rezone - Albany, Oregon

# Figure 2

Ferguson & Associates, Inc.



## Site Plan

### 2000 Queen Rezone - Albany, Oregon

QUEEN AVENUE MULTI-FAMILY SITE

**PRELIMINARY STORMWATER REPORT**  
***STORMWATER QUALITY***  
***STORMWATER FLOW CONTROL & DETENTION***

September 28, 2022  
2000 Queen Ave SE  
Albany, Oregon 97322



RENEWS: 12/31/2022

PREPARED BY:



UDELL ENGINEERING & LAND SURVEYING, LLC  
63 EAST ASH ST.  
LEBANON, OR 97355

**Site Name:** Queen Avenue Multi-Family Site

**Property Location:** 2000 Queen Ave SE  
11S03W08CD  
Lot 211

**Site Property Owner:** Ten Thirty-One, LLC as Qualified Intermediary for  
Megainvestments, LLC  
C/O Sona Athwal  
6732 Seven Mile Lane SE  
Albany, Oregon 97322

**Applicant:** Ten Thirty-One, LLC as Qualified Intermediary for  
Megainvestments, LLC  
C/O Sona Athwal  
6732 Seven Mile Lane SE  
Albany, Oregon 97322

**Engineer:** Udell Engineering & Land Surveying, LLC  
63 East Ash St.  
Lebanon, Oregon 97355

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## 1.0 Purpose of Report

Udell Engineering and Land Surveying, LLC, abbreviated UELS, was consulted by the applicant, Megainvestments, LLC, to develop a Stormwater Report for the proposed multi-family apartment complex located at 2000 Queen Avenue in Albany, Oregon. The proposed development is on a single tax lot totaling 4.83 acres with an existing commercial building and associated parking. The proposed development is for the partition of the south 1.53 acres of the site, currently consisting of a vacant field. The proposed development includes the construction of two 3-story apartment buildings with associated site improvements as well as underground utility per City of Albany Development Code. The purpose of this report is to demonstrate water quality and water quantity for the proposed improvements to the site generally conform with the City of Albany's post construction stormwater management plan. UELS will follow City of Albany Design Standards to provide water quality and water quantity for the proposed development.

## 2.0 Site Description

The project is located on a proposed parcel to be partitioned from a larger 4.83 single tax lot. The tax lot has frontage to two city streets, Queen Avenue to the north and Geary Street to the west with existing access only to Queen Ave. The site is bordered to the southwest by Periwinkle Creek. The property currently contains a vacant commercial building (formerly Megafoods grocery). City utilities currently serve the site with sewer and water with storm drain currently outfalling to Periwinkle Creek via a private underground storm drain system. Runoff from the proposed parcel flows via surface conveyance to the north to the private storm system. The site currently does not have any water quality facilities or water quantity facilities.

## 3.0 Proposed Stormwater Facility Improvements

The proposed stormwater system is designed following City of Albany's design standards for stormwater management. Water quality management will be provided by several onsite swales sized using a sizing factor specified in the referenced design standards. Water quantity management will be provided by underground storage chambers sized to store the 2, 5, 10 & 25-yr. design storm event. Flow control will be provided by a flow control manhole with orifices and standpipe overflow.

## 4.0 Design Methodology and Calculations

### 4.1 Water Quality

The proposed development will have a total of 37,461 sf of new or re-developed impervious area. The on-site water quality swales will be size based on this area. The sizing factor used for an onsite swale is 0.025. Stormwater will be directed to this facility via a piped storm system, v-ditch, or direct sheet flow.

**Table 1, Water Quality Sizing**

| Parameter           | Design Standard | Provided                  |
|---------------------|-----------------|---------------------------|
| Sizing Factor       | 0.025           | 0.025                     |
| Impervious Area     | 20,000 s.f. max | 4,743 s.f. to 17,080 s.f. |
| Side Slopes (max)   | 3:1             | 3:1                       |
| Bottom Width (flat) | 2.0 ft.         | 2.0 ft.+                  |
| Ponding Depth       | 6 in.           | 6 in.                     |
| Freeboard           | 2 in.           | 6 in.+                    |

## 4.2 Detention Calculations

In order to determine the capacity of the proposed stormwater detention facility, UELS used the South Carolina Synthetic Unit Hydrograph (SCSUH) method to build a hydrologic model using Hydrocad software Version 10.00-24. The software model is comprised of 4 types of nodes: sub-catchments, reaches, links, and ponds.

Sub-catchment nodes model the basin areas of land that receive rainfall during a storm. They generate runoff hydrographs based on several factors, including the modified surface runoff curve numbers, time of concentration, and design storms. For this model, UELS used curve numbers built into the software for the varying types of area with the contributing basin, pre-developed and post-developed. For the post-construction basin, UELS input parameters into the software to calculate time of concentration for the drainage basin. The 24hr design storm values used in the model were taken from Division E of the City of Albany stormwater management engineering standards and are shown in Table 2 below.

In Hydrocad, reach nodes are used to model open channel flow through uniform pipes and channels. Each node takes incoming flows and runs them through manning's equation. UELS used reach nodes for each mainline in the project not used for detention. (NONE USED IN THIS REPORT)

The purpose of link nodes in the model is to combine runoff from multiple subcatchments without the use of a reach or pond. Link nodes are transparent; they do not alter incoming hydrographs entering. (NONE USED IN THIS REPORT)

In this hydrologic model, UELS used a pond node to model stormwater detention in the underground chamber facility. The post-developed flows for the site will be metered with a single 2 inch orifice constructed inside a flow control manhole at the downstream end of the onsite swale. The 2 inch orifice is the minimum orifice size dictated by City of Albany stormwater design standards and controls the discharge rates for the site. The onsite system is designed as a closed system to provide storage for the 25-yr. storm event. Should the system fail or be exceeded the stormwater will overtop the 12" overflow riser within the stormwater flow control manhole and leave the site through the 12" discharge pipe. The 12" discharge pipe capacity will be evaluated in final engineering.

The following table displays the input parameters that UELS used in the Hydrocad model. See proposed Storm Drainage and Grading Plans for the post-construction site.

**Table 2, Input Parameters used for Hydrologic Analysis**

| Parameter                 | Value   | Source                      |
|---------------------------|---------|-----------------------------|
| Modified Curve Numbers    | Varies  | SCS/NRCS TR-55              |
| Rainfall Distribution     | Type 1A | SCS/NRCS                    |
| Hydrologic Soil Group     | C/D     | Web-Soil Survey             |
| Design Infiltration Rate  | N/A     | N/A                         |
| 2yr., 24 hr Design Storm  | 2.47 in | Albany Div. E Table 10.01-A |
| 5yr., 24 hr Design Storm  | 2.86 in | Albany Div. E Table 10.01-A |
| 10yr., 24 hr Design Storm | 3.37 in | Albany Div. E Table 10.01-A |
| 25yr., 24 hr Design Storm | 3.94 in | Albany Div. E Table 10.01-A |

Queen Ave Multi-Family  
Preliminary Stormwater ReportSeptember 28<sup>th</sup>, 2022

The following table displays the results of the hydrologic calculations. See Appendices B & C for all input and output data from the Hydrocad model.

**Table 3, Comparison Table of Pre-Development to Post Development Release Rates**

| <b>Storm Event</b> | <b>Pre-Developed (cfs)</b> | <b>Post-Developed (cfs)</b> |
|--------------------|----------------------------|-----------------------------|
| 2yr.-24hr          | 0.08                       | 0.16                        |
| 5yr.-24hr          | 0.14                       | 0.18                        |
| 10yr.-24hr         | 0.22                       | 0.21                        |
| 25yr.-24hr         | 0.33                       | 0.33                        |

**Table 4, Detention Volume Summary**

| <b>Storm Event</b> | <b>Reqd Volume (c.f.)</b> | <b>Provided Volume (c.f.)</b> | <b>Peak Elevation (ft)</b> |
|--------------------|---------------------------|-------------------------------|----------------------------|
| 2yr.-24hr          | 1,674                     | 3,600                         | 218.29                     |
| 5yr.-24hr          | 2,181                     | “                             | 218.91                     |
| 10yr.-24hr         | 2,898                     | “                             | 219.92                     |
| 25yr.-24hr         | 3,368                     | “                             | 220.90                     |

The 2-inch orifice is the minimum orifice size dictated by City of Albany stormwater design standards and controls the discharge rates for the 2yr and 5yr storm events. A second 2-inch orifice controls the 10yr and 25yr storm events.

## 5.0 Conveyance System

Storm pipe sizing will be evaluated fully during final engineering using the Rational Method and City of Albany standards.

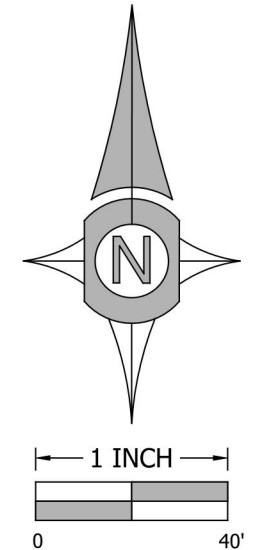
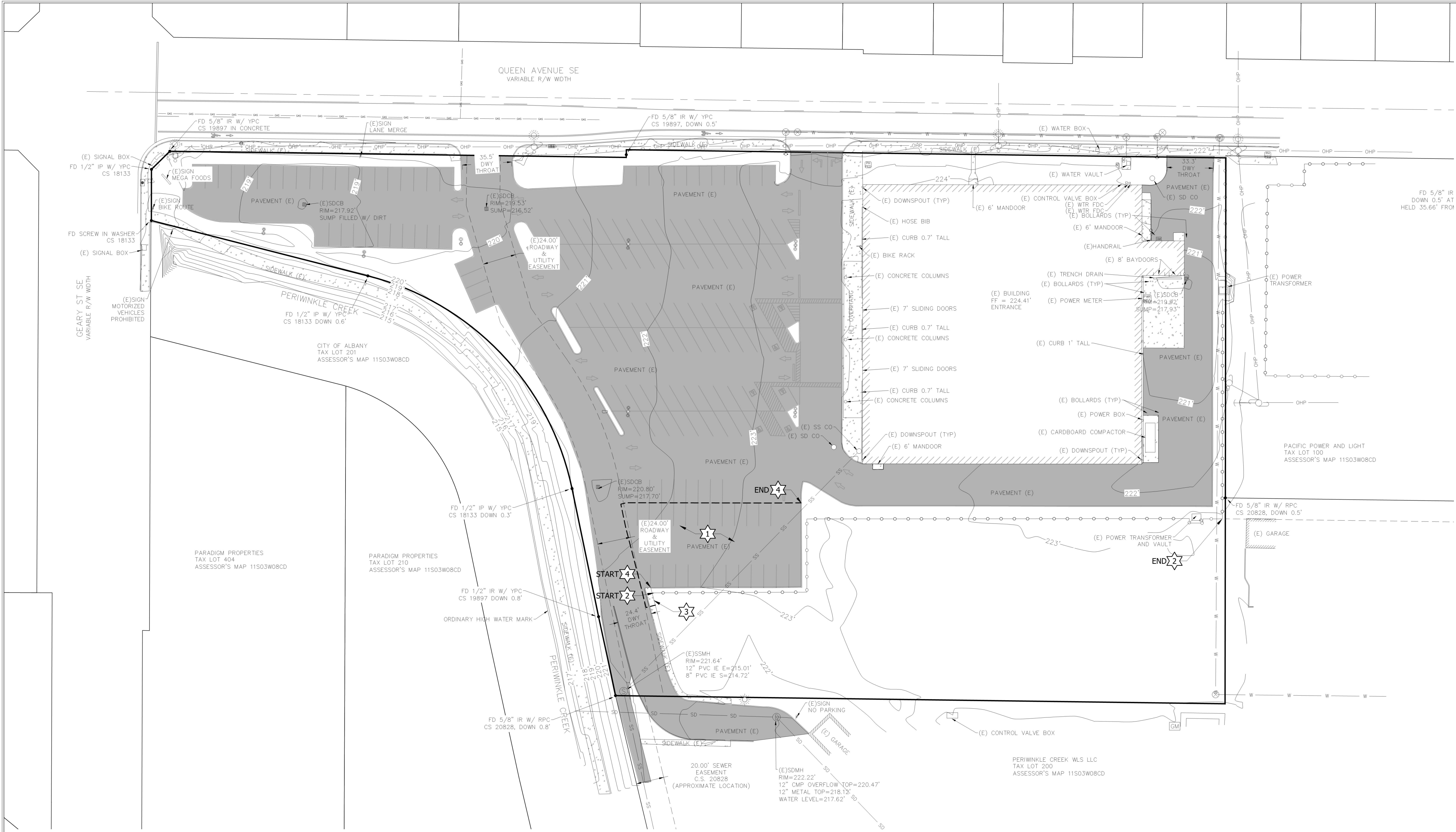
## 7.0 Conclusion

UELS prepared this preliminary stormwater report for the proposed multi-family development to generally conform with the City of Albany's, Division E – Stormwater Management Engineering Standards. The body of this report provides detail parameters and design criteria that demonstrate conformance with design standards set forth in the Engineering Standards. Based on the information within this report and the analysis provided, UELS believes that the stormwater management plan for the proposed development meets or exceeds City of Albany's Stormwater Management Engineering Standards.



# **APPENDIX A**

## **PRELIMINARY SITE DEVELOPMENT PLANS**



**EXISTING SYMBOL LEGEND**

- EXISTING CONTROL POINT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING 6' CYCLONE FENCE
- EXISTING 6' WOOD FENCE
- EXISTING SD LINE LOCATE
- EXISTING SS LINE LOCATE
- EXISTING WATER LINE LOCATE
- EXISTING PHONE LINE LOCATE
- EXISTING UNDERGROUND POWER LOCATE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE LOCATE
- EXISTING COMMUNICATION LINE LOCATE
- EXISTING CONTOUR ELEVATION

| PROPERTY      |  |
|---------------|--|
| TAX MAP:      | 11503W08CD                               |
| TAX LOT:      | 211                                      |
| SITE ADDRESS: | 2000 QUEEN AVENUE SE<br>ALBANY, OR 97322 |
| SITE AREA:    | 4.83 ± ACRES                             |
| ZONED:        | CC - COMMUNITY COMMERCIAL                |

| OWNER/DEVELOPER  |
|--|
| TEN THIRTY-ONE LLC FOR<br>MEGAINVESTMENTS, LLC<br>6732 SEVEN MILE LANE, SE<br>ALBANY, OR 97322 |

| DESIGN TEAM  |  |
|--|--|
| <b>CIVIL ENGINEER/SURVEYOR</b>   |  |
| UDELL ENGINEERING AND LAND SURVEYING, LLC<br>63 E. ASH STREET<br>LEBANON, OREGON 97355<br>(541) 451-5125 |  |
| <b>ARCHITECT</b>   |  |
| STUDIO 3 ARCHITECTURE, INC<br>275 COURT ST. NE<br>SALEM, OREGON 97301<br>(541) 390-6500                  |  |

| DEMOLITION NOTES |   |
|------------------|---|
|                  | EXISTING PAVEMENT TO BE SAWCUT AND REMOVED        |
|                  | EXISTING FENCE TO BE REMOVED                      |
|                  | EXISTING CURB, GUTTER, AND SIDEWALK TO BE REMOVED |
|                  | EXISTING CURB TO BE REMOVED                       |

**PROJECT VERTICAL DATUM -- NGVD29**  
ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NGVD29. ELEVATIONS LABELED FOR EXISTING UTILITIES AND STRUCTURES ARE BASED FROM COLLECTION OF SURVEY DATA BY UDELL ENGINEERING AND LAND SURVEYING, LLC.

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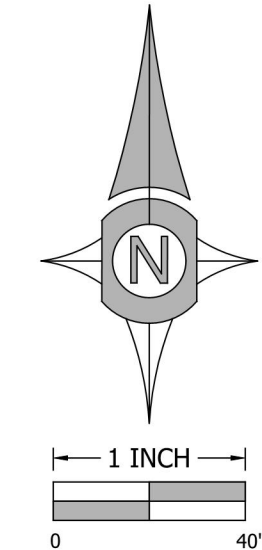
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**EXIST. CONDITIONS/DEMO PLAN**  
**2000 QUEEN AVENUE SE**  
**ALBANY, OR 97322**

DATE: SEPTEMBER 27, 2022  
PROJECT: 21-361, ATHWAL QUEEN PP  
DRAWN BY: ATR  
CHECKED BY: BSJ

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Sheet **C100**  
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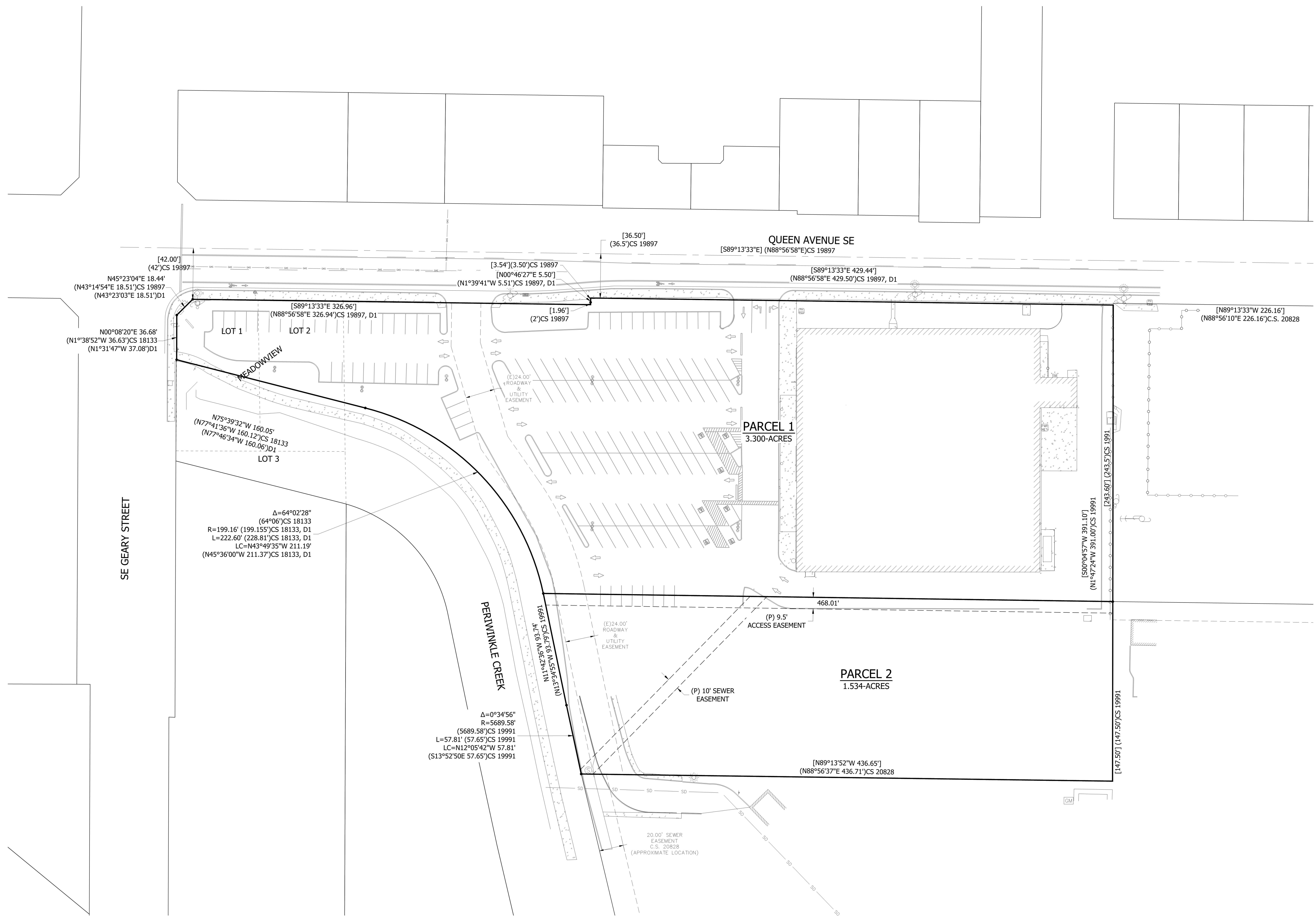
**TENTATIVE REPLAT**  
**2000 QUEEN AVENUE SE**  
**ALBANY, OR 97322**

DATE: SEPTEMBER 27, 2022  
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SE GEARY STREET

QUEEN AVENUE SE  
[S89°13'33"E] (N88°56'58"E)CS 19897

PARCEL 1  
3.300-ACRES

PARCEL 2  
1.534-ACRES

PERIWINKLE CREEK

MEADOW VIEW

[42.00']  
(42')CS 19897  
N45°23'04"E 18.44'  
(N43°14'54"E 18.51')CS 19897  
(N43°23'03"E 18.51')D1  
N00°08'20"E 36.68'  
(N1°38'52"W 36.63')CS 18133  
(N1°31'47"W 37.08')D1

LOT 1  
LOT 2  
LOT 3

$\Delta=64^{\circ}02'28''$   
(64°06')CS 18133  
R=199.16' (199.155')CS 18133, D1  
L=222.60' (228.81')CS 18133, D1  
LC=N43°49'35"W 211.19'  
(N45°36'00"W 211.37')CS 18133, D1

$\Delta=0^{\circ}34'56''$   
R=5689.58'  
(5689.58')CS 19991  
L=57.81' (57.65')CS 19991  
LC=N12°05'42"W 57.81'  
(S13°52'50"E 57.65')CS 19991

N11°42'35"W 93.74'  
(N13°34'55"W 93.79')CS 19891

20.00' SEWER  
EASEMENT  
C.S. 20828  
(APPROXIMATE LOCATION)

(E)24.00'  
ROADWAY  
&  
UTILITY  
EASEMENT

(P) 10' SEWER  
EASEMENT

(P) 9.5'  
ACCESS EASEMENT

[S00°04'57"W 391.10']  
(N1°47'24"W 391.00')CS 19991

[N89°13'52"W 436.65']  
(N88°56'37"E 436.71')CS 20828

[243.60'] (243.5')CS 1991

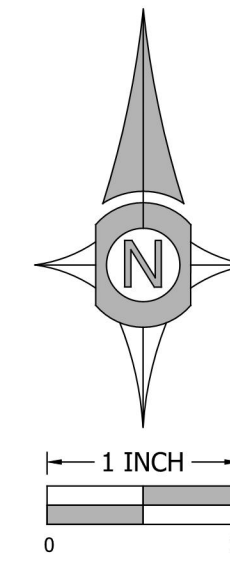
[147.50'] (147.50')CS 19991

[N89°13'33"W 226.16']  
(N88°56'10"E 226.16')C.S. 20828

[3.54'] (3.50')CS 19897  
[N00°46'27"E 5.50']  
(N1°39'41"W 5.51')CS 19897, D1

[36.50']  
(36.5')CS 19897

[S89°13'33"E 429.44']  
(N88°56'58"E 429.50')CS 19897, D1



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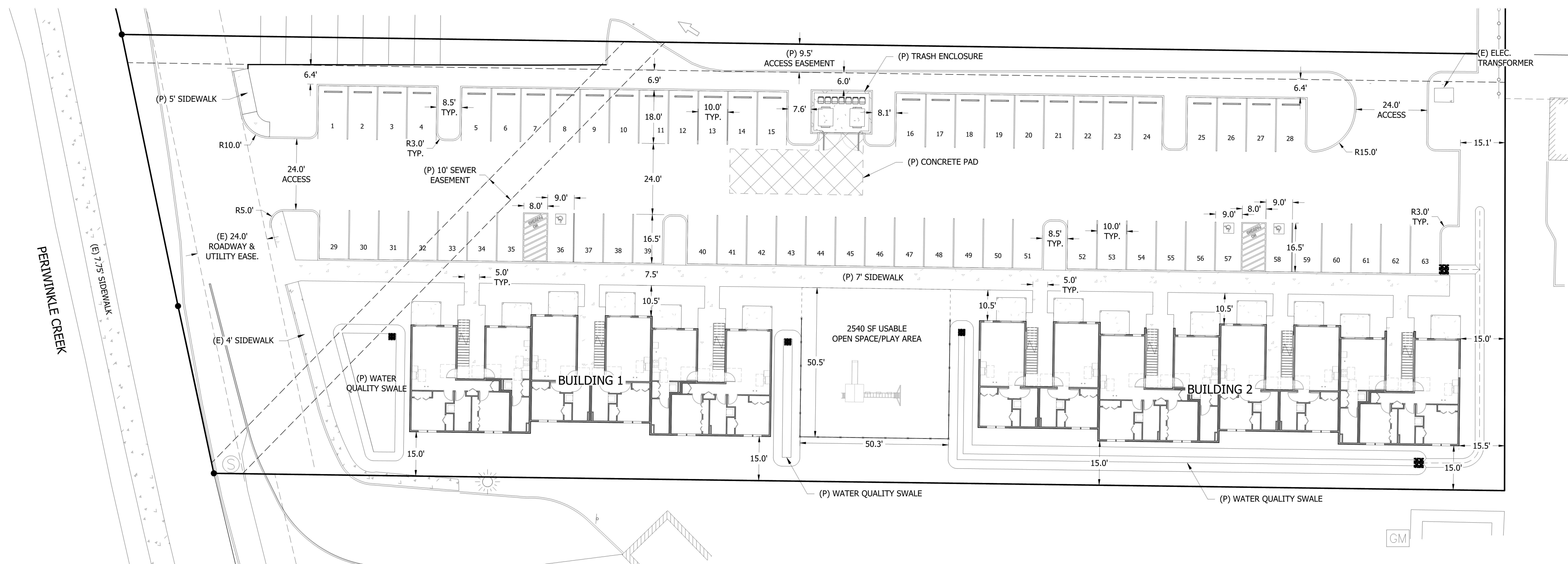
**PRELIMINARY CIVIL SITE PLAN**  
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Sheet **C102**

SCALE: SEE BARSCALE



**BUILDING TYPES**

| BUILDING NUMBER    | STUDIO # UNITS | 1 BEDROOM # UNITS | 2 BEDROOM # UNITS |
|--------------------|----------------|-------------------|-------------------|
| 1                  | 6              | 6                 | 6                 |
| 2                  | 6              | 12                | 6                 |
| <b>TOTALS</b>      | <b>12</b>      | <b>18</b>         | <b>12</b>         |
| <b>TOTAL UNITS</b> |                |                   | <b>42</b>         |

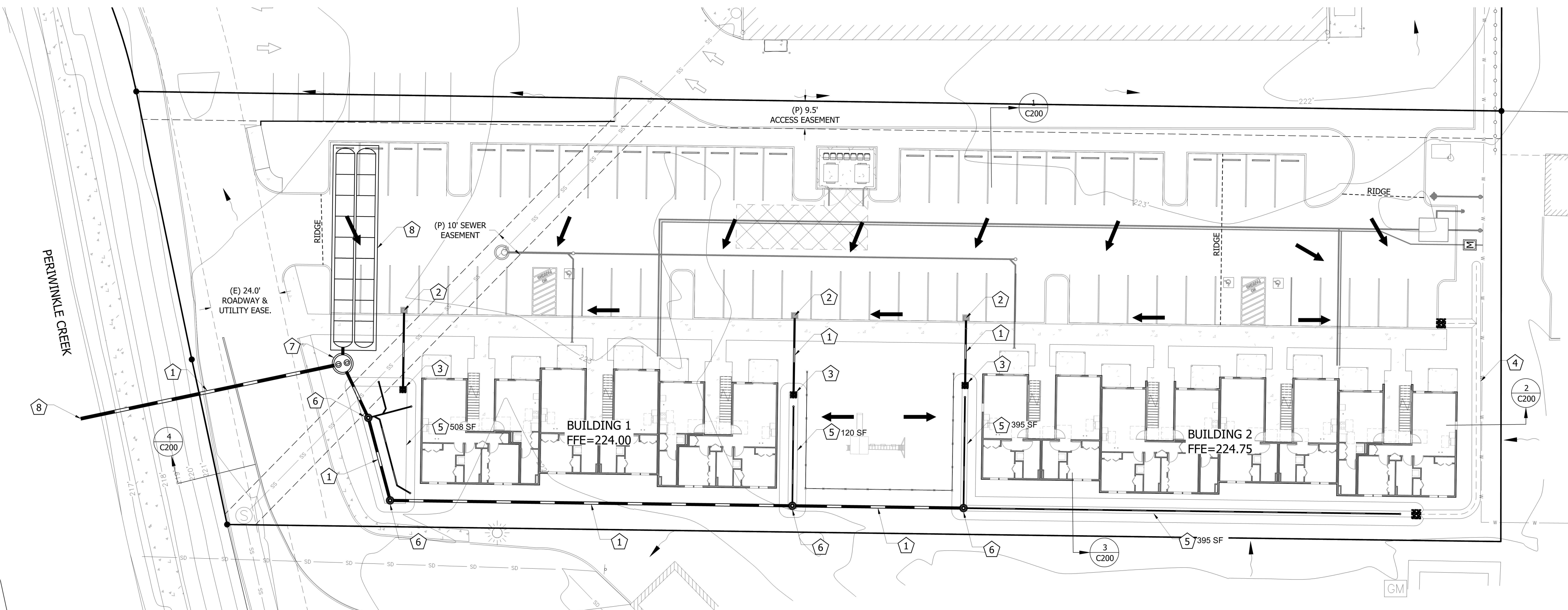
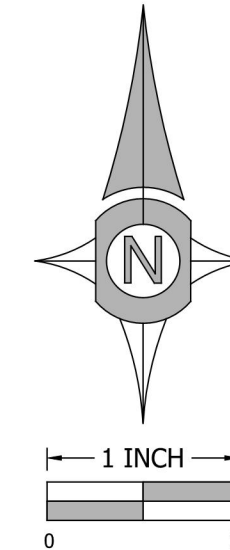
**VEHICLE PARKING SUMMARY**

| UNIT TYPE             | # UNITS | REQUIRED SPACES/UNIT | SPACES REQUIRED |
|-----------------------|---------|----------------------|-----------------|
| STUDIO                | 12      | 1.25                 | 15.0            |
| 1 BEDROOM             | 18      | 1.25                 | 22.5            |
| 2 BEDROOM             | 12      | 1.75                 | 21.0            |
| <b>TOTAL REQUIRED</b> |         |                      | <b>58.5</b>     |
| <b>TOTAL PROVIDED</b> |         |                      | <b>63</b>       |

**BICYCLE PARKING SUMMARY**

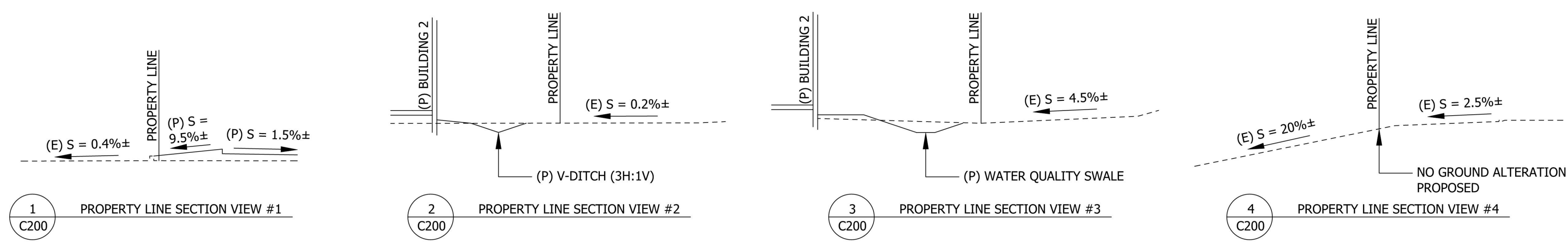
| # UNITS                | REQUIRED SPACES/UNIT | SPACES REQUIRED |
|------------------------|----------------------|-----------------|
| 42                     | 0.25                 | 10.5            |
| <b>TOTAL PROVIDED*</b> |                      | <b>12</b>       |

\* 2 PROVIDED WITHIN EACH BUILDING STAIRWELL



| PROPOSED STORM DRAIN NOTES |   |
|----------------------------|---|
| 1                          | PROPOSED PRIVATE STORM DRAIN PIPE - SIZE TO BE DETERMINED WITH BUILDING PERMIT SUBMITTAL.           |
| 2                          | PROPOSED PRIVATE CATCH BASIN.   |
| 3                          | PROPOSED PIPE OUTFALL WITH ROCK PAD.  |
| 4                          | PROPOSED V-DITCH  |
| 5                          | PROPOSED PRIVATE WATER QUALITY SWALE WITH PERFORATED UNDERDRAIN PIPE. MINIMUM BOTTOM AREA PER PLAN. |
| 6                          | PROPOSED PRIVATE BEEHIVE STYLE INLET WITH LOW RIM SET 6" ABOVE SWALE BOTTOM.                        |
| 7                          | PROPOSED PRIVATE FLOW-CONTROL MANHOLE.  |
| 8                          | PROPOSED UNDERGROUND DETENTION CHAMBERS WITH MINIMUM 3,400 CF OF STORAGE.                           |
| 9                          | PROPOSED PRIVATE STORM DRAIN OUTFALL TO PERIWINKLE CREEK. INVERT SET TO ORDINARY HIGH WATER MARK.   |

| GRADING LEGEND |                                    |
|----------------|------------------------------------|
| 362            | EXISTING SURFACE CONTOUR ELEVATION |
| →              | EXISTING SURFACE DRAIN DIRECTION   |
| →              | DESIGN SURFACE DRAIN DIRECTION     |
| (E)            | EXISTING                           |
| (P)            | PROPOSED                           |



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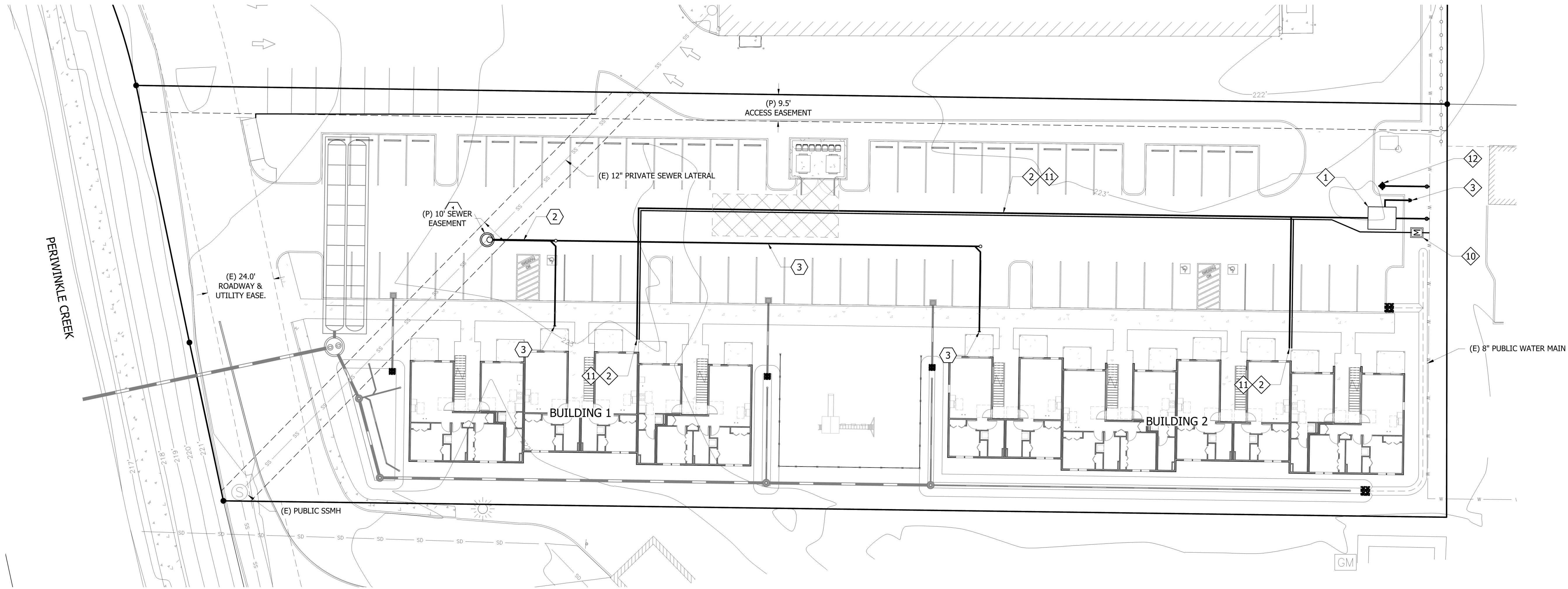
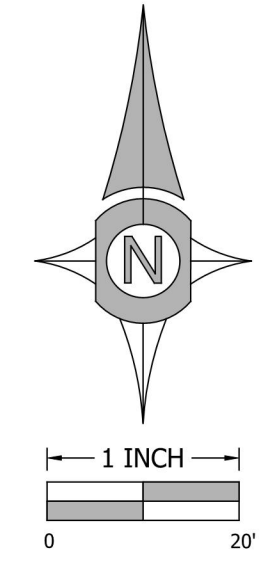
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PRELIMINARY GRADING/DRAINAGE PLAN  
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 SCALE: SEE BARSCALE



| SEWER NOTES |  |
|-------------|--|
| 1           | PROPOSED CONNECTION TO EXISTING SANITARY SEWER PIPE. |
| 2           | PROPOSED PRIVATE 8-INCH SANITARY SEWER.              |
| 3           | PROPOSED PRIVATE 6-INCH SANITARY SEWER.              |

| PRIVATE FIRE WATER NOTES |  |
|--------------------------|--|
| 1                        | PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY IN VAULT - SIZE TO BE DETERMINED WITH BUILDING PERMIT SUBMITTAL. |
| 2                        | PROPOSED FIRE SPRINKLER WATER SUPPLY TO FIRE RISER.  |
| 3                        | PROPOSED FIRE DEPARTMENT CONNECTION.   |

| PUBLIC WATER NOTES |   |
|--------------------|---|
| 10                 | PROPOSED DOMESTIC WATER SERVICE AND METER - SIZE TO BE DETERMINED WITH BUILDING PERMIT SUBMITTAL.   |
| 11                 | PROPOSED PRIVATE DOMESTIC WATER SUPPLY LINE - SIZE TO BE DETERMINED WITH BUILDING PERMIT SUBMITTAL. |
| 12                 | INSTALL PUBLIC FIRE HYDRANT ASSEMBLY.   |

**FRANCHISED UTILITIES NOTE**  
 UNDERGROUND POWER AND COMMUNICATION WILL BE PROVIDED TO EACH BUILDING.



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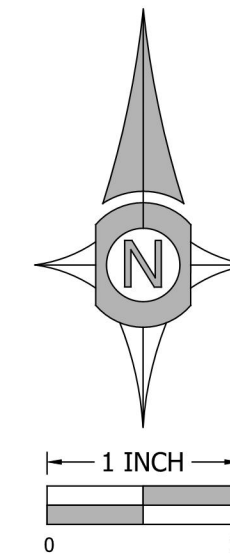
**PRELIMINARY UTILITY PLAN**  
 2000 QUEEN AVENUE SE  
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DATE: SEPTEMBER 27, 2022  
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PRELIMINARY STORMWATER BASIN MAP

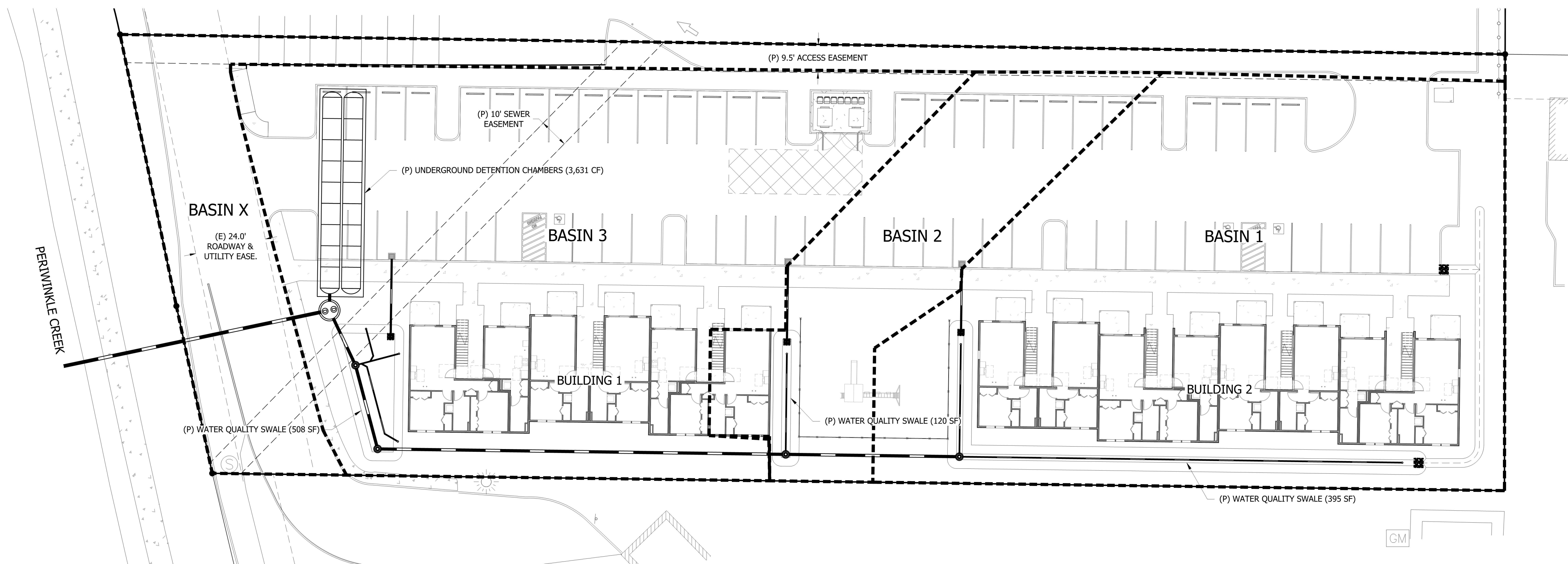
2000 QUEEN AVENUE SE  
ALBANY, OR 97322

DATE: SEPTEMBER 27, 2022  
PROJECT: 21-361 ATHWAL QUEEN PP  
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Sheet **SW-1**

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**AREA SUMMARY**

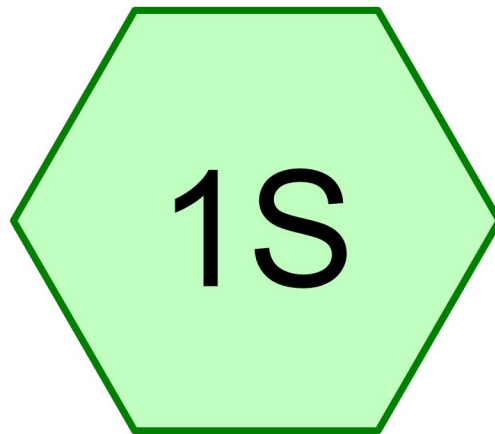
| BASIN    | IMPER. AREA SF | PERVIOUS AREA SF | TOTAL AREA SF | BMP TREATMENT AREA (SF) REQ'D | PROVIDED |
|----------|----------------|------------------|---------------|-------------------------------|----------|
| -        | -              | -                | -             | -                             | -        |
| BASIN 1  | 15,638         | 9,291            | 24,929        | 391                           | 395      |
| BASIN 2  | 4,743          | 2,996            | 7,739         | 119                           | 120      |
| BASIN 3  | 17,080         | 7,462            | 24,542        | 427                           | 508      |
| TOTALS   | 37,461         | 19,749           | 57,210        | 937                           | 1,023    |
| BASIN X* | 8,783          | 827              | 9,610         | -                             | -        |

\*BASIN X IS OUTSIDE PROJECT AREA AND WILL NOT BE DISTURBED DURING CONSTRUCTION. IT IS NOT INCLUDED IN THE WATER QUALITY / WATER QUANTITY CALCULATIONS

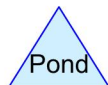
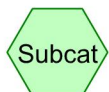
## **APPENDIX B**

### **PRE-DEVELOPMENT HYDROCAD SCSUH HYDROLOGIC MODEL**





# Project Area Pre-Development



**21-361 Athwal Pre-Development Model**

Type IA 24-hr 2 Year Rainfall=2.47"

Prepared by {enter your company name here}

Printed 9/27/2022

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Page 2

**Summary for Subcatchment 1S: Project Area Pre-Development**

Runoff = 0.08 cfs @ 8.25 hrs, Volume= 0.068 af, Depth> 0.62"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type IA 24-hr 2 Year Rainfall=2.47"

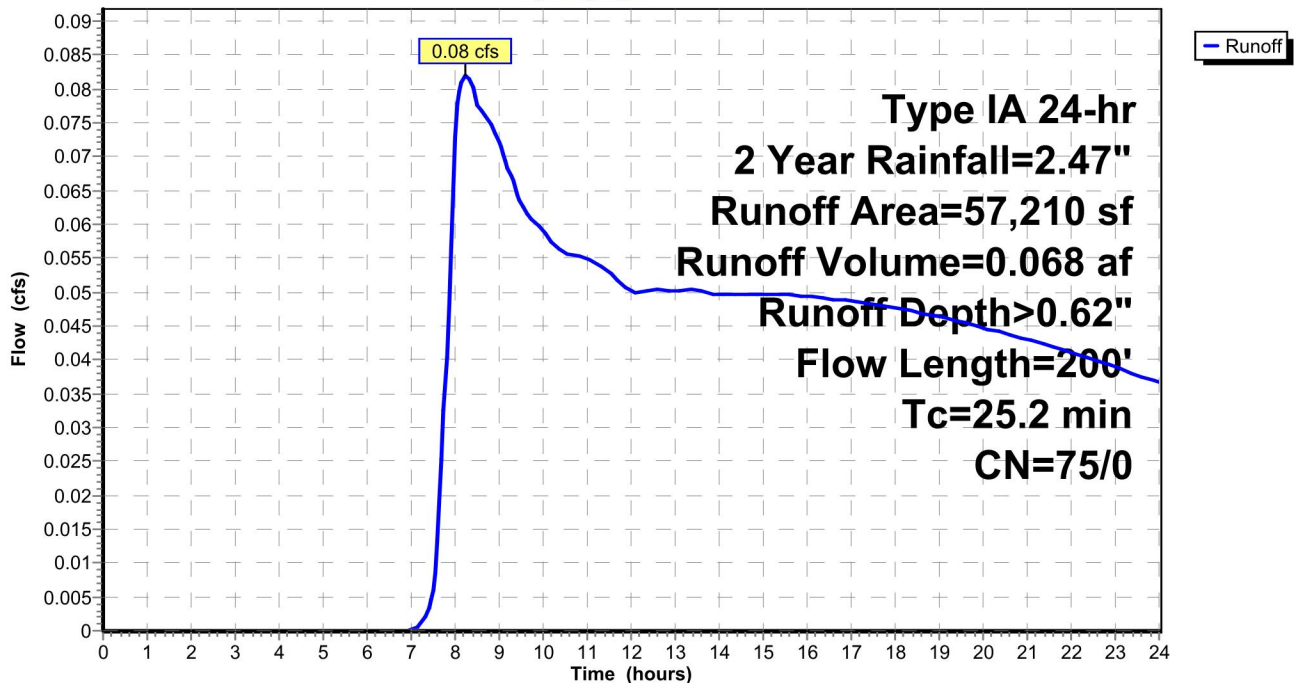
| Area (sf) | CN | Description                 |
|-----------|----|-----------------------------|
| * 57,210  | 75 | Meadow, non-grazed, HSG C/D |
| 57,210    | 75 | 100.00% Pervious Area       |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description   |
|----------|---------------|---------------|-------------------|----------------|---|
| 24.0     | 150           | 0.0050        | 0.10              |                | Sheet Flow, Pre-Developed Condition Assumed<br>Range n= 0.130 P2= 2.47"                 |
| 1.2      | 50            | 0.0100        | 0.70              |                | Shallow Concentrated Flow, Shallow Concentrated Flow<br>Short Grass Pasture Kv= 7.0 fps |
| 25.2     | 200           | Total         |                   |                |   |

**Subcatchment 1S: Project Area Pre-Development**

Hydrograph



**21-361 Athwal Pre-Development Model**

Type IA 24-hr 5 Year Rainfall=2.86"

Prepared by {enter your company name here}

Printed 9/27/2022

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Page 3

**Summary for Subcatchment 1S: Project Area Pre-Development**

Runoff = 0.14 cfs @ 8.15 hrs, Volume= 0.094 af, Depth> 0.86"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type IA 24-hr 5 Year Rainfall=2.86"

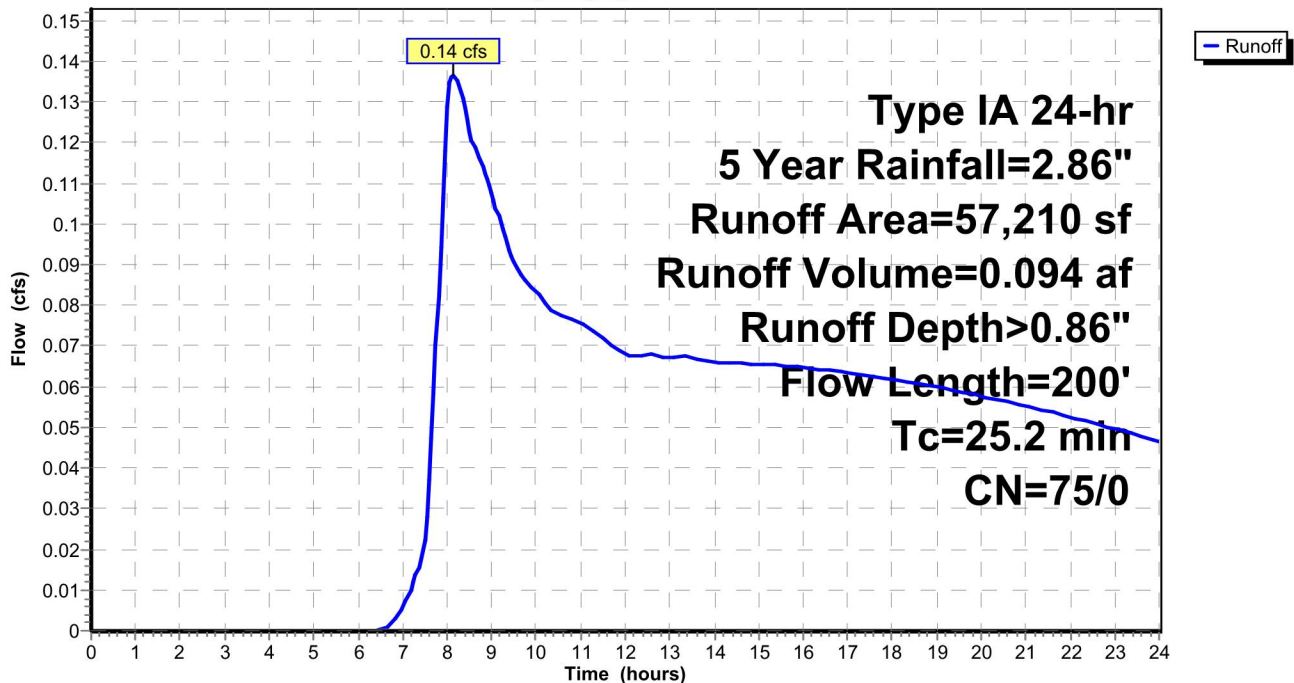
| Area (sf) | CN | Description                 |
|-----------|----|-----------------------------|
| * 57,210  | 75 | Meadow, non-grazed, HSG C/D |
| 57,210    | 75 | 100.00% Pervious Area       |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description   |
|----------|---------------|---------------|-------------------|----------------|---|
| 24.0     | 150           | 0.0050        | 0.10              |                | Sheet Flow, Pre-Developed Condition Assumed<br>Range n= 0.130 P2= 2.47"                 |
| 1.2      | 50            | 0.0100        | 0.70              |                | Shallow Concentrated Flow, Shallow Concentrated Flow<br>Short Grass Pasture Kv= 7.0 fps |
| 25.2     | 200           | Total         |                   |                |   |

**Subcatchment 1S: Project Area Pre-Development**

Hydrograph



**21-361 Athwal Pre-Development Model**

Type IA 24-hr 10 Year Rainfall=3.37"

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**Summary for Subcatchment 1S: Project Area Pre-Development**

Runoff = 0.22 cfs @ 8.08 hrs, Volume= 0.130 af, Depth> 1.19"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type IA 24-hr 10 Year Rainfall=3.37"

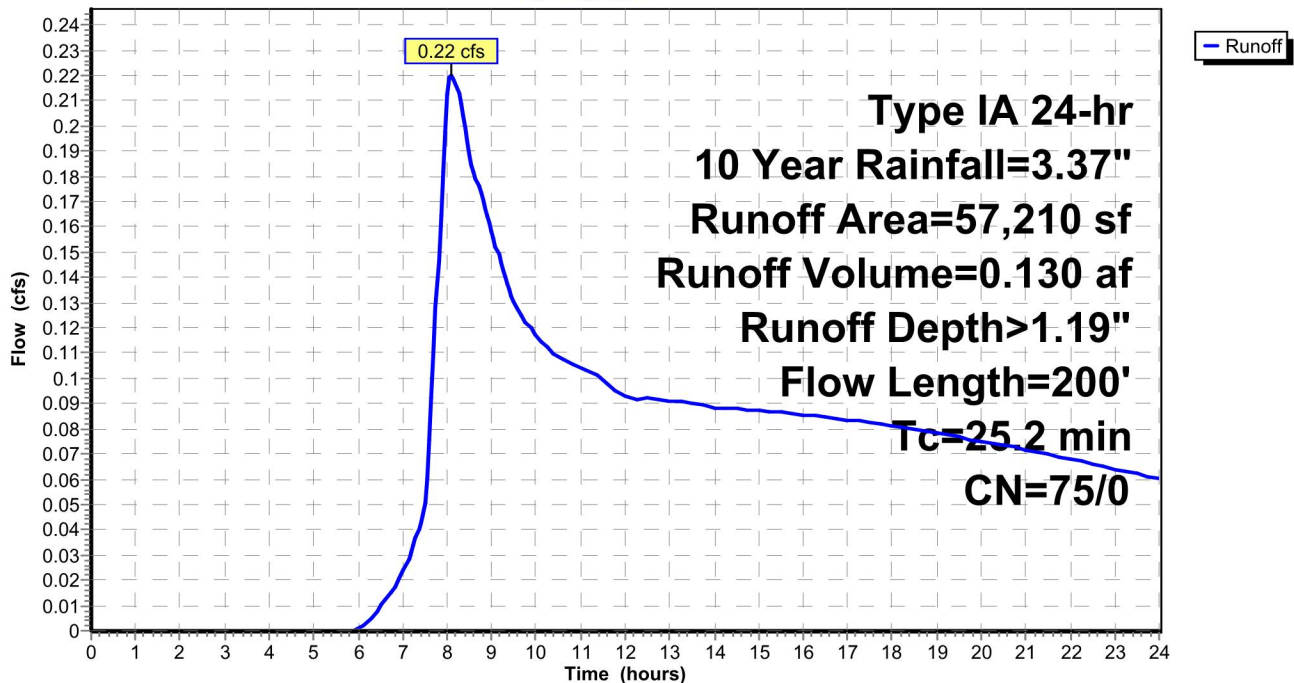
| Area (sf) | CN | Description                 |
|-----------|----|-----------------------------|
| * 57,210  | 75 | Meadow, non-grazed, HSG C/D |
| 57,210    | 75 | 100.00% Pervious Area       |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description   |
|----------|---------------|---------------|-------------------|----------------|---|
| 24.0     | 150           | 0.0050        | 0.10              |                | Sheet Flow, Pre-Developed Condition Assumed<br>Range n= 0.130 P2= 2.47"                 |
| 1.2      | 50            | 0.0100        | 0.70              |                | Shallow Concentrated Flow, Shallow Concentrated Flow<br>Short Grass Pasture Kv= 7.0 fps |
| 25.2     | 200           | Total         |                   |                |   |

**Subcatchment 1S: Project Area Pre-Development**

Hydrograph



**21-361 Athwal Pre-Development Model**

Type IA 24-hr 25 Year Rainfall=3.94"

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**Summary for Subcatchment 1S: Project Area Pre-Development**

Runoff = 0.33 cfs @ 8.07 hrs, Volume= 0.175 af, Depth> 1.60"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type IA 24-hr 25 Year Rainfall=3.94"

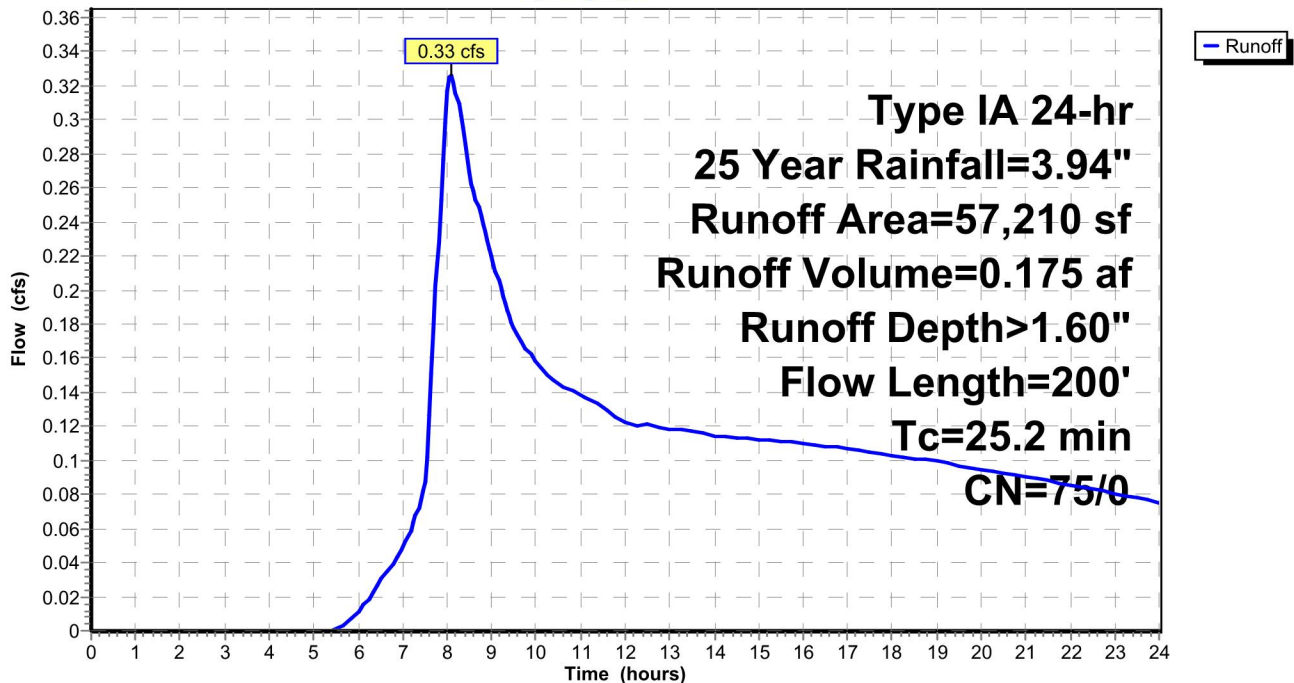
| Area (sf) | CN | Description                 |
|-----------|----|-----------------------------|
| * 57,210  | 75 | Meadow, non-grazed, HSG C/D |
| 57,210    | 75 | 100.00% Pervious Area       |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description   |
|----------|---------------|---------------|-------------------|----------------|---|
| 24.0     | 150           | 0.0050        | 0.10              |                | Sheet Flow, Pre-Developed Condition Assumed<br>Range n= 0.130 P2= 2.47"                 |
| 1.2      | 50            | 0.0100        | 0.70              |                | Shallow Concentrated Flow, Shallow Concentrated Flow<br>Short Grass Pasture Kv= 7.0 fps |
| 25.2     | 200           | Total         |                   |                |   |

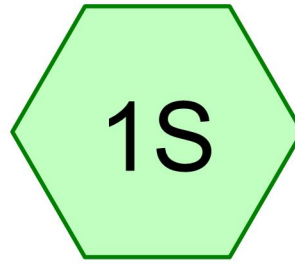
**Subcatchment 1S: Project Area Pre-Development**

Hydrograph

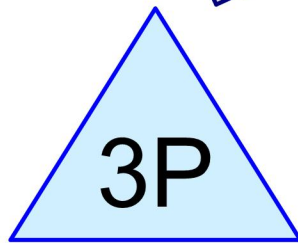
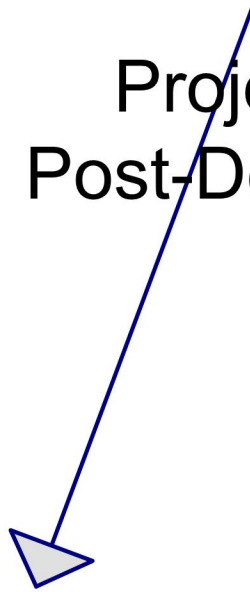


## **APPENDIX C**

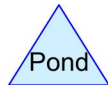
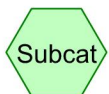
### **POST-DEVELOPMENT HYDROCAD SCSUH HYDROLOGIC MODEL**



Project Area  
Post-Development



UNDERGROUND  
CHAMBERS



**Routing Diagram for 21-361 Athwal Post-Development Model**  
Prepared by {enter your company name here}, Printed 9/27/2022  
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**21-361 Athwal Post-Development Model**

Type IA 24-hr 2 Year Rainfall=2.47"

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**Summary for Subcatchment 1S: Project Area Post-Development**

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.58 cfs @ 7.92 hrs, Volume= 0.197 af, Depth> 1.80"

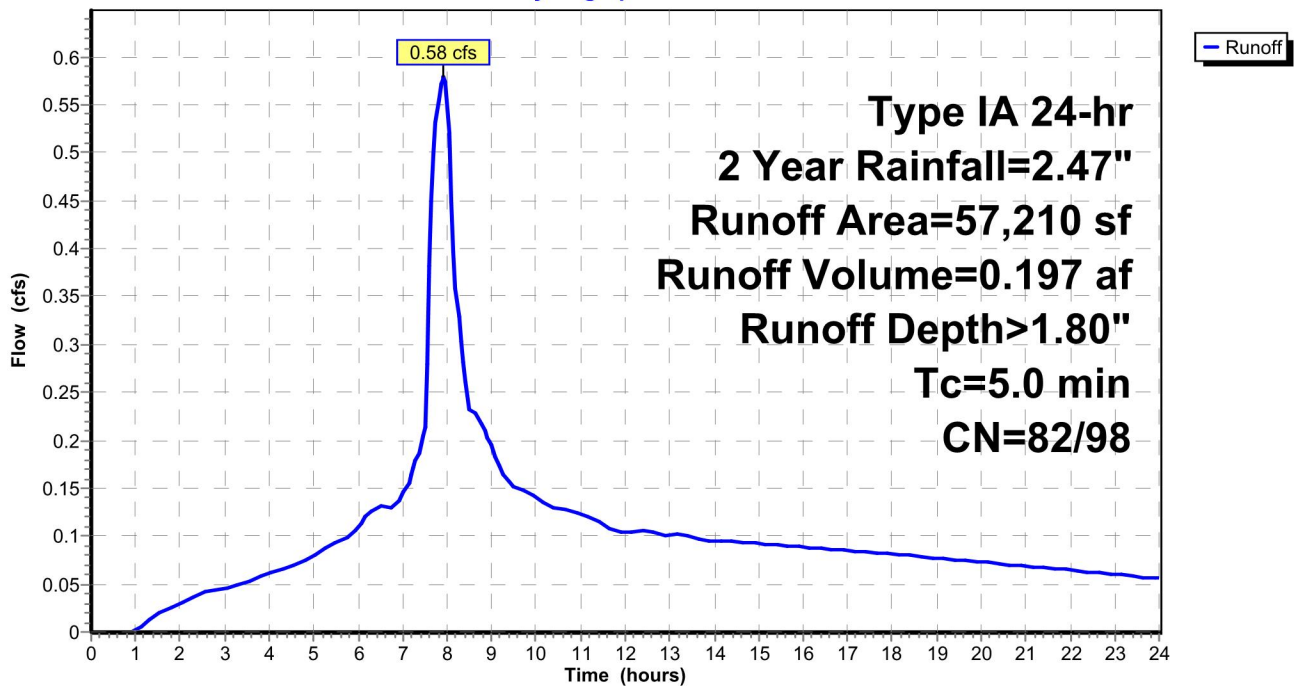
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type IA 24-hr 2 Year Rainfall=2.47"

|   | Area (sf) | CN | Description                       |
|---|-----------|----|-----------------------------------|
| * | 37,461    | 98 | Roofs, Pavement, & Walks, HSG C/D |
| * | 19,749    | 82 | 50-75% Grass cover, Fair, HSG C   |
|   | 57,210    | 92 | Weighted Average                  |
|   | 19,749    | 82 | 34.52% Pervious Area              |
|   | 37,461    | 98 | 65.48% Impervious Area            |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description   |
|----------|---------------|---------------|-------------------|----------------|---------------|
| 5.0      |               |               |                   |                | Direct Entry, |

**Subcatchment 1S: Project Area Post-Development**

Hydrograph





**21-361 Athwal Post-Development Model**

Type IA 24-hr 2 Year Rainfall=2.47"

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**Summary for Pond 3P: UNDERGROUND CHAMBERS**

Inflow Area = 1.313 ac, 65.48% Impervious, Inflow Depth > 1.80" for 2 Year event  
 Inflow = 0.58 cfs @ 7.92 hrs, Volume= 0.197 af  
 Outflow = 0.16 cfs @ 9.35 hrs, Volume= 0.193 af, Atten= 73%, Lag= 85.7 min  
 Primary = 0.16 cfs @ 9.35 hrs, Volume= 0.193 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Peak Elev= 218.29' @ 9.35 hrs Surf.Area= 1,094 sf Storage= 1,674 cf

Plug-Flow detention time= 113.1 min calculated for 0.193 af (98% of inflow)  
 Center-of-Mass det. time= 98.3 min ( 801.4 - 703.1 )

| Volume | Invert  | Avail.Storage | Storage Description   |
|--------|---------|---------------|---|
| #1A    | 216.00' | 1,592 cf      | <b>15.58'W x 70.23'L x 5.50'H Field A</b><br>6,019 cf Overall - 2,039 cf Embedded = 3,981 cf x 40.0% Voids  |
| #2A    | 216.75' | 2,039 cf      | <b>ADS_StormTech MC-3500 d +Cap</b> x 18 Inside #1<br>Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf<br>Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap<br>18 Chambers in 2 Rows<br>Cap Storage= +14.9 cf x 2 x 2 rows = 59.6 cf |
|        |         | 3,631 cf      | Total Available Storage   |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert  | Outlet Devices   |
|--------|---------|---------|--|
| #1     | Primary | 216.00' | <b>2.0" Horiz. Primary Orifice</b> C= 0.600<br>Limited to weir flow at low heads |
| #2     | Primary | 219.90' | <b>2.0" Vert. Secondary Orifice</b> C= 0.600                                     |

**Primary OutFlow** Max=0.16 cfs @ 9.35 hrs HW=218.29' (Free Discharge)

- 1=Primary Orifice (Orifice Controls 0.16 cfs @ 7.28 fps)
- 2=Secondary Orifice ( Controls 0.00 cfs)

**21-361 Athwal Post-Development Model**

Type IA 24-hr 2 Year Rainfall=2.47"

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**Pond 3P: UNDERGROUND CHAMBERS - Chamber Wizard Field A**

**Chamber Model = ADS\_StormTechMC-3500 d +Cap (ADS StormTech®MC-3500 d rev 03/14 with Cap volume)**

Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf

Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap

Cap Storage= +14.9 cf x 2 x 2 rows = 59.6 cf

77.0" Wide + 9.0" Spacing = 86.0" C-C Row Spacing

9 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 68.23' Row Length +12.0" End Stone x 2 = 70.23' Base Length

2 Rows x 77.0" Wide + 9.0" Spacing x 1 + 12.0" Side Stone x 2 = 15.58' Base Width

9.0" Base + 45.0" Chamber Height + 12.0" Cover = 5.50' Field Height

18 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 2 Rows = 2,038.7 cf Chamber Storage

6,019.3 cf Field - 2,038.7 cf Chambers = 3,980.6 cf Stone x 40.0% Voids = 1,592.2 cf Stone Storage

Chamber Storage + Stone Storage = 3,631.0 cf = 0.083 af

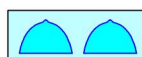
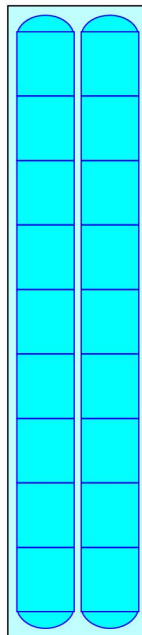
Overall Storage Efficiency = 60.3%

Overall System Size = 70.23' x 15.58' x 5.50'

18 Chambers

222.9 cy Field

147.4 cy Stone



**21-361 Athwal Post-Development Model**

Type IA 24-hr 2 Year Rainfall=2.47"

Prepared by {enter your company name here}

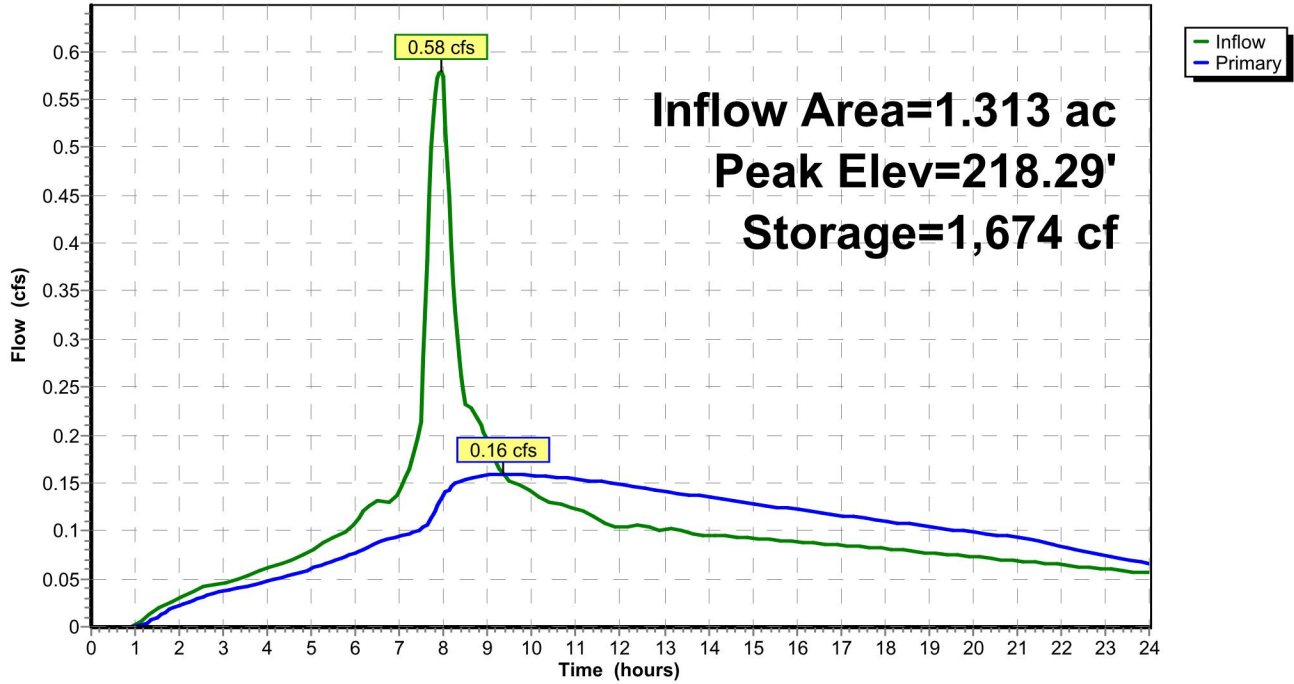
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**Pond 3P: UNDERGROUND CHAMBERS**

Hydrograph



**21-361 Athwal Post-Development Model**

Type IA 24-hr 5 Year Rainfall=2.86"

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**Summary for Subcatchment 1S: Project Area Post-Development**

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.70 cfs @ 7.92 hrs, Volume= 0.236 af, Depth> 2.16"

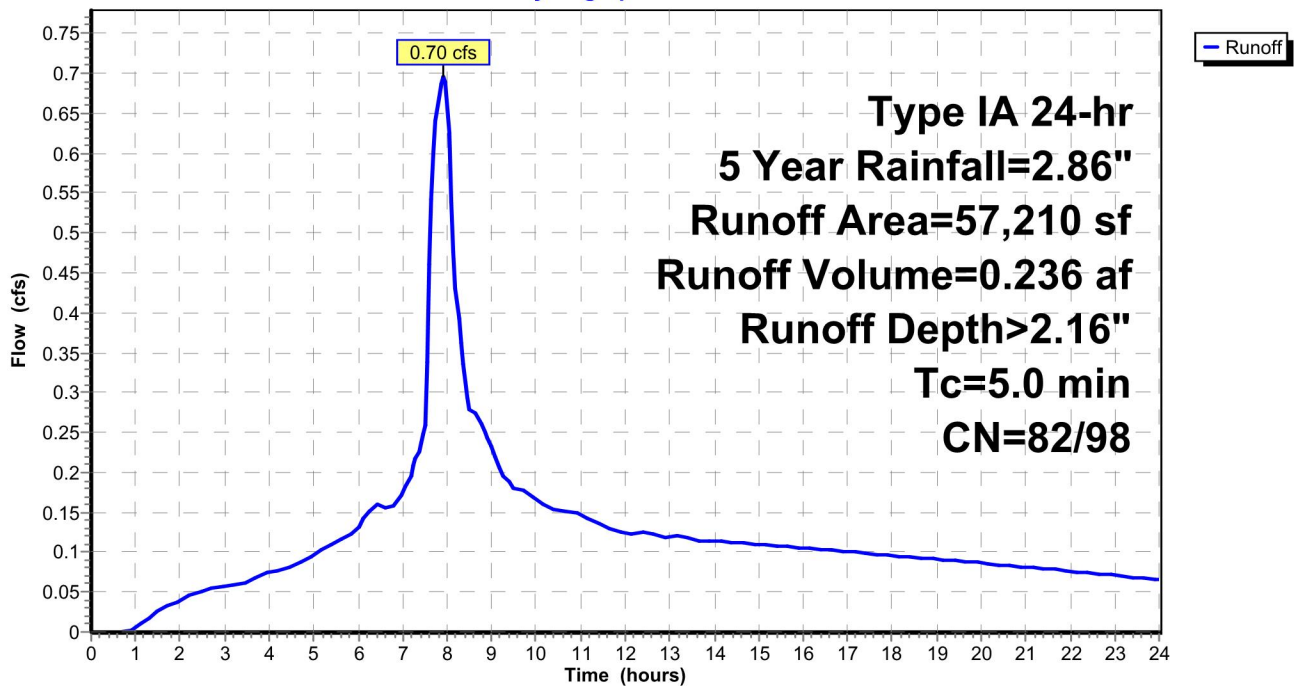
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type IA 24-hr 5 Year Rainfall=2.86"

|   | Area (sf) | CN | Description                       |
|---|-----------|----|-----------------------------------|
| * | 37,461    | 98 | Roofs, Pavement, & Walks, HSG C/D |
| * | 19,749    | 82 | 50-75% Grass cover, Fair, HSG C   |
|   | 57,210    | 92 | Weighted Average                  |
|   | 19,749    | 82 | 34.52% Pervious Area              |
|   | 37,461    | 98 | 65.48% Impervious Area            |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description   |
|----------|---------------|---------------|-------------------|----------------|---------------|
| 5.0      |               |               |                   |                | Direct Entry, |

**Subcatchment 1S: Project Area Post-Development**

Hydrograph



**21-361 Athwal Post-Development Model**

Type IA 24-hr 5 Year Rainfall=2.86"

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**Summary for Pond 3P: UNDERGROUND CHAMBERS**

Inflow Area = 1.313 ac, 65.48% Impervious, Inflow Depth > 2.16" for 5 Year event  
 Inflow = 0.70 cfs @ 7.92 hrs, Volume= 0.236 af  
 Outflow = 0.18 cfs @ 9.52 hrs, Volume= 0.227 af, Atten= 74%, Lag= 96.0 min  
 Primary = 0.18 cfs @ 9.52 hrs, Volume= 0.227 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Peak Elev= 218.91' @ 9.52 hrs Surf.Area= 1,094 sf Storage= 2,181 cf

Plug-Flow detention time= 139.8 min calculated for 0.227 af (96% of inflow)  
 Center-of-Mass det. time= 113.5 min ( 812.2 - 698.7 )

| Volume | Invert  | Avail.Storage | Storage Description   |
|--------|---------|---------------|---|
| #1A    | 216.00' | 1,592 cf      | <b>15.58"W x 70.23"L x 5.50"H Field A</b><br>6,019 cf Overall - 2,039 cf Embedded = 3,981 cf x 40.0% Voids  |
| #2A    | 216.75' | 2,039 cf      | <b>ADS_StormTech MC-3500 d +Cap</b> x 18 Inside #1<br>Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf<br>Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap<br>18 Chambers in 2 Rows<br>Cap Storage= +14.9 cf x 2 x 2 rows = 59.6 cf |
|        |         | 3,631 cf      | Total Available Storage   |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert  | Outlet Devices   |
|--------|---------|---------|--|
| #1     | Primary | 216.00' | <b>2.0" Horiz. Primary Orifice</b> C= 0.600<br>Limited to weir flow at low heads |
| #2     | Primary | 219.90' | <b>2.0" Vert. Secondary Orifice</b> C= 0.600                                     |

**Primary OutFlow** Max=0.18 cfs @ 9.52 hrs HW=218.91' (Free Discharge)

- 1=Primary Orifice (Orifice Controls 0.18 cfs @ 8.22 fps)
- 2=Secondary Orifice ( Controls 0.00 cfs)

**21-361 Athwal Post-Development Model**

Type IA 24-hr 5 Year Rainfall=2.86"

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**Pond 3P: UNDERGROUND CHAMBERS - Chamber Wizard Field A**

**Chamber Model = ADS\_StormTechMC-3500 d +Cap (ADS StormTech®MC-3500 d rev 03/14 with Cap volume)**

Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf

Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap

Cap Storage= +14.9 cf x 2 x 2 rows = 59.6 cf

77.0" Wide + 9.0" Spacing = 86.0" C-C Row Spacing

9 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 68.23' Row Length +12.0" End Stone x 2 = 70.23' Base Length

2 Rows x 77.0" Wide + 9.0" Spacing x 1 + 12.0" Side Stone x 2 = 15.58' Base Width

9.0" Base + 45.0" Chamber Height + 12.0" Cover = 5.50' Field Height

18 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 2 Rows = 2,038.7 cf Chamber Storage

6,019.3 cf Field - 2,038.7 cf Chambers = 3,980.6 cf Stone x 40.0% Voids = 1,592.2 cf Stone Storage

Chamber Storage + Stone Storage = 3,631.0 cf = 0.083 af

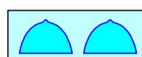
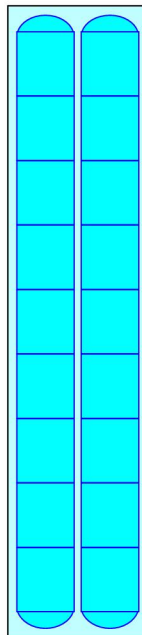
Overall Storage Efficiency = 60.3%

Overall System Size = 70.23' x 15.58' x 5.50'

18 Chambers

222.9 cy Field

147.4 cy Stone



**21-361 Athwal Post-Development Model**

Type IA 24-hr 5 Year Rainfall=2.86"

Prepared by {enter your company name here}

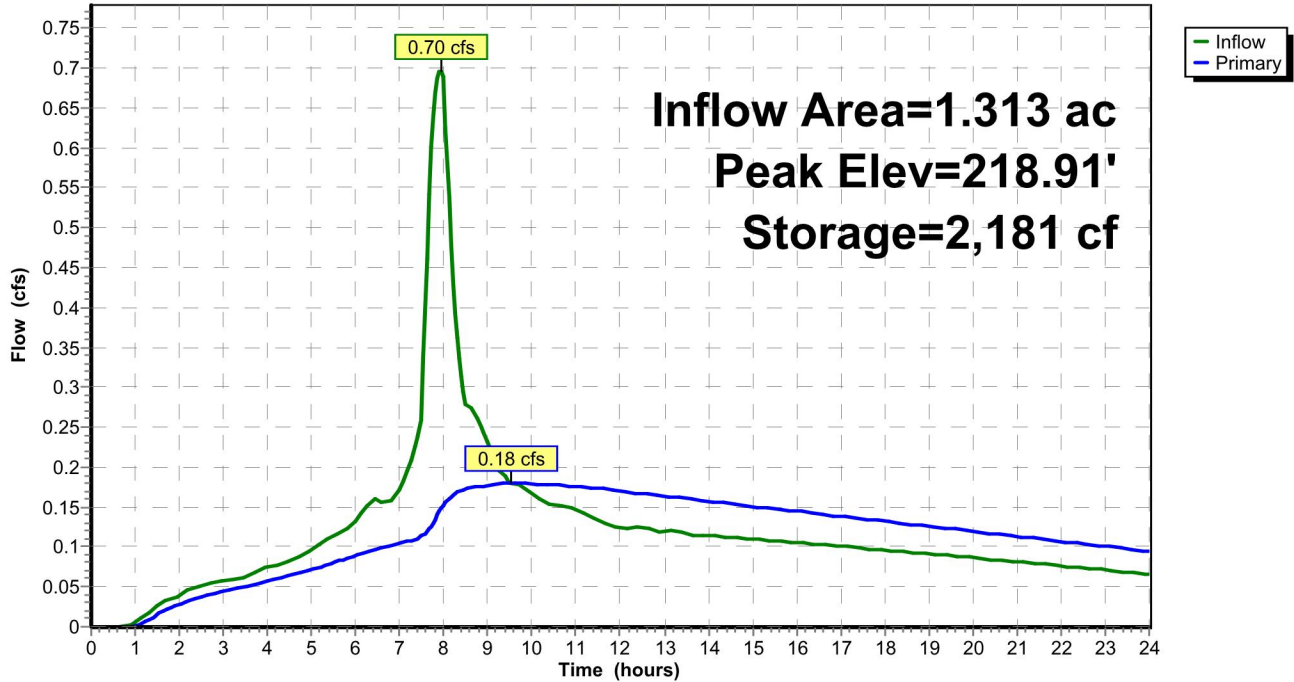
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**Pond 3P: UNDERGROUND CHAMBERS**

Hydrograph



**21-361 Athwal Post-Development Model**

Type IA 24-hr 10 Year Rainfall=3.37"

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**Summary for Subcatchment 1S: Project Area Post-Development**

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.85 cfs @ 7.92 hrs, Volume= 0.288 af, Depth> 2.63"

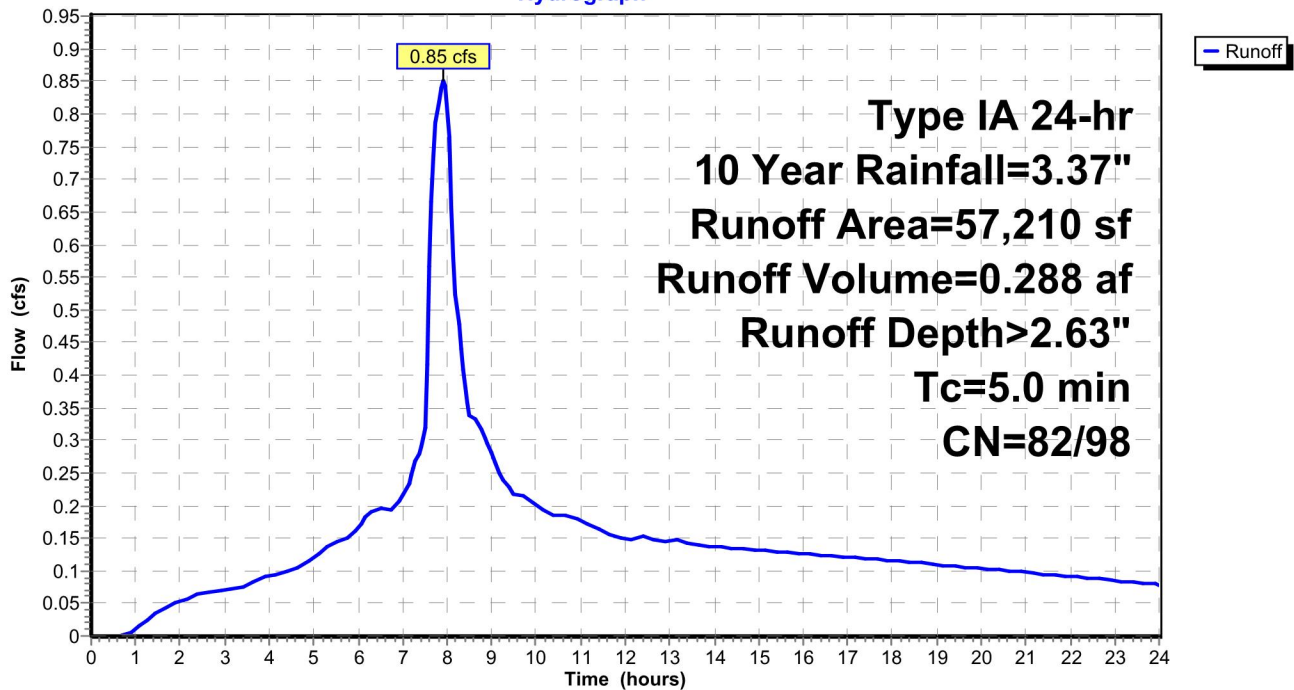
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type IA 24-hr 10 Year Rainfall=3.37"

|   | Area (sf) | CN | Description                       |
|---|-----------|----|-----------------------------------|
| * | 37,461    | 98 | Roofs, Pavement, & Walks, HSG C/D |
| * | 19,749    | 82 | 50-75% Grass cover, Fair, HSG C   |
|   | 57,210    | 92 | Weighted Average                  |
|   | 19,749    | 82 | 34.52% Pervious Area              |
|   | 37,461    | 98 | 65.48% Impervious Area            |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description   |
|----------|---------------|---------------|-------------------|----------------|---------------|
| 5.0      |               |               |                   |                | Direct Entry, |

**Subcatchment 1S: Project Area Post-Development**

Hydrograph





**21-361 Athwal Post-Development Model**

Type IA 24-hr 10 Year Rainfall=3.37"

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**Summary for Pond 3P: UNDERGROUND CHAMBERS**

Inflow Area = 1.313 ac, 65.48% Impervious, Inflow Depth > 2.63" for 10 Year event  
 Inflow = 0.85 cfs @ 7.92 hrs, Volume= 0.288 af  
 Outflow = 0.21 cfs @ 9.86 hrs, Volume= 0.270 af, Atten= 75%, Lag= 116.3 min  
 Primary = 0.21 cfs @ 9.86 hrs, Volume= 0.270 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Peak Elev= 219.92' @ 9.86 hrs Surf.Area= 1,094 sf Storage= 2,898 cf

Plug-Flow detention time= 169.0 min calculated for 0.269 af (94% of inflow)  
 Center-of-Mass det. time= 124.4 min ( 818.3 - 693.9 )

| Volume | Invert  | Avail.Storage | Storage Description   |
|--------|---------|---------------|---|
| #1A    | 216.00' | 1,592 cf      | <b>15.58'W x 70.23'L x 5.50'H Field A</b><br>6,019 cf Overall - 2,039 cf Embedded = 3,981 cf x 40.0% Voids  |
| #2A    | 216.75' | 2,039 cf      | <b>ADS_StormTech MC-3500 d +Cap</b> x 18 Inside #1<br>Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf<br>Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap<br>18 Chambers in 2 Rows<br>Cap Storage= +14.9 cf x 2 x 2 rows = 59.6 cf |
|        |         | 3,631 cf      | Total Available Storage   |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert  | Outlet Devices   |
|--------|---------|---------|--|
| #1     | Primary | 216.00' | <b>2.0" Horiz. Primary Orifice</b> C= 0.600<br>Limited to weir flow at low heads |
| #2     | Primary | 219.90' | <b>2.0" Vert. Secondary Orifice</b> C= 0.600                                     |

**Primary OutFlow** Max=0.21 cfs @ 9.86 hrs HW=219.92' (Free Discharge)

- 1=Primary Orifice (Orifice Controls 0.21 cfs @ 9.54 fps)
- 2=Secondary Orifice (Orifice Controls 0.00 cfs @ 0.52 fps)

**21-361 Athwal Post-Development Model**

Type IA 24-hr 10 Year Rainfall=3.37"

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**Pond 3P: UNDERGROUND CHAMBERS - Chamber Wizard Field A**

**Chamber Model = ADS\_StormTechMC-3500 d +Cap (ADS StormTech®MC-3500 d rev 03/14 with Cap volume)**

Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf

Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap

Cap Storage= +14.9 cf x 2 x 2 rows = 59.6 cf

77.0" Wide + 9.0" Spacing = 86.0" C-C Row Spacing

9 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 68.23' Row Length +12.0" End Stone x 2 = 70.23' Base Length

2 Rows x 77.0" Wide + 9.0" Spacing x 1 + 12.0" Side Stone x 2 = 15.58' Base Width

9.0" Base + 45.0" Chamber Height + 12.0" Cover = 5.50' Field Height

18 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 2 Rows = 2,038.7 cf Chamber Storage

6,019.3 cf Field - 2,038.7 cf Chambers = 3,980.6 cf Stone x 40.0% Voids = 1,592.2 cf Stone Storage

Chamber Storage + Stone Storage = 3,631.0 cf = 0.083 af

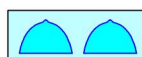
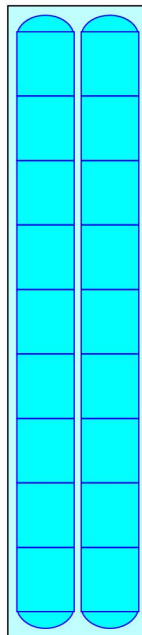
Overall Storage Efficiency = 60.3%

Overall System Size = 70.23' x 15.58' x 5.50'

18 Chambers

222.9 cy Field

147.4 cy Stone



**21-361 Athwal Post-Development Model**

Type IA 24-hr 10 Year Rainfall=3.37"

Prepared by {enter your company name here}

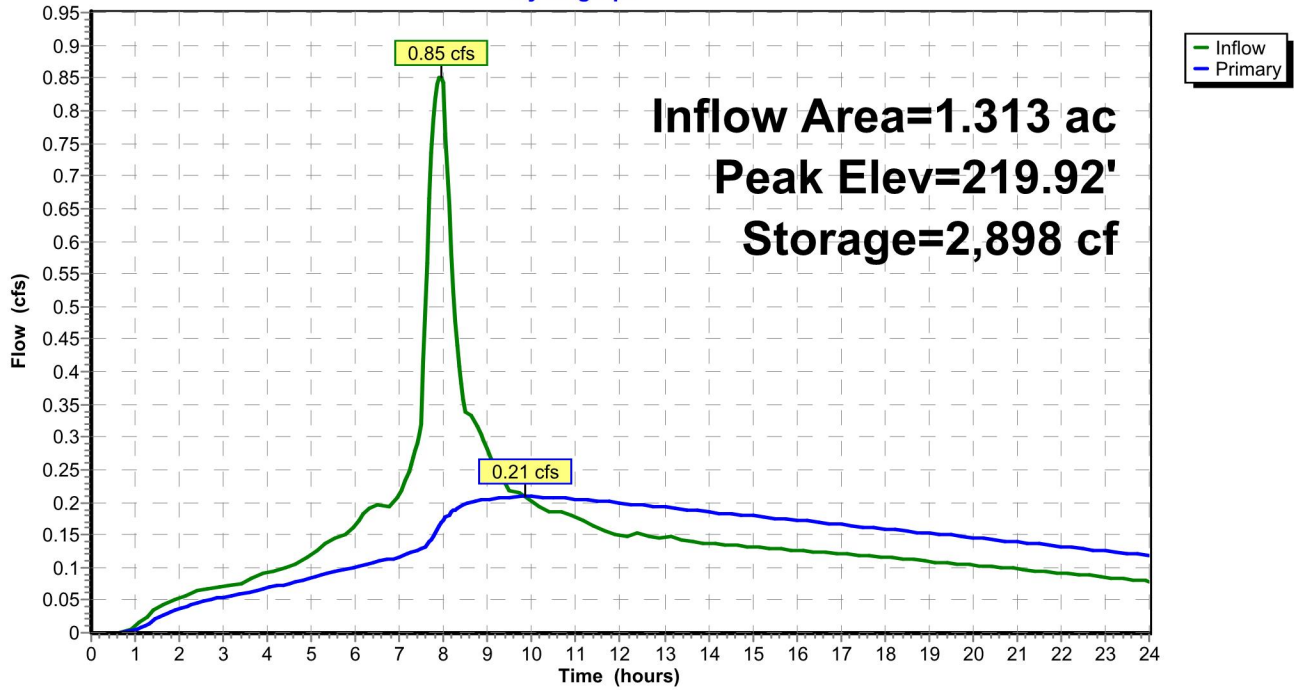
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**Pond 3P: UNDERGROUND CHAMBERS**

Hydrograph



**21-361 Athwal Post-Development Model**

Type IA 24-hr 25 Year Rainfall=3.94"

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**Summary for Subcatchment 1S: Project Area Post-Development**

[49] Hint: Tc<2dt may require smaller dt

Runoff = 1.03 cfs @ 7.92 hrs, Volume= 0.346 af, Depth> 3.16"

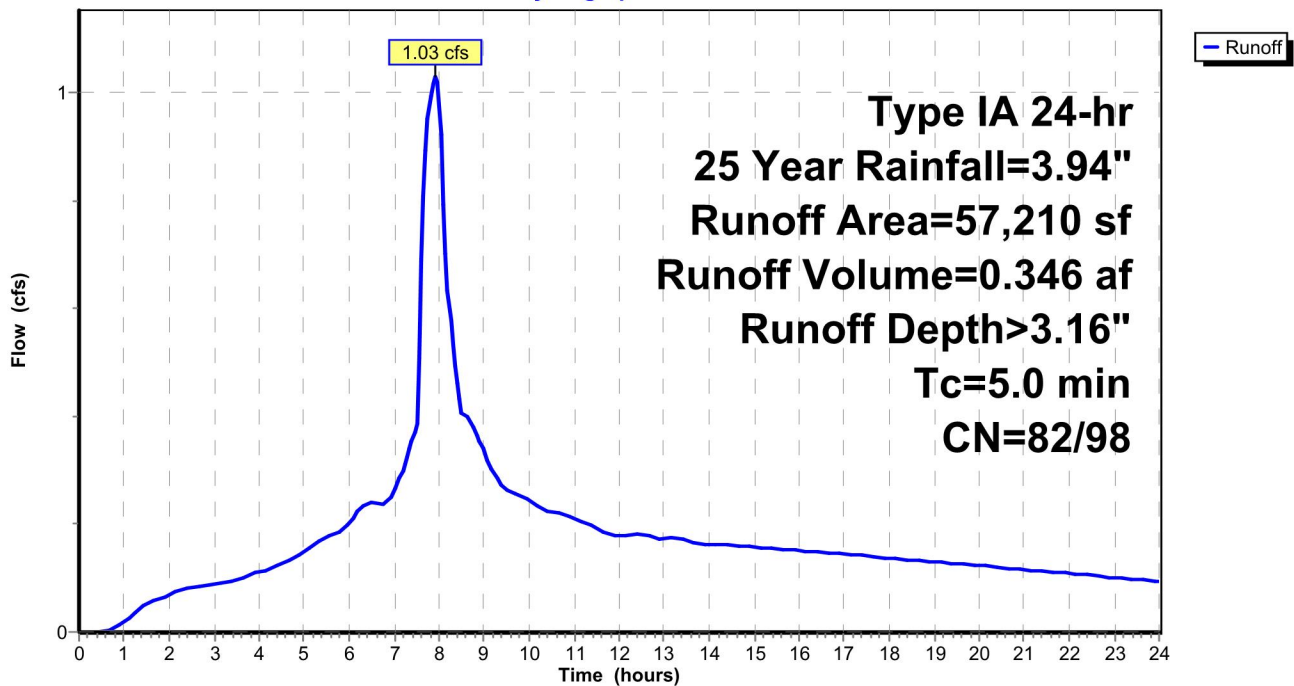
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type IA 24-hr 25 Year Rainfall=3.94"

|   | Area (sf) | CN | Description                       |
|---|-----------|----|-----------------------------------|
| * | 37,461    | 98 | Roofs, Pavement, & Walks, HSG C/D |
| * | 19,749    | 82 | 50-75% Grass cover, Fair, HSG C   |
|   | 57,210    | 92 | Weighted Average                  |
|   | 19,749    | 82 | 34.52% Pervious Area              |
|   | 37,461    | 98 | 65.48% Impervious Area            |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description   |
|----------|---------------|---------------|-------------------|----------------|---------------|
| 5.0      |               |               |                   |                | Direct Entry, |

**Subcatchment 1S: Project Area Post-Development**

Hydrograph



**21-361 Athwal Post-Development Model**

Type IA 24-hr 25 Year Rainfall=3.94"

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**Summary for Pond 3P: UNDERGROUND CHAMBERS**

Inflow Area = 1.313 ac, 65.48% Impervious, Inflow Depth > 3.16" for 25 Year event  
 Inflow = 1.03 cfs @ 7.92 hrs, Volume= 0.346 af  
 Outflow = 0.33 cfs @ 9.01 hrs, Volume= 0.319 af, Atten= 68%, Lag= 65.4 min  
 Primary = 0.33 cfs @ 9.01 hrs, Volume= 0.319 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Peak Elev= 220.90' @ 9.01 hrs Surf.Area= 1,094 sf Storage= 3,368 cf

Plug-Flow detention time= 170.5 min calculated for 0.319 af (92% of inflow)  
 Center-of-Mass det. time= 114.2 min ( 803.6 - 689.3 )

| Volume | Invert  | Avail.Storage | Storage Description   |
|--------|---------|---------------|---|
| #1A    | 216.00' | 1,592 cf      | <b>15.58'W x 70.23'L x 5.50'H Field A</b><br>6,019 cf Overall - 2,039 cf Embedded = 3,981 cf x 40.0% Voids  |
| #2A    | 216.75' | 2,039 cf      | <b>ADS_StormTech MC-3500 d +Cap</b> x 18 Inside #1<br>Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf<br>Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap<br>18 Chambers in 2 Rows<br>Cap Storage= +14.9 cf x 2 x 2 rows = 59.6 cf |
|        |         | 3,631 cf      | Total Available Storage   |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert  | Outlet Devices   |
|--------|---------|---------|--|
| #1     | Primary | 216.00' | <b>2.0" Horiz. Primary Orifice</b> C= 0.600<br>Limited to weir flow at low heads |
| #2     | Primary | 219.90' | <b>2.0" Vert. Secondary Orifice</b> C= 0.600                                     |

**Primary OutFlow** Max=0.33 cfs @ 9.01 hrs HW=220.90' (Free Discharge)

- 1=Primary Orifice (Orifice Controls 0.23 cfs @ 10.66 fps)
- 2=Secondary Orifice (Orifice Controls 0.10 cfs @ 4.61 fps)

**21-361 Athwal Post-Development Model**

Type IA 24-hr 25 Year Rainfall=3.94"

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**Pond 3P: UNDERGROUND CHAMBERS - Chamber Wizard Field A**

**Chamber Model = ADS\_StormTechMC-3500 d +Cap (ADS StormTech®MC-3500 d rev 03/14 with Cap volume)**

Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf

Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap

Cap Storage= +14.9 cf x 2 x 2 rows = 59.6 cf

77.0" Wide + 9.0" Spacing = 86.0" C-C Row Spacing

9 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 68.23' Row Length +12.0" End Stone x 2 = 70.23' Base Length

2 Rows x 77.0" Wide + 9.0" Spacing x 1 + 12.0" Side Stone x 2 = 15.58' Base Width

9.0" Base + 45.0" Chamber Height + 12.0" Cover = 5.50' Field Height

18 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 2 Rows = 2,038.7 cf Chamber Storage

6,019.3 cf Field - 2,038.7 cf Chambers = 3,980.6 cf Stone x 40.0% Voids = 1,592.2 cf Stone Storage

Chamber Storage + Stone Storage = 3,631.0 cf = 0.083 af

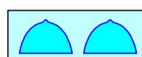
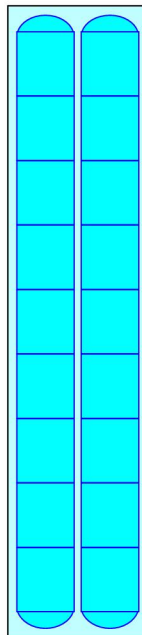
Overall Storage Efficiency = 60.3%

Overall System Size = 70.23' x 15.58' x 5.50'

18 Chambers

222.9 cy Field

147.4 cy Stone



**21-361 Athwal Post-Development Model**

Type IA 24-hr 25 Year Rainfall=3.94"

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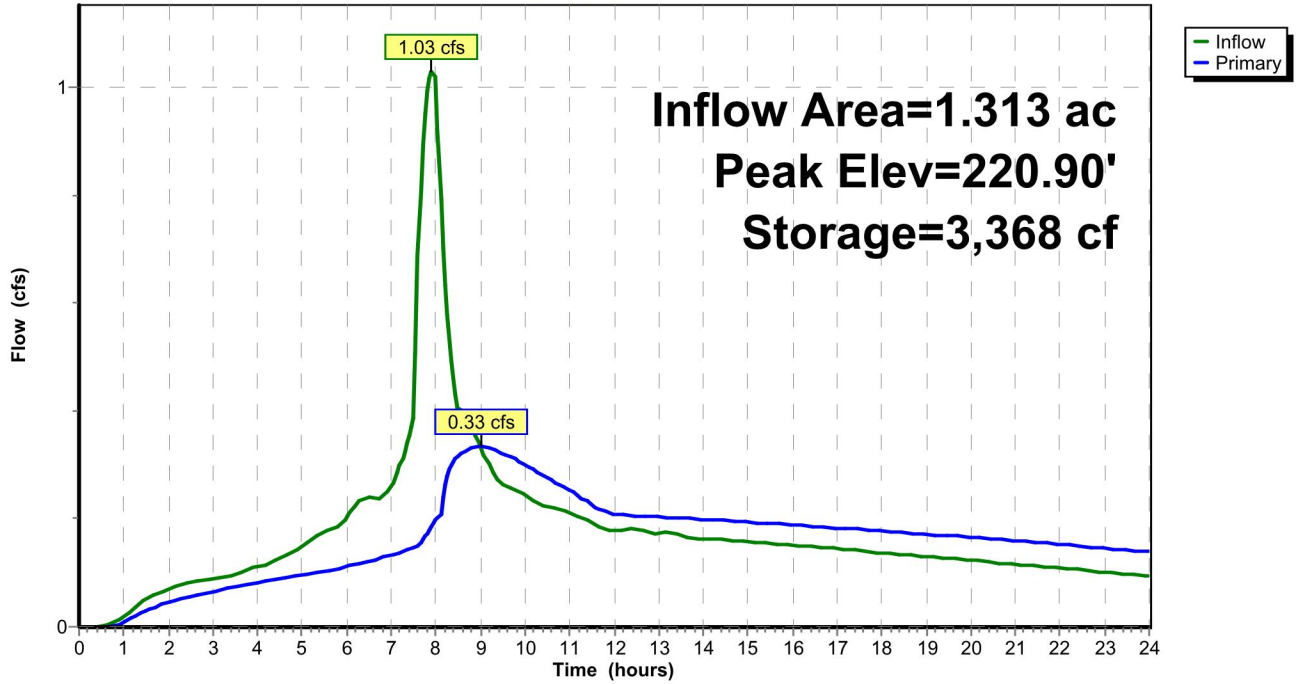
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**Pond 3P: UNDERGROUND CHAMBERS**

Hydrograph



**APPENDIX D**  
**PIPE SIZING**  
**(TO BE PROVIDED IN FINAL ENGINEERING)**



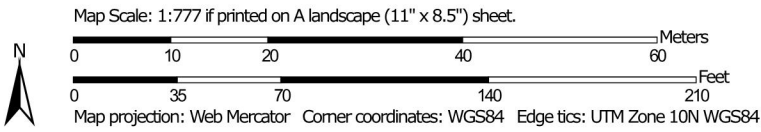
Queen Ave Multi-Family  
Preliminary Stormwater Report

September 28<sup>th</sup>, 2022

# **APPENDIX E**

## **NRCS WEB-SOIL DATA**


Hydrologic Soil Group—Linn County Area, Oregon  
(21-361 Athwal Queen)



Hydrologic Soil Group—Linn County Area, Oregon  
(21-361 Athwal Queen)




**MAP LEGEND**

**Area of Interest (AOI)**









 Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**





-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

**Soil Rating Lines**

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

**Soil Rating Points**

-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

**MAP INFORMATION**

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Linn County Area, Oregon  
Survey Area Data: Version 17, Oct 27, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 23, 2020—May 28, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

| Map unit symbol                    | Map unit name     | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|-------------------|--------|--------------|----------------|
| 3                                  | Amity silt loam   | C/D    | 1.1          | 70.0%          |
| 27                                 | Concord silt loam | C/D    | 0.3          | 21.6%          |
| 33                                 | Dayton silt loam  | D      | 0.1          | 8.4%           |
| <b>Totals for Area of Interest</b> |                   |        | <b>1.5</b>   | <b>100.0%</b>  |

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method: Dominant Condition*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Higher*

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PROJECT # 2022-088  
DATE: 09/21/2022  
REVISIONS



**1** LEVEL 01 - FLOOR PLAN  
0' 2' 4' 8' 16' 24' 1/8" = 1'-0"

**GENERAL PLAN NOTES:**

1. GENERAL NOTES APPLY TO ALL DRAWINGS.
2. DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY. OBTAIN CLARIFICATION OF DIMENSIONS OR DISCREPANCIES PRIOR TO PROCEEDING WITH AREA OF REQUIRED WORK.
3. DIMENSIONS ARE TO FACE OF FRAMING. DIMENSIONS STATED AS CLEAR ARE TO FACE OF FINISH.
4. SEE WALL SECTIONS FOR DESCRIPTION OF EXTERIOR WALL MATERIALS.
5. ALL INTERIOR PARTITIONS TO RECEIVE GLASS FIBER INSULATION, FULL HEIGHT.
6. COORDINATE LOCATION OF RECESSED OR SEMI-RECESSED ITEMS TO AVOID BACK TO BACK INSTALLATION AND TO REDUCE NOISE TRANSFER THROUGH PARTITIONS.
7. INSTALL WALL BACKING FOR ALL WALL MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: DOOR STOPS, FIXTURES, WALL CABINETS, SHELVING, COUNTERS, TOILET ACCESSORIES, SECURITY EQUIPMENT, TACK BOARDS AND MARKER BOARDS, HAND RAILS AND WINDOW COVERING TRACKS.
8. SEPARATE AREAS IN WHICH WORK IS BEING CONDUCTED FROM OTHER AREAS THAT ARE STILL OCCUPIED.
  - A. PROVIDE, ERECT, AND MAINTAIN TEMPORARY DUSTPROOF PARTITIONS OF SUITABLE CONSTRUCTION IN LOCATIONS INDICATED ON DRAWINGS OR AS DIRECTED.
9. PROTECT EXISTING WORK TO REMAIN.
  - A. PREVENT MOVEMENT OF STRUCTURE; PROVIDE SHORING AND BRACING IF NECESSARY.
  - B. PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR CUTTING NEW WORK.
  - C. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL WORK.
  - D. PATCH AS SPECIFIED FOR PATCHING NEW WORK.
10. REMOVE DEBRIS, JUNK, AND TRASH FROM SITE.
11. REMOVE FROM SITE ALL MATERIALS NOT TO BE REUSED ON SITE; DO NOT BURN OR BURY.
12. LEAVE SITE IN CLEAN CONDITION, READY FOR SUBSEQUENT WORK.
13. CLEAN UP SPILLAGE AND WIND-BLOWN DEBRIS FROM PUBLIC AND PRIVATE LANDS.
14. WORK SHOWN ON THESE DRAWINGS IS TO BE SUPPLIED, FURNISHED, CONSTRUCTED, INSTALLED ALL AS PER THE GENERAL CONDITIONS AND THE SPECIFICATIONS. EXCEPTIONS AS DESCRIBED BY THE FOLLOWING ABBREVIATIONS:
  - A. CFCI CONTRACTOR FURNISHED - CONTRACTOR INSTALLED.
  - B. OFCI OWNER FURNISHED - CONTRACTOR INSTALLED.
  - C. OFOI OWNER FURNISHED - OWNER INSTALLED.
  - D. NIC OR N.I.C. NOT IN CONTRACT OR NOT A PART OF THIS CONTRACT.

**PLAN LEGEND:**

**FLOOR PLAN NOTES:**

1 SAMPLE PLAN NOTE

**New Apartments**  
**24 UNIT BUILDING**  
2000 QUEEN STREET ALBANY OR 97322

SHEET:

**A1.21**

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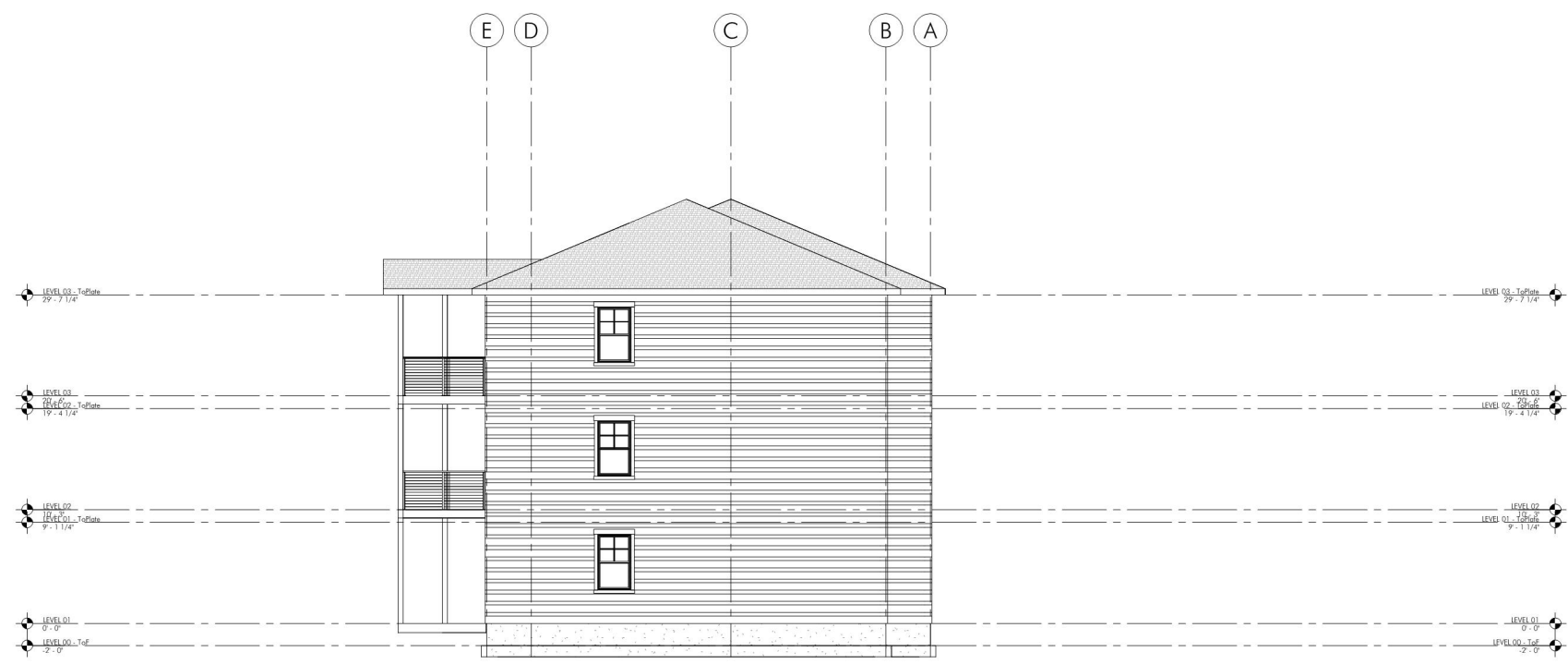
**ELEVATION NOTES:**

1 SAMPLE ELEVATION NOTE



**1** NORTH ELEVATION

1/8" = 1'-0"



**2** WEST ELEVATION

1/8" = 1'-0"

**New Apartments**  
**24 UNIT BUILDING**  
2000 QUEEN STREET ALBANY OR 97322

SHEET:  
**A2.01**

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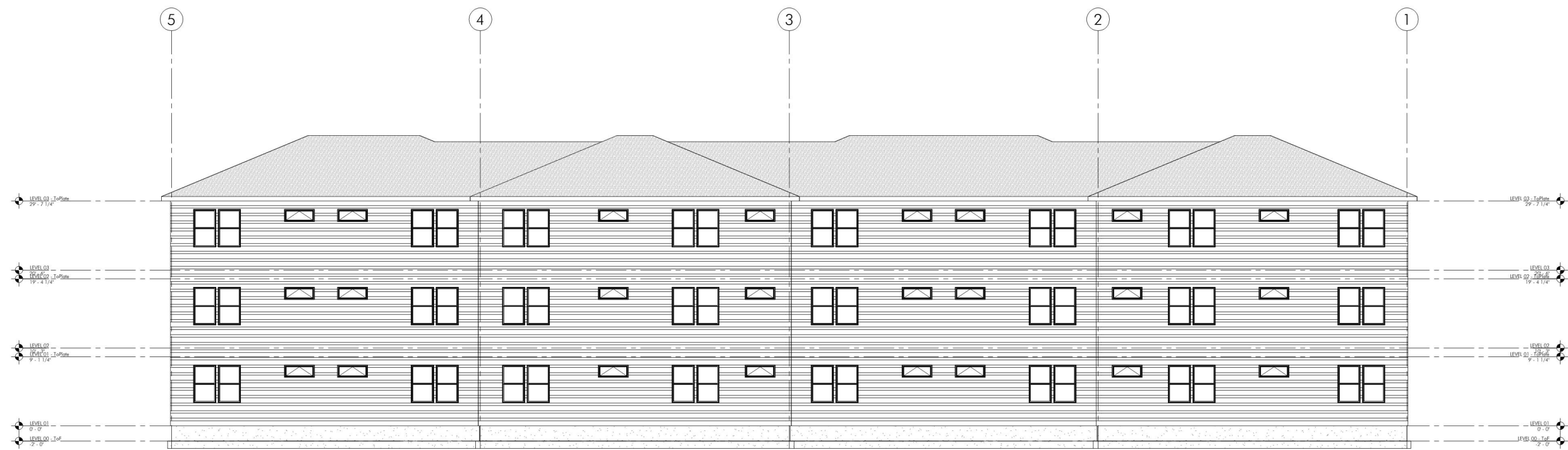
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**New Apartments  
24 UNIT BUILDING**  
2000 QUEEN STREET ALBANY OR 97322

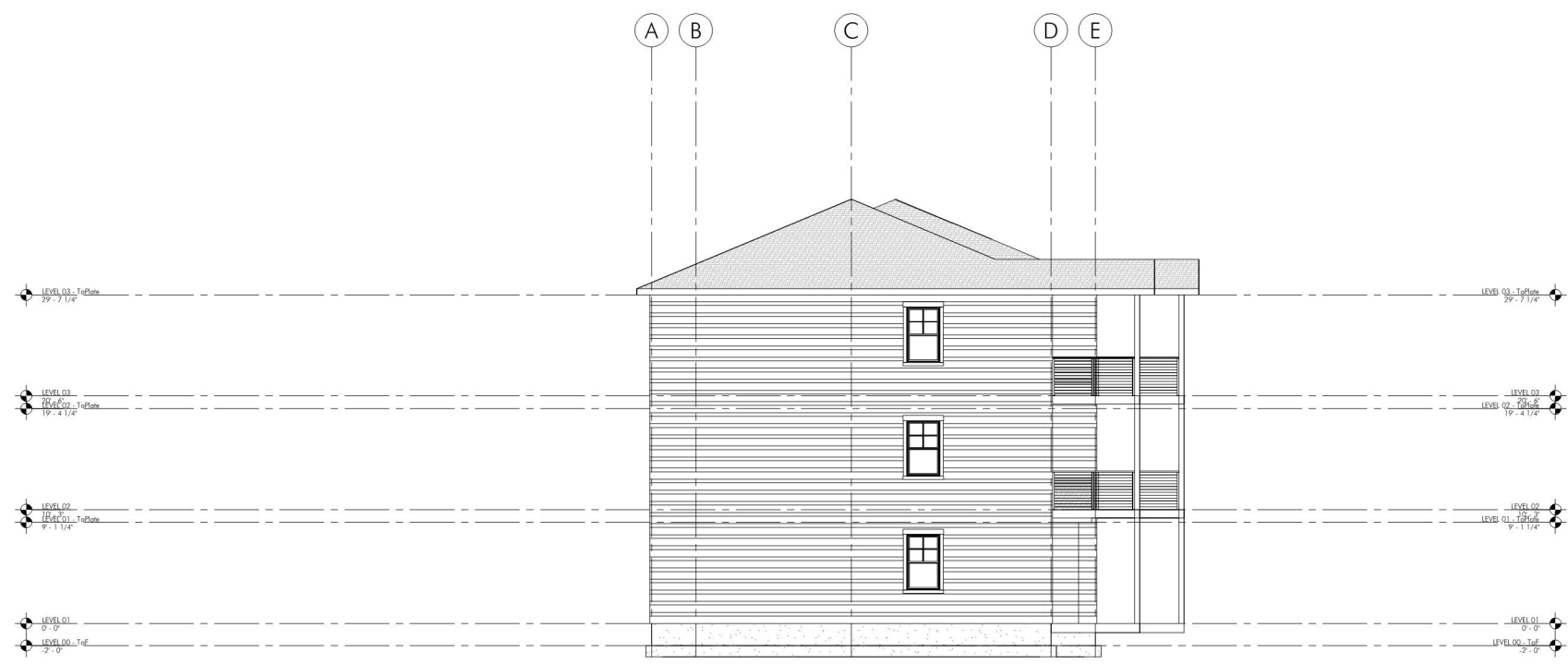
**ELEVATION NOTES:**

1 SAMPLE ELEVATION NOTE



**1** SOUTH ELEVATION

1/8" = 1'-0"



**2** EAST ELEVATION

1/8" = 1'-0"