PLANNING COMMISSION

AGENDA

Monday, August 18, 2025
5:15 p.m.

This meeting includes in-person and virtual participation.

Council Chambers

333 Broadalbin Street SW

Or join the meeting here:

https://council.albanyoregon.gov/groups/plc/zoom

Phone In: 1-253-215-8782 (long distance charges may apply); Meeting ID: 837-8633-4863; Passcode: 464432

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Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to order and pledge of allegiance
2. Roll call
3. Approval of Minutes
   - May 19, 2025 [Pages 3-7]
4. Public Comment
5. Public Hearing: PD-01-25 et al, Type III – Quasi-Judicial Process [Pages 8-232]

   Summary: Planned Development to construct 196 senior residential dwelling units on one lot with common indoor and outdoor recreational spaces with shared access, landscaping, and open space, a Site Plan Review, Replat, Natural Resource Impact Review and a Floodplain Development Review. Property located at 5353 Columbus Street SE. (Project planner – Jennifer Cepello, jennifer.cepello@albanyoregon.gov)

   Persons wanting to provide comments may:

   1- *Email written comments to cdaa@albanyoregon.gov, including your name, before **noon on the day of the meeting.***
   2- *To comment virtually during the meeting, register by emailing cdaa@albanyoregon.gov before **noon on the day of the meeting,** with your name.*
   3- *Appear in person at the meeting and register to speak.*
6. Business from the commission
7. Staff updates

8. Next Meeting Dates:
    - September 15, 2025 and September 29, 2025
9. Adjournment

This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: cdaa@albanyoregon.gov or call 541-917-7550.

Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.

MINUTES

Monday, May 19, 2025
Council Chambers – 5:15 p.m.
Approved: DRAFT

Call to Order **5:15 p.m.**

Chair JoAnn Miller called the meeting to order at 5:15 p.m.

Pledge of Allegiance

Roll Call

Commissioners Present:	Stacey Bartholomew, Tami Cockeram, Kenny Larson, Karen Cardosa, JoAnn Miller, Ron Green, Ted Bunch Jr., Paul Spilsbury
Commissioners Absent:	Skylar Bailey (excused)

Approval of the Minutes **5:16 p.m.**

Commissioner Spilsbury noted a correction was needed to page 4.

Staff would review the recording and make any necessary corrections.

Motion: Commissioner Cockeram moved to approve the minutes from the March 17, 2025, Planning Commission meeting with the correction. Commissioner Bartholomew seconded the motion, which passed 8-0.

Election of 2025 Chair and Vice Chair

Nomination for Chair: Commissioner Cardosa nominated Commissioner Miller. Commissioner Bunch seconded the nomination. Commissioner Miller accepted the nomination. There were no other nominations. All voted in favor 8-0.

Nomination for Vice Chair: Commissioner Cardosa nominated Commissioner Bartholomew as Vice Chair. Commissioner Larson seconded the nomination. Commissioner Bartholomew accepted the nomination. All voted in favor 8-0.

Public Comment

None.

Scheduled Business

Public Hearing: Planning File CU-03-25, Type III Quasi-Judicial Process. Conditional Use Review to use an existing structure at 506 Ferry Street SW as an outpatient treatment center which they classified as Community Service.

Chair Miller called the public hearing to order at 5:21 p.m.

Commission Declarations

Commissioner Bartholomew declared that she had visited Dynamic Self-Recovery for information on their treatment services for a family member, but the visit was not related to this particular building.

No other members reported any ex-parte contact.

Commissioner Cardosa declared she had driven by property. No other commissioners declared a site visit.

No members abstained from participating in the proceeding.

There were no challenges to the participation of any commissioners.

Reading of hearing procedures

David Martineau, Current Planning Manager, read the procedures.

Staff Report **5:10 p.m.**

Martineau noted the Review Decision Criteria was under ADC 2.250 and added that the property is Historic Contributing to the Monteith District. There were no exterior changes proposed. The proposed condition, if approved, is that any plans for exterior changes to the structure may require further Landmarks Commission review.

Commissioner Cardosa referred to a comment received regarding the legality of the use and asked how that affects the decision. Martineau explained that it could be addressed during the public testimony.

Commissioner Cockeram asked for a definition of Community Services. Her understanding was that the Development Code described Community Service category as services guided by local government, non-profit or charitable organizations. And the application being reviewed lists the property owner as an LLC.

Martineau responded that at the time of the application it didn't occur to him that this was a for-profit enterprise. Commissioner Spilsbury asked if the categorization was incorrect, it needed to be under another category. Martineau, referring to the public comment, offered that the comment assumed it would fall under Medical Office use rather than Community Service. Martineau wasn't aware whether it was a Charitable Organization, and examples to the code included drug and alcohol centers and treatment centers for physically and mentally disabled as a Community Service use. But it doesn't address for-profit organizations status specifically.

Commissioner Miller continued that drug and alcohol treatment can be done through non-profit or for-profit. Martineau read from the code defining Community Service which repeatedly cited non-profit or public agencies.

Commissioner Larson asked why the application came before the commission if it didn't meet the definition.

Commissioner Spilsbury brought up the irony of approving CFAs for housing needs but in this case taking away housing. The Chair emphasized no decision has been reached at that point.

Martineau offered another consideration, that Goal 5 Comprehensive Plan Implementation, addressed efforts to expand the list of conditional use permits within the historic districts increasing the reuse of historic structures.

Commissioner Cardosa asked about how clients come to use those services, court-appointed, walk-in, voluntary. Chair Miller suggested that those answers will be available during testimony.

Commissioner Bunch wondered whether charitable organizations can be for-profit.

Commissioner Green asked whether the property itself been determined suitable for multi-family units. Staff answered a single-family home cannot be converted for multi-family units in an historic district.

Applicant Testimony **5:22 p.m.**

Silia Sequeira, Planner with Varitone Architecture, represented the client. She prefaced the testimony sharing the client's initial intentions for the building. She addressed the common feedback they've heard. She assured the commission that the owners are not medical professionals so it would not a traditional medical office. The next applicable category was Community Service. The center operates as a social service as described except for their business model. She noted that there are a lot of outsourced government services and charitable organizations that are for-profit. They believed that they had characterized themselves properly as a community service. The other concern they have heard is regarding parking and the numbers of clients. She assured them there wouldn't be large groups. She said the client had reported that a good chunk of their clients takes public transport or walk. She assured the commission that the owners are willing to reach agreements with the neighbors to assuage their concerns over parking. She asked the commissioners to consider the intentions of these sections against the actual use. Regarding whether the proposed use is consistent with the intended character of the base zone in the neighborhood,

and what she viewed that as. It's an historic residential district and the purpose statement says that it's the primary intent to preserve the residential resources, so a combination of the form and function. It will still be characteristic of the form in its structure. Regarding the character and use consistent with the zone, feedback has been questionable regarding the clientele that would receive services. The proximity to downtown gives it a more varied commercial/residential characteristic.

Commissioner Questions

Commissioner Larson asked when the property was purchased whether the buyers investigated the zoning. Sequeira answered that they did not, which she found is the case for many buyers.

Commissioner Spilsbury asked if they have other locations and if zoning was an issue in those cases. Sequeria shared that they have other locations without the same restrictions.

Commissioner Cardosa emphasized that treatment and counseling is needed and should be available in areas where those services can be easily accessed. Also adding that parking is not mandated for any business. Cardosa could see the benefits that would be provided.

The Chair reminded commissioners that they need to focus on the criteria and how the applicant meets the criteria. This decision comes down to the classification of Community Service to be qualified and it isn't government, non-profit or a charitable organization, but a for-profit enterprise. If so, it doesn't meet the criteria for Conditional Use.

Sequeira suggested that there is enough gray area to create a point of navigation for the decision. Commissioner Miller reinstated the definition of a charitable organization is non-profit. Emphasizing that it is not a non-profit providing those services. Examples of services listed describe what those qualifying organizations are allowed to provide.

Commissioner Larson offered the need for consistency in the review of these applications. And approving different allowances and conditional uses creates uncertainty for future applicants.

Commissioner Green questioned the role of the commission if we aren't working in the gray areas and providing deliberation in these matters.

Commissioner Bartholomew agreed they are there to use their interpretative discretion.

Commissioner Bunch asked if the organization is registered as a charitable organization. Sequeria said they were not.

Commissioner Larson offered that the code is clear and there isn't much gray area there.

Public Testimony **5:59 p.m.**

Dawn Lyman, Corvallis, testified as to her personal success due to the peer support and recovery services for mental health and trauma therapy that Dynamic Self-Recovery provided her. She testified those services to be life-saving.

Edward Dearden, Albany, testified that Dynamics has been super beneficial to the community and has been good representatives within the community at other locations. The majority of the clients live in close proximity to those centers. He hasn't heard any complaints from neighbors in those areas. The location for other services being all close by downtown, the proposed center would be perfectly located and within public transit.

Dr. Bill Origer, Monteith District resident, shared that this is a noble organization that has changed people's lives. He had concerns regarding the lack of due diligence in purchasing the property and repeated it was not a medical practice or non-profit/charitable organization. A decision to approve is antithetical to the form and function of the historic district.

Camron Settlemier, resident of the Monteith district, wanted to clarify that Community Service is defined under OAR as operated under government, non-profit or charitable organization. Clearly this organization does not meet this definition. There is no gray area. It does meet Office uses in ADC 2.110 but not community services, and Offices and Commercial Activities are not allowed in the HM zone. He did not

believe it would be consistent with the zone as the zone is primarily to preserve the historic character as existing residential resource. The house exists to serve a residential function would be converted to for-profit corporate use. And with no protections for the interior, it could be gutted to provide for that need.

Daren Clowser, neighbor of this property, came forward for more information about the proposed use. He shared concerns about parking issues, and extra foot traffic through the area. He said it is a good cause but not a good use for the home.

Tam Miller, Albany, wanted to comment as a client of the company about the variety of services available and the judgments that people have about clientele as being unfair.

Rebuttal Testimony **6:18 p.m.**

Sequeira thought it would be useful to look at how the definition of community service is laid out in the code. Community Services are operated by the government, non-profits and charitable organizations to provide a local service to the community and generally the services are provided as an ongoing regular basis at the site. She felt it was important that the use examples in the code are split into another paragraph and that's where the uses got separated from the baseline definition and that is where the gray area lives and where your area of discretion lives. The fact that these use examples were split off from the baseline definition and in those use examples are libraries, museums, drug and alcohol treatment so from her experience there is discretionary power, the code is not perfectly written and is not going to be interpreted the same by each individual. The Commission has the power to provide that interpretation. She noted the checks and balances available if there are disagreements with a decision.

Chair Miller closed the public hearing at 6:20 p.m.

Commission Deliberation

Commissioner Cockeram began by declaring that she has a position on the board of a recovery organization that may have relationships with the applicant organization. She wanted to disclose that. Her challenge is that although she believes in the work that is done, as a planning commissioner they are tasked with upholding these codes. When they begin deviating, they may be inclined to continue deviating down the road with other applications.

Commissioner Larson asked staff whether in the application process was there ever an opportunity that they should have disclosed or asked staff about not being a non-profit. Martineau responded there was not. Larson was disappointed that the application and the needed services they provide would not be approved.

Commissioner Bartholomew recalled during the presentation, Martineau highlighted a piece of code that provided an opportunity to put this organization into this situation. She asked him to review that piece of the code. Martineau stated it was wording of Goal 5, No. 17 of the Implementation Policy of the Comprehensive Plan. Stating a goal to expand the list of conditional uses permitted in the historic district to increase the adaptive reuse of historic structures.

Commissioner Bartholomew acknowledged the code but offered that there are other historic buildings being used in a similar way in other areas of the community and they are pinpointing this specific one because it wasn't grandfathered in and it's a new use. She is aware of the strong push in the community to preserve Albany's historic buildings. But wanted to point out that 5–6-bedroom homes are not tenable to most single-family buyers and sometimes these homes remain empty and uncared for. She shared that there has been a couple of historic homes torn down because of deterioration. If homes aren't taken care of, they will end up losing historic structures. Change of use facilitates maintenance of the form and is something that we sometimes have to do.

Commissioner Miller echoed Commissioner Larson's view that there is no gray area when defining for-profit and non-profit. The code is clear. She restated that non-profit organizations are providing those services that are listed in the code. It isn't for the commission to change the code but to look at the definition brought before us as commissioners for the city. She acknowledged the need for treatment centers and testified to her support around substance use treatment, but she can't get around this. It is clear that this

applicant doesn't meet the criteria for Community Service but her personal opinions on the need for these services cannot weigh in on this decision. The definition stands and is the grounds for denying this application.

Commissioner Green asked about other uses for this property. The house doesn't actually give much of a benefit to help with housing needs. To him, the code does not seem to be exclusionary of the use proposed. It does not exclude anything else; he believes the words are just inclusive. He also had an issue with this being brought to the commission, a needed function and just to deny it because of the letter of the law doesn't seem right.

Commissioner Cardoza agreed and added that the house being right on the corner places it totally within the hub of other needed services. Variances are what we are all about and this would be a positive to the community.

Motion: Commissioner Larson moved to deny the proposed CU review as conditioned under Planning file CU-03-25. This motion is based on findings and conclusions in the May 9, 2025, staff report and the findings in opposition of the application made by the Planning Commission during public testimony and deliberations on this matter. The following CU criteria have not been met and that is the definition of community services. Commissioner Bunch seconded the motion, which passed 5-3 in favor of denial of the application with Commissioners Cardosa, Green and Bartholomew voting against.

Business from the Commission

Commissioner Larson praised the applicant's efforts.

Staff Updates

David Martineau noted his appreciation for the commission's deliberations given how difficult decisions can be. He offered to prepare a Notice of Decision and pass forward what the basis of denial is.

Next Meeting Date

To be determined

Adjournment

Hearing no further business, Chair Miller adjourned the meeting at 6:39 p.m.

Respectfully submitted,

Susan Muniz
Recorder

Reviewed by,

David Martineau
Current Planning Manager

**Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing cdaa@albanyoregon.gov.*

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

Staff Report

Planned Development Review, Replat, Site Plan Review for Tree Felling, Floodplain Development, & Natural Resource Impact Review

Files: PD-01-25, RL-04-25, SP-05-25, FP-01-25, & NR-01-25 August 11, 2025

Summary

The proposed development is for the expansion of Mennonite Village, a continuing care retirement community. The applicant proposes the concurrent applications for a Planned Development consisting of 98 duplexes, a Replat to consolidate two properties into one 147.01 acre until of land, a Site Plan Review for the Felling of 21 trees, a Natural Resource Impact Review for the removal of vegetation (trees), the siting of public and private utility facilities within the Riparian Corridor and a Floodplain Development Review for the grading and paving for the development of a public multi-use trail and the outfall of a public storm main within the Special Flood Hazard Area (100-year floodplain). The subject properties are located at 5353 Columbus Street SW and the unassigned property directly to the east. The subject property of where development is to occur is split-zoned Residential (R-6.5) and Open Space (OS) zoning districts. A location map is included as Attachment A.

The applicant seeks a phased planned development for the eastern expansion of Mennonite Village, a continuing care retirement community. The subject property consists of 76.33 acres directly east of the existing Mennonite Village. The proposed phased planned development will create a total of 98 duplex homes, equating to 196 new dwelling units, a community center with outdoor recreational courts for the residents, interior walking trails, as well as communal outdoor open space throughout the development. The applicant proposes to construct the planned development in three phases; Phase One will consist of 30 duplexes (60 dwelling units), a parking lot with access to the proposed public multi-use path, and communal outdoor areas; Phase Two will consist of 32 duplexes (64 dwelling units), the recreational sports courts, and the community center; Phase Three will consist of 36 duplexes (72 dwelling units) and the remainder of the communal open space.

The following decision criteria in the Albany Development Code (ADC) are addressed in this report. Planned Development Review criteria in ADC 11.240-11.330, Site Plan Review criteria in ADC 2.450, Replat criteria in ADC 11.180, Site Plan Review for Tree Felling in ADC 9.205, Natural Resource Impact Review Standards in ADC 6.310, and Floodplain Development Standards in ADC 3.110. These criteria must be satisfied to grant approval for this application.

Application Information

Proposal: Request for a Planned Development with 196 residential units on one lot with common indoor and outdoor recreational space with shared access, a Repat to consolidate two properties into one 147.01 acre property, a Site Plan Review for Tree Felling for the felling of 21 trees, a Natural Resource Impact Review for the felling of trees located within the Riparian Corridor and the construction of public and private infrastructure located within the Riparian Corridor Overlay and a Floodplain Development for the grading and

	excavation for the construction of a public multi-use trail and the outfall of a public storm main
Staff Report Prepared By:	Jennifer Cepello, Project Planner
Property Owner:	Mennonite Village; Attn: Diane Hood; 5353 Columbus Street SE, Albany, OR 97322
Applicant's Engineer:	K&D Engineering, Inc.; Attn: Dan Watson; PO Box 725; Albany, OR 97321
Applicant's Architect:	SFCS Inc; Attn: Kristie Mack; 305 S Jefferson Street, Roanoke, VA 24011-2003
Applicant Representative:	Greystone; Attn: Samantha Belyeu; 220 E. Las Colinas Blvd., Ste. 1000, Irving, TX 75062
Applicant's Landscape Architect:	DLA Inc.; Attn David Dougherty; 474 Willamette Street, Suite 305; Eugene, OR 97401
Applicant's Attorney:	Radler White Parks & Alexander LLC; Attn: Renee France; 111 SW Columbia Street, Portland, OR 97201
Address/Location:	5353 Columbus Street SE
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-21 Tax Lot 00502 & 11S-03W-20 Tax Lot 01500
Zoning District:	R-6.5 (Residential) and OS (Open Space)
Comprehensive Plan Land Use Map Designation	Urban Residential Reserve and Open Space
Total Land Area	147.01 acres
Existing Land Use:	Mennonite Village (senior living community); Farmed bare land
Neighborhood:	South Albany
Surrounding Zoning:	North: Residential (R-6.5)/Urban Growth Area-Urban Growth Boundary-20 (UGA-UGM-20) South: Open Space (OS)/Residential (R-6.5) East: Exclusive Farm Use (EFU) West: Residential Medium Density (RM)/ Residential (R-6.5)
Surrounding Uses:	North: Single dwelling units/Farmland South: Linn County Park (Freeway Lakes) East: Farmland West: Residential/Undeveloped land
Prior History:	FP-08-21: Floodplain Development for the placement of fill in the floodplain AN-02-18 & ZC-02-18: Annexation into the City of Albany and Zone Amendment to adopt R-6.5 and OS zoning designations.

Notice Information

A Notice of Public Hearing was mailed to property owners located within 1,000 feet of the subject property on July 28, 2025. The Notice of Public Hearing was posted on the subject property by August 11, 2025. The staff report was posted on the City's website August 11, 2025. At the time this staff report was completed, one comment was received.

Comments were received from a surrounding property owner expressing concerns of increased congestion at the interstation of Waverly Drive and 47th Avenue. Comments noted that the intersection of Waverly Drive and 47th Avenue is the only access for the entire neighborhood on the west side of Waverly and is already hazardous to get onto Waverly Drive especially turning north bound upon Waverly Drive.

The applicant provided a traffic study by Kettleson & Associates (Attachment K) which included the existing Waverly Drive and 47th Avenue intersection. The traffic study conducted a warranty analysis for a traffic light at the Waverly and 47th Avenue intersection. The results from the traffic study show that this intersection did not meet the warrants for adding a new traffic signal. Additional findings incorporating the submitted traffic study can be found under the Site Plan Review Criterion Eight.

In 2024 the City, in conjunction with the Oregon Department of Transportation (ODOT), performed a speed zone study of this area, which resulted in reducing the speed limit along Waverly Drive and the segment of Columbus Street south to Oak Creek.

The proposed expansion will not re-open or create any new connections to Waverly Drive or Columbus Street. The proposed expansion will use the existing 47th Avenue access point to Waverly Drive.

Appeals

Within five days of the Planning Commission's final decision on this application, the Community Development Director will provide a written notice of decision to the applicant and any other parties entitled to notice. A decision of the Planning Commission may be appealed to the City Council if a person with standing files a Notice of Appeal and associated filing fee with the City within 10 days of the date the City mails the notice of decision.

Staff Analysis

The Albany Development Code (ADC) includes the following review criteria for a conditional use review, which must be met for the applications to be approved. Code criteria are written in ***bold italics*** and are followed by findings and conclusions.

PLANNED DEVELOPMENT REVIEW CRITERIA (ADC 11.240-11.330)

Definition (ADC 11.240)

A planned development is a master planned environment intended for a variety of related activities. It promotes an integrated, coordinated development of land, normally involving increased flexibility in use and design standards, with special incentives or restrictions on development. A planned development may be primarily residential uses with associated commercial uses, a mixed-use development, or it may be a commercial or industrial development.

Finding of Fact

The proposal is for an integrated and coordinated development of land for residential use, consistent with the definition stated above.

Purposes (ADC 11.250)

The purposes of a Planned Development are to:

(1) Encourage more innovative planning that results in more desirable or sustainable environments or neighborhoods, improved protection of open spaces, transportation options,

and site phasing of developments through the application of flexible and diversified land development standards than would otherwise occur under conventional land development procedures; and

(2) Facilitate the efficient use of land and resources in regard to land uses, buildings, circulation systems, natural features, energy conservations, open space and utilities.

Finding of Fact

The application proposes an integrated planned development for residential uses. The planned development proposes efficient use of land and protection of open spaces. Flexibility in standards are described under Criteria in ADC 11.280 (below). These criteria are met.

Procedure (ADC 11.260)

A planned development is processed in two steps. The first step is review of the planned development project design and land uses by the Planning Commission under the Type III procedure. The final approval is reviewed by the director through the Type I procedure.

Finding of Fact

Through this land use review process, the application for a planned development is processed in accordance with a two-step process. The planned development project design and land uses are reviewed by the Planning Commission through a Type III procedure, in accordance with ADC 1.240. The final approval would be reviewed by the Community Development Director through a Type I procedure, in accordance with ADC 1.210. This criterion is met.

Permitted Buildings and Uses (ADC 11.270)

The following buildings and uses are permitted individually or in combination in a planned development:

(1) Residential areas:

(a) Accessory buildings and uses (permitted in combination with principal uses only);

(b) Dwellings, multiple-unit;

(c) Dwellings, single-unit;

(d) Middle housing;

(e) Open space;

(f) Parks, playgrounds, golf courses, driving ranges, community centers, or recreation facilities supported by the planned development; and

(g) Commercial services to primarily serve the Residential Planned Development.

Finding of Fact

The applicants propose to expand the existing Mennonite Village by adding 98 duplexes for a total of 196 dwelling units, in combination with a resident community center, outdoor recreational courts, and open space areas on one parcel. This criterion is met.

Standards That May Be Modified (ADC 11.280)

The following standards may be modified in order to create developments that are superior to those that could be developed through the conventional development standards:

Criterion 1

Development Standards. Except as noted in Table 11.330-1, minimum lot area, width and frontage, height and yard requirements (and for manufactured home parks, the manufactured home park standards in Article 10) will not be used to dictate the development but will act as general guidelines that may be adjusted to provide for a higher quality development.

Finding of Fact

1.1 The applicant seeks a phased planned development for the eastern expansion of Mennonite Village, a continuing care retirement community. The subject property consists of 76.33 acres directly east of the existing Mennonite Village. The proposed phased planned development will create a total of 98 duplex homes, equating to 196 new dwelling units, a community center with outdoor recreational courts for the residents, interior walking trails, as well as communal outdoor open space throughout the development. The applicant proposes to construct the planned development in three phases; Phase One will consist of 30 duplexes (60 dwelling units), a parking lot with access to the proposed public multi-use path, and communal outdoor areas; Phase Two will consist of 32 duplexes (64 dwelling units), the recreational sports courts, and the community center; Phase Three will consist of 36 duplexes (72 dwelling units) and the remainder of the communal open space.

1.2 The subject property is split-zoned as R-6.5, a low-density zoning district and OS-Open Space. The portion of the property that is located within the OS zoning district is confined to the aera within the FEMA regulated floodway. The applicant does not propose any development within the OS zoning district; therefor only design standards for the R-6.5 zoning district will be addressed in these findings

1.3 The development standards of the R-6.5 zone are presented under ADC Table 3.190-1. The minimum lot size is dependent upon the square footage of each detached dwelling or duplex which ranges from 3,000 square feet to 6,500 square feet, with a minimum width of 50 feet. The R-6.5 zoning district has a maximum height of 30 feet with a front setback of 15 feet, and an interior setback of 5 feet for single story structures or 8 feet for two or more stories.

1.4 Table 11.330-1 contains the maximum density permitted per zoning district, with a maximum of 6 dwelling units per acre in the R-6.5 zoning district. It is noted that Middle Housing Zoning Districts (all residential zoning districts), additional density is allowed for middle housing options. If pursued, middle housing lot sizes shall not be less than the minimum lot size for the housing type in the applicable zoning district.

1.5 The subject property, as it currently exists, is 76.33 acres, with approximately 24.8 acres of the 76.33 acres located within the OS zoning district. The subject property has an average width of approximately 1,886 feet. The applicant does not propose to create any new lots with this planned development application. Based upon the size of the property in the R-6.5 zone, the maximum density allowed upon is 309 dwelling units.

1.6 The submitted building elevations (Attachment I) for the proposed duplexes indicate each residential unit is one-story with an approximate height of 22 feet for Cottage A and 19 feet for Cottage B. Both Cottages A and B are approximately 4,494 square feet in size, 2,247 square feet per dwelling unit. As a part of the development applicant proposes to construct a community center for the residents. Based upon the application materials, the community center will be approximately 3,392 square feet and have an average pitched roof height of 25 feet. All onsite structures meet or exceed the lot size and width and will be below the maximum density requirements for the R-6.5 zone. No onsite development will exceed the maximum height standard of 30 feet in the R-6.5 zone.

1.7 The lot coverage standards in the R-6.5 zoning district are 60 percent. Lot coverage for single-dwelling units and middle housing development may only include the area of the lot covered by buildings or structures. All proposed structures equate 20.3 acres, 26.6 percent of the subject property. The lot coverage standard is met.

1.8 The proposed development will not be located within the Open Space (OS) zoned portion of the property. By preserving the OS areas, the project meets the intended use of the OS zoning district.

Conclusions

1.1 The proposal does not request modifications to the lot area, width, frontage, or height requirements through this planned development process.

1.2 This criterion is met without conditions.

Criterion 2

Design Standards. ***Except as noted herein, design standards in Article 8 may be modified through a planned development if the Adjustment criteria in ADC 2.080 are met. Design standards identified in ADC 8.000 as not being eligible for Adjustments are also not eligible for modification through a Planned Development.***

Finding of Fact

2.1 Adjustments that are not permitted in ADC 8.000 are for Telecommunication Facilities (8.500) and Supplemental Design Standards for the Oak Creek Transition Area (8.620). The applicant is not proposing any telecommunication facilities. The subject property is partially located within the Oak Creek Transition Area Overlay (OCTA), but the applicant is not proposing any modifications to the OCTA design standards.

2.2 Design standards are fully addressed under Criterion 4 of the Site Plan Review analysis later within this report. The associated findings and conclusions are included herein by reference.

2.3 No adjustments to the design standards are being requested.

2.4 This criterion is met without conditions.

Criterion 3

Streets. Private streets may be constructed in a planned development. These streets may be narrower than usual where on-street parking is prohibited and where access is limited to pre-approved locations. Any private street in an industrial planned development must be constructed to public standards. All lots must be provided with direct access to a public or private street.

Findings of Fact

3.1 The proposed development will expand the existing private street network from the existing developed Mennonite Village to the east of the subject property to serve the proposed retirement dwelling units and allow for emergency vehicle circulation through the site. The development is not proposing on-street parking along the private streets. The proposed private road network has previously approved connections to the public right-of-way and is not proposing any additional connections to Waverly Drive or Columbus Street.

3.2 The Albany Development Code (ADC) Article 12.120 and the associated Table 12.120-1 contains the rights-of-way and roadway widths. Local rights-of-way must be 52-56 feet wide with a roadway width of 28-32 feet. The applicant proposes private roads with a width of 32 feet and a roadway width of 28 feet.

3.3 The application included a replat application to consolidate two units of land into one parcel. The replat would give the subject property direct access to Waverly Drive/Columbus Street, which are public rights-of-way.

3.4 Transportation and street design is fully addressed under Criterion 8 of the Site Plan Review analysis later within this report. The associated findings and conclusions are included herein by reference.

3.5 This criterion is met without conditions.

Criterion 4

Cottage Clusters. A cottage cluster project may be developed as a planned development (with a concurrent standard land division application) in order to provide the developer with flexibility in the number and configuration of units and lots. This is an alternative to the middle housing land division process under ADC 11.600-11.630. Cottage clusters that are divided as provided herein shall continue to be classified as Middle Housing.

Finding of Fact & Conclusion

4.1 No cottage cluster projects are proposed.

4.2 This criterion is not applicable.

Professional Design Team Required (ADC 11.290)

An applicant for a planned development approval must certify in writing that a member of each of the following professions will be used in the planning and design process for the proposed development:

(1) A licensed architect or professional designer;

(2) A certified nurseryman, landscape architect, or landscape designer approved by the director; and

(3) A registered engineer or land surveyor.

Finding of Fact & Conclusion

Kristie Mack, Project Manager/Senior Associate with SFCS Architects; David J. Dougherty, a registered landscape architect with Dougherty Landscape Architects; and Daniel K. Watson, a registered professional engineer and principal at K&D Engineering, Inc. were used in the planning and design process for Mennonite Village. This criterion is met.

Preliminary Plan Submittal Review Criteria (ADC 11.310)

A planned development request will be granted interim approval by the review body if the development meets the Site Plan Review criteria of Section 2.450 and all of the following applicable criteria:

Finding of Fact

The Site Plan Review criteria of Section 2.450 are addressed later in this report. Those findings and conclusions are included here for reference. Criteria one (1) through six (6) of ADC 11.310 are addressed below.

Criterion 1

The increased flexibility in Code standards and permitted uses will result in an improved development for the City, the surrounding area, and users of the development as compared to strict compliance with Code provisions.

Findings of Fact

1.1 The subject property where the proposed development is to occur is located in the R-6.5 zoning district. The R-6.5 zone allows residential uses including single dwelling units and all middle housing types outright. The applicant proposes to extend the existing Mennonite Village, a continuing care retirement community. Senior housing falls under the Assisted Living definition found in ADC 22.270, which is allowed within the R-6.5 zoning district through a Conditional Use Review.

1.2 The Mennonite Village campus provides a full range of living options including independent living homes and apartments, assisted living, skilled nursing and rehabilitation, and memory care. The proposed expansion would include a total of 196 independent living housing options for seniors in a village style community.

1.3 The applicant proposes to cluster the independent housing units in order to preserve the natural features that are located upon and bordering the subject property, as well as providing accessible common opens spaces areas that will provide the future occupants with a vibrant retirement community setting.

1.4 The applicant seeks the flexibility afforded through a planned development as it provides an avenue to create a vibrant community with pedestrian connections to common open space and other on-site amenities; whereas this would be difficult to accomplish if each dwelling unit would be required to be located upon its own individual lot with the associated individual lots.

1.5 The planned development standards allow flexibility in code standards, of which, the applicant proposes private roads and pedestrian paths connecting each independent living unit to the residential community centers, parking lot, open spaces, and onsite amenities.

Conclusions

1.1 The proposed planned development will result in an improved development for the City, the surrounding area, and users of the development as compared to strict compliance with Code provisions.

1.2 This criterion is met without conditions.

Criterion 2

The project design results in a more efficient provision of open space or utilization of the natural features of the site.

Findings of Fact

2.1 The applicant proposes to expand the existing Mennonite Village by providing independent living housing options for seniors in a village style community. Clustering the dwelling units within common open space areas provide seniors with an independent living option within a retirement community setting.

2.2 The subject property consists of approximately 76.33 acres which is located with a FEMA regulated floodway, floodway fringe, protected natural resources consisting of significant wetlands, riparian corridors and the Oak Creek Transition Area (OCTA). Of the 76.33 acres, approximately 30.5 acres are located within a protected natural resource and/or floodplain.

2.3 The applicant proposes to cluster the residential units along the northern portion of the subject property to avoid impacts to the significant wetlands supporting Oak Creek, as well as maintain the integrity of the Riparian Corridor buffer, which extends horizontally 50 feet from the significant wetland boundary.

2.4 The applicant states: "*The common open spaces and pedestrian connections between those spaces allow for connections amongst the residents that is not as easily accomplished with individual yards on individual lots. The community focus of the village would not be as successful if each dwelling unit were isolated on individual lots.*"

2.5 The proposed design integrates communal open spaces with the natural features of the site without impacting natural resources and features upon the subject property.

Conclusions

2.1 Pedestrian paths combined with compact building design will result in preservation of at least a third of the site as open space or recreational amenities.

2.2 The proposed planned development results in more efficient provision of open space or utilization of the natural features of the site.

2.3 This criterion is met without conditions.

Criterion 3

The project design results in a more efficient utilization of materials and public resources including streets, utilities, and energy supplies.

Findings of Fact

3.1 The applicant finds the location of the proposed housing, being directly adjacent to the public services within the existing Mennonite Village allows for efficient utilization and extension of those resources onto the Site.

3.2 As a part of this development, the existing public sewer and water facilities will be extended through the proposed development as needed to serve the development. In addition, the applicant will construct a new stormwater drainage and conveyance facilities and stub public water from the subject property to the undeveloped property directly to the north across from the railroad tracks. The development will extend private domestic water from the existing Mennonite Development to serve

the proposed development. Additional findings addressing public utilities are addressed in this staff report under Criterion Seven of the Site Plan Review and are incorporated herein by reference.

3.3 The proposed development will not create any new public roads. As part of the Planned Development the applicant proposes to expand the existing private street network that serves the existing Mennonite Village. Albany's Transportation Systems Plan (TSP) does not contemplate a railroad crossing or a crossing beneath the Interstate 5 freeway, therefore no street extensions to the north or east are proposed or required. The proposed development does not propose any new connections to public streets and will utilize the existing access point at 47th Avenue and Waverly Drive. Additional findings addressing public utilities are addressed in this staff report under Criterion Eight of the Site Plan Review and are incorporated herein by reference.

At the time of annexation the property owner agreed to the dedication of easements and construction of a public multi-use path and the associated interpretive viewpoints/trailheads in locations as generally shown in the South Albany Area Plan (SAAP). The proposed development will construct the segment of the Oak Creek Loop Trail located on the subject property and identified in the TSP, SAAP and Parks Master plan and as required under the Annexation Agreement. This new segment of Oak Creek Loop Trail will need to connect to the public right-of-way for public access. A public access easement will be required over the existing trail along Oak Creek to provide access to the new segment of Oak Creek Loop Trail. Easement will need to be provided for all portions of the Oak Creek Loop Trail and Crossings as shown in the TSP.

3.4 Notice of the proposed development was sent to the local private franchise utilities such as electric, natural gas, and communication facilities currently serving the existing Mennonite Village. No comments expressing concern were received from the private franchise utility companies. The applicant will work individually with each private franchise utility to extend these utilities to serve the proposed development.

Conclusions

3.1 The project design results in a more efficient utilization of materials and public resources including streets, paved surfaces, utilities, and energy supplies.

3.2 The proposed development will provide easements and construct the required master plan trails facilities per the Annexation Agreement to enable future development of the Oak Creek Loop Trail.

3.3 This criterion is met without conditions.

Criterion 4

Provisions will be established to ensure the continued maintenance of any common areas.

Findings of Fact

4.1 The proposed planned development will create approximately 43.2 acres of communal area.

4.2 The applicant states they actively manage and maintain all common areas in the existing Mennonite Village and will do so for all active open space areas upon the subject property.

Conclusions

4.1 A trust will be established to ensure the continued maintenance of all common amenities.

4.2 This criterion can be met with the following condition.

Condition of Approval

Condition 1 Prior to occupancy of the first dwelling unit, the applicant shall provide evidence of a trust, Homeowner's Association, or other legally binding entity and submit Declaration of Covenants, Conditions, and Restrictions (CC&Rs) to the Community Development Department for review and approval. The CC&Rs shall specify the access and maintenance

responsibilities of outdoor common areas, indoor common areas, pedestrian pathways, and parking areas.

Criterion 5

More usable and suitable recreational facilities and other common areas are provided than would normally be provided under conventional development standards.

Findings of Fact

5.1 The applicant proposes to create a system of pathways, landscaping, gathering space and buildings, outdoor recreation and gardening facilities. The applicant states the dwelling unit layout allows for truly common open spaces will be more usable and suitable to the community objectives of the village than comparable open spaces that would be created through a conventional subdivision with private yards permitted in the residential single-family zone.

5.2 Open space provided by this project includes two functional classes: indoor common use facilities for community gatherings; and common outdoor recreational space providing landscaping, pathways, park furniture, open pickleball court and shared access amenities. Each of the provided programmed open space areas will be available for common enjoyment by the village residents.

5.3 In addition to the common open space, the proposed development will preserve natural resources that are located upon the property as passive open space.

5.4 The combination of all open space types totals approximately 43.2 acres; 56 percent of the subject property is to be preserved as a combination of passive and active open space. The applicant proposes to create a system of pathways, landscaping, gathering space buildings, outdoor recreation and gardening facilities providing community and recreation spaces for residents of the Mennonite Village.

Conclusions

5.1 Compared to conventional development, the proposed planned development will result in more common open space and recreation amenities. At least a third of the site will be preserved as natural open space, landscaped areas, or recreational amenities.

5.2 The proposed planned development will result in more usable and suitable recreational facilities and other common areas then would normally be provided under conventional development standards.

5.3 This criterion is met without conditions.

Criterion 6

The planned development satisfies the development standards in Section 11.330.

Finding of Fact & Conclusion

6.1 The criteria for ADC 11.330 are addressed in the section immediately below. The findings and conclusions for Section 11.330 are included herein by reference.

6.2 The planned development satisfies the development standards in Section 11.330. This criterion is met.

Criterion 7

Proposals for land divisions satisfy the standards in Sections 11.090 and 11.180, except as modified by the proposed planned development.

Finding of Fact & Conclusion

7.1 This project does not propose a land division.

7.2 This criterion is not applicable.

Planned Development Standards (ADC 11.330)

In conjunction with standard requirements for setbacks and landscaped areas, the following standards apply to planned developments:

Criterion 1

Open Space and Common Areas in Residential, Mixed-Use, and other Non-Industrial Planned Developments. Open space or common areas shall be provided for common enjoyment. In all residential developments and mixed-use developments, except as provided in subsections (b) and (h), 25 percent of the gross land area shall be devoted to open space, outdoor living area or common areas as follows.

(a) Land that may be counted towards the open space requirement includes:

- **Natural resources accessible to the public;**
- **Common recreational space or commonly enjoyed amenities accessible to residents, including indoor or rooftop amenities – the total square footage of indoor amenities will be subtracted from the total land area; and**
- **Common landscaped areas and paths but excluding sidewalks and planter strips in the right-of-way.**

Findings of Fact & Conclusion

1a.1 The subject property contains portions of Oak Creek, as well as multiple natural resources including the Oak Creek Transition Area, Significant Wetlands, and Riparian Corridor. Portions of the subject property are located within the Open Space (OS) zoning designation.

1a.2 The applicant states that the open space provided includes two functional classes: indoor common use facilities for community gatherings; and common outdoor recreational space providing landscaping, pathways, park furniture, open pickleball court and shared access amenities. Each of the provided programmed open space areas will be available for common enjoyment by the village residents.

1a.3 The applicant is proposing to set apart approximately 43.2 acres (56%) of the development as gross open space areas. Of the 43.2 acres, approximately 27.49 acres consist of natural resources which will be open to the public via Oak Creek Loop Trail, a public multi-use trail. The remaining 15.67 acres (37%) of open space area will consist of a community building, and common outdoor recreational space.

1a.4 The provided open space and common areas are greater than 25 percent of the gross land area of the site. The common areas are devoted to natural open space areas, landscaping, and recreational amenities. This criterion is met.

(b) If proposing less than 25 percent open space, the applicant must demonstrate that the amount of open space proposed is appropriate to the scale and character of the planned development and well located to serve the residents and public, with high quality improvements designed to address the enjoyment, safety, and comfort of users. In no case shall open space of less than 15 percent of the gross land area be approved.

Findings of Fact & Conclusion

1b.1 As described in the findings under Criterion 1a (above), the applicant will be providing more than 25 percent open space. The locations, shapes, sizes and other characteristics of the open spaces are consistent with the proposed use and the purposes of the planned development. This criterion is met.

(c) Locations, shapes, sizes and other characteristics of open spaces shall be consistent with their proposed uses and the purposes of the planned development.

Findings of Fact & Conclusion

1c.1 As shown on the site plan (Attachment F), open spaces are identified by their intended function and will be consistent with the purposes of the planned development. This criterion is met.

(d) Land in the right-of-way may not count towards the open space requirement unless designed with larger planter strips to allow for mature trees, a multi-use path, or a landscaped median.

Findings of Fact & Conclusion

1d.1 As shown on the site plan (Attachment F), none of the open space and common areas are located within the right-of-way. This criterion is met.

(e) Side and rear yards may not count towards the minimum open space requirements. Front yards may count toward the open space requirements in residential developments if they are shared by more than one dwelling unit.

Findings of Fact & Conclusion

1e.1 The proposed development will consist of 98 duplexes to be used as independent senior housing. The dwelling units will be on one lot and will not be developed with side and rear yards. The submitted proposal exceeds the minimum 25 percent of provided opens space not including the spaces around each duplex building.

1e.2 The proposed location, shape, size and character of the opens space are consisting with a residential community with shared open space. Smaller open spaces are located and designed throughout the community, rather than providing individual side and rear yards. This criterion is met.

(f) Outdoor open space or living areas required by this Article may be dedicated to the City provided the size and amount of the proposed dedication meets the criteria of the City for neighborhood parks by one-half and if the City agrees to accept the dedication. The square footage of land dedicated for public parks shall be deemed a part of the development site for the purpose of computing density.

Findings of Fact & Conclusion

1f.1 The proposed development does not include the creation of a public park or common open space to be dedicated to the City. As part of the development the applicant must construct and dedicate to the city by easement portions of the Oak Creek Loop Trail, Oak Creek Crossing Trail, and connector trail with the Albany-Lebanon Trail as identified as part of the Oak Creek Trail in the TSP.

(g) Approved vegetated post-construction stormwater quality facilities are allowed in open space, outdoor living area and common areas.

Findings of Fact & Conclusion

1g.1 The applicant proposes to construct three vegetated stormwater quality facilities in designated open space areas. This criterion is met.

(h) Cottage clusters are exempt from the 25 percent open space requirement and subsections (a) through (f); however, subsection (g) applies. Cottage clusters must meet the common courtyard standards in ADC 8.175(4), except as modified by the proposed planned development pursuant to subsection 11.280(2) or as modified through Adjustment review.

Findings of Fact & Conclusion

1h.1 This project is not considered a cottage cluster. This criterion does not apply.

Criterion 2

Natural Resources. The planned development shall provide for the protection of significant landscape features including oak groves, heritage trees as defined by the Albany Municipal Code, and land located within Albany's natural resource overlay districts and any historic sites and landmarks. Natural and cultural resources shall integrate the proposed development with the environmental characteristics of the site and adjacent uses.

Findings of Fact

2.1 The subject property borders Oak Creek to the south and contains the following natural resources: Significant Wetlands (/SW), Riparian Corridor (/RC), oak groves, and is located within the Oak Creek Transition Area (OCTA). The subject property is also partially located within the Open Space (OS) zoning district. Of the 76.33-acre property approximately 27.5 acres are located within at least one of these protected natural resource overlays and/or zoning designations.

2.2 The Riparian Corridor overlay district extends 50 feet upland for the Ordinary High-Water mark, measure horizontally. If the Riparian Corridor overlay district area includes all or portions of a significant wetland, the district extends upland 50 feet, measured horizontally from the edge of the significant wetland.

2.3 The applicant submitted a DSL approved wetland delineation (Attachment O) for all wetlands upon the property. District boundary corrections and refinements are allowed pursuant to ADC 6.430. The Riparian Corridor overlay district was estimated by measuring from the edge of the water/wetland, which was based on aerial photography. A district boundary refinement is an alteration made, based on professional analyses, to refine the boundary of the Significant Natural Resource overlay districts. When a DSL-approved wetland delineation or determination results in a change to the boundary of the significant wetland adjacent to the riparian corridor, the Riparian Corridor overlay boundary will be adjusted accordingly.

2.4 As a part of the application submittal the applicant provided a DSL-approved wetland delineation (Attachment O). The provided site plan reflects the location of these delineated wetlands, and the refined Riparian Corridor overlay district.

2.5 The property is located within the OCTA which extends 100 feet from the upland edge of the Riparian Corridor overlay district. Development within the OCTA requires the protection of significant tree groves identified on the South Albany Area Plan Organizational Framework map and oak trees over 25 inches in diameter at 4.5 feet from the ground.

2.6 Based upon the submitted site plans, the proposed planned development will not be located within the Significant Wetlands (/SW) or the Open Space (OS) zoning districts.

2.7 The proposed development will encroach into the Riparian Corridor for the construction of a public multi-use path, the construction of a public stormwater main, and the construction of three private post-construction stormwater facilities. The applicant has also applied for the felling of eight trees which are located within the Riparian Corridor and three oak trees over 25 inches in diameter are located within the OCTA. The applicant has applied for a Natural Resource Impact Review as a part of this application package. The findings addressing the felling of trees and the encroachments into the natural resource areas are addressed under the Natural Resource Impact Review and are incorporated herein by reference.

2.8 The applicant is unaware of any historic sites, landmarks, or known cultural resources on the subject property.

2.9 Appendix B of the South Albany Area Plan (SAAP) contains Technical Memo: South Albany Area Plan Archeological Research written by Robert R. Muslin, PhD, RPA. At the writing of the Tech. Memo, 15 cultural resource investigations, making up more than one-third of the planning area, have been previously surveyed for cultural resources within the SAAP boundaries. The Tech. Memo surmises there is a high likelihood of archaeological sites to be present within those areas of the project area that have not been surveyed for cultural resources. This is especially true for the floodplain and adjacent terraces along Oak Creek.

2.10 Notice of the proposed development was sent to the Confederated Tribes of the Grand Ronde Community of Oregon for review. The Historic Preservation Office for the Confederated Tribes of the Grand Ronde Community of Oregon submitted the following comments (Attachment P.5).

"The Historic Preservation Office of the Confederated Tribes of Grand Ronde Community of Oregon strongly recommend that a cultural resource inventory be undertaken prior to the project activities, and that said study includes subsurface testing. We request that an Inadvertent Discovery Plan (IDP) be in place, and if archaeological and/or cultural resources are discovered during the project, that we be contacted immediately by phone."

2.11 Notice of the proposed development was also submitted to the Oregon Department of Parks and Recreation, Oregon Heritage/State Historic Preservation Office. The Oregon Department of Parks

and Recreation, Oregon Heritage/State Historic Preservation Office submitted the following comments (Attachment P.6):

"According to our records there are previously identified archaeological objects or sites (Oregon Revised Statue [ORS] 358.905) adjacent to the project area. Our office recommends archaeological survey of the proposed project area prior to the start of the project."

2.12 The application submittal did not include any archaeological studies, subsurface testing, or a copy of an Inadvertent Discovery Plan (IDP).

2.13 Based upon the recommendations of the Confederated Tribes of Grand Ronde Community of Oregon and the Oregon Department of Parks and Recreation, Oregon Heritage/State Historic Preservation Office staff recommends a condition of approval that prior to any ground disturbing work the applicant complete an Inadvertent Discovery Plan and submit a copy of said plan to SHPO, the Confederated Tribes of the Grand Ronde Community in Oregon, and the City of Albany Community Development Department.

Conclusions

2.1 The site contains Significant Wetlands (/SW), Riparian Corridor (/RC), Oak Creek Transition Area (OCTA), and is partially located within the Open Space (OS) zoning district.

2.2 The applicant does not propose any development within the Natural Resource areas apart from the construction of public and private infrastructure.

2.3 A Site Plan Review for Tree Felling for the removal of 21 trees was submitted concurrently with this application. Eight of the 21 trees are located within the Riparian Corridor with another 13 located within the OCTA. The applicant submitted a Natural Resource Impact Review with the application materials.

2.4 The findings addressing the felling of trees and the encroachments into the natural resource areas are addressed under the Natural Resource Impact Review criterion and are incorporated herein by reference.

2.5 The South Albany Area Plan (SAAP) found a high likelihood of archeological sites to be present within the Oak Creek floodplain and the adjacent terraces. Comments from the Oregon Department of Parks and Recreation, Oregon Heritage/State Historic Preservation Office (SHPO) and the Confederated Tribes of the Grand Ronde Community of Oregon recommend an archaeological survey of the proposed project area to be conducted prior to any ground disturbing work. As a condition of approval, prior to any ground distributing work the applicant must complete an Inadvertent Discovery Plan (IDP) and submit a copy of said plan to SHPO and the Confederated Tribes of the Grand Ronde Community in Oregon.

2.6 This criterion can be met through compliance with the proposed condition of approval.

Condition

Condition 2 Prior to any ground distributing work the applicant must complete an Inadvertent Discovery Plan (IDP) and submit a copy of said plan to SHPO and the Confederated Tribes of the Grand Ronde Community in Oregon, and the City of Albany's Community Development Department.

Criterion 3

Underground Utilities. In any planned development, all electric and telephone facilities, fire alarm conduits, streetlight wiring, and other wiring, conduits and similar facilities shall be placed underground by the developer, unless allowed above ground by the review body.

Finding of Fact & Conclusion

3.1 All utilities, including franchise utilities, fire alarm conduits, pathway light wiring, conduits and similar facilities are proposed to be underground. This criterion is met.

Criterion 4

***Density**. When calculating density of a proposed planned development, the gross area including streets and park land dedications shall be included, except for land in the Significant Wetland overlay district and waterways. The maximum density permitted per zoning district is outlined in Table 11.330-1 below.*

Findings of Fact

4.1 Portions of the subject property are located within a Significant Wetland and Waterway overlay district, as defined by Article 6 of the ADC. The subject property is approximately 76.33 acres in size, with approximately 15.7 acres located within an inventoried Significant Wetland and Waterway overlay district.

4.2 The gross area of the development site is 60.63 acres. The subject property is in the R-6.5 zoning district. ADC Table 11.330 – 1, states the maximum density permitted within the R-6.5 zoning district is 6 units per acre.

4.3 The applicant proposes a total of 98 duplexes, totaling 196 units. The density of the development is 2.6 units per acre. The density standards are met

Conclusions

4.1 The 77.63-acre site contains approximately 15.7 acres of land located within the Significant Wetland overlay district and waterways. The gross area consists of 60.63 acres.

4.2 The R-6.5 zoning district is allowed to have a density of 6 units per acre or a total of 363 units.

4.3 The proposed development will have 196 housing units.

4.4 This criterion is met.

Criterion 5

***Building Spacing and Yard Requirements**. The plan shall provide adequate building separation to allow for light, ventilation, and visual and acoustic privacy for residences and other structures. Fences, insulation, walks, barriers, and landscaping shall be used, as appropriate, for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable views, and reduction of noise.*

Findings of Fact

5.1 The location of the proposed development is zoning R-6.5, which has a front setback of 15 feet with a five-foot side and rear setback for single story dwellings. The applicant is proposing to construct a total of 98 duplexes upon one single property. The subject property borders Interstate 5 (I-5) to the east, which has Special Noise Corridor Setback for an additional 50 feet for any residential structure.

5.2 According to the submitted Site Plan and Civil drawings, the interior dwelling units will be spaced no less than 10 feet apart (Attachment F) with most dwellings located 20 feet from the private street. The perimeter dwelling units are set further away than the minimum 5-foot setback to the north and south, and greater than 50 feet from the eastern property line abutting I-5.

5.3 As shown on the landscape plan (Attachment J), the applicant proposes to plant a variety of canopy trees, ornamental trees, and shrubs surrounding each duplex, with vegetated groundcover throughout the development. ADC section 9.240 requires buffering for any residential development abutting an arterial street. The submitted landscaping plan focused primarily upon Phase 1 of the planned development. As a condition of approval, prior to the start of construction of Phases 2 and 3 an updated landscaping plan must be submitted for review for compliance with the Albany Development Code, including the required buffering landscaping along I-5. Trees used as buffer plantings must be at least 10 feet tall for deciduous trees and five feet tall for evergreens.

5.4 The application did not indicate the use of any fencing. The subject property is located within the Oak Creek Transition Area (OCTA) which extends 100 feet upland from the edge of the Riparian Corridor

boundary. Any fencing proposed within the OCTA is limited to developed areas. All fences, posts and supporting structures shall be stained, painted, or power-coated black or a neutral earth tone color to harmonize with the surrounding landscape. Sight-obscuring fences shall be no more than three feet tall. As a condition of approval, all fencing within the OCTA must meet the OCTA development standards.

Conclusions

5.1 The buildings in the development are laid out in a manner adequate for light, ventilation, visual and acoustic privacy for the residents.

5.2 This criterion is met with the following conditions.

Conditions

Condition 3 Prior to the issuance of building permits for Phases 2 and 3 an updated landscaping plan for each phase is required. The landscaping plan must include the buffering landscaping required along the I-5 frontage.

Condition 4 All fencing within the Oak Creek Transition Area (OCTA) must meet the OCTA development standards of ADC 8.620(2).

Criterion 6

Building Locations. Taller buildings shall be located within the planned development in such a way as to avoid adverse impact on neighboring lower buildings and shall not invade the privacy of the occupants of adjacent lower buildings.

Findings of Fact and Conclusion

6.1 The subject property borders the Southern Pacific Railroad and a farmed field to the north, Interstate 5 (I-5) to the east, Oak Creek and the Freeway Lakes County Park to the south, and the developed Mennonite Village to the west.

6.2 The planned development is designed with one story dwelling units. There will be no building height impacts to surrounding development. Surrounding uses to the north, east, and south are separated by right-of-way, railways, or natural features and do not include lower buildings.

6.3 This criterion is met without conditions.

Criterion 7

Perimeter Compatibility. The plan shall minimize adverse impacts of proposed uses and structures in the planned development on existing and anticipated uses and structures on adjacent properties and neighborhoods. The buffering and screening standards in Sections 9.210-9270 apply. If topographical or other physical barriers do not provide reasonable privacy and mitigation of potential adverse impacts on existing uses adjacent to the development, the development shall provide additional setbacks, buffering or screening between residential and non-residential uses.

Findings of Fact

7.1 The subject property boarders the Southern Pacific Railroad and a farmed field to the north, Interstate 5 (I-5) to the east, Freeway Lakes County Park to the south, and the developed Mennonite Village to the west. At the writing of this staff report no development applications have been submitted for the property north of the railroad.

7.2 The proposed development is an expansion of Mennonite Village into their eastern property. The existing development to the west was completed under a previous Planned Development to provide flexibility in design standards and to allow private roads. The intent of this extended development negates the need for buffering and screening between the existing campus and the proposed expansion.

7.3 The development layout orients the dwelling units toward the private street network and not toward the surrounding properties. The perimeter dwellings will exceed the side and rear yard setbacks found

in ADC Table 3.190-1 and the Special Noise Corridor Setbacks in ADC 3.320. Each cluster of duplexes is further buffered by the use of landscaping surrounding each duplex.

7.4 The applicant's landscape plan indicates there is some existing landscaping along the east property line (Attachment J). The submitted landscaping plan focused primarily upon Phase 1 of the planned development. Findings under 11.330(5) of this staff report applied a condition of approval requesting updated landscaping plans for Phase 2 and 3 prior to the start of construction of each phase. This condition is addressed herein by reference.

7.5 A condition of approval will require landscaping to be completed prior to occupancy of any residential structure

Conclusions

7.1 The subject property is separated by surrounding properties by a railroad to the north, I-5 to the east and Freeway Lakes County Park to the south.

7.2 The site features 98 single story duplexes, totaling 196 dwelling units, all inward facing, surrounded by landscaped buffers and open space.

7.3 This criterion is met with the following condition.

Condition:

Condition 5 Prior to the issuance of occupancy of any residential structure for each phase, all required landscaping for each phase must be installed.

SITE PLAN REVIEW CRITERIA (ADC 2.450)

Criterion 1

The application is complete in accordance with the applicable requirements.

Findings of Fact

1.1 In accordance with the applicable requirements, the application was deemed complete on June 9, 2025

Conclusion

1.1 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 The applicant seeks a phased planned development for the eastern expansion of Mennonite Village, a continuing care retirement community. The subject property consists of 76.33 acres directly east of the existing Mennonite Village. The proposed phased planned development will create a total of 98 duplex homes, equating to 196 new dwelling units, a community center with outdoor recreational courts for the residents, interior walking trails, as well as communal outdoor open space throughout the development. The applicant proposes to construct the planned development in three phases; Phase One will consist of 30 duplexes (60 dwelling units), a parking lot with access to the proposed public multi-use path, and communal outdoor areas; Phase Two will consist of 32 duplexes (64 dwelling units), the recreational sports courts, and the community center; Phase Three will consist of 36 duplexes (72 dwelling units) and the remainder of the communal open space.

2.2 The subject property is split zoned Residential (R-6.5) and Open Space (OS). The proposed location of development is located upon the R-6.5 portion of the property, with no proposed development in the OS zoning district. For the purposes of this review, only the development standards for the R-6.5 zoning district will be addressed.

2.3 ADC Table 3.190-1 contains the Residential Zoning District Development Standards. The R-6.5 zoning district has a minimum front setback of 15 feet, a minimum side and rear yard setback of five feet for single story structures or eight feet for two or more stories. The R-6.5 zoning district does not have a maximum building size or lot size. The maximum building height is 30 feet, and the maximum lot coverage is 60 percent, which only accounts for structures in the residential zones.

2.4 Findings addressing the property dimensions, density and other applicable were previously addressed in this staff report under ADC 11.280 and are incorporated herein by reference.

Conclusions

2.1 The proposed development meets all current provisions, including setbacks, lot coverage, lot dimensions, building height, and other applicable standards.

2.2 This criterion is met without conditions.

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 4 Airport Approach district:* According to Figure 4.410-1 of the ADC, the subject property is not located within the Airport Approach district.

3.2 *Article 6 Steep Slopes, Comprehensive Plan Plate 7:* According to Plate 7 of the Comprehensive Plan, the subject property is located in the Hillside Development overlay district. The subject property contains steep slopes along the banks of Oak Creek. The applicant does not propose any development in the Hillside Overlay.

3.3 *Article 6 Wetlands, Comprehensive Plan Plate 6:* According to Plate 6 of the Comprehensive Plan, the subject property contains Significant Wetlands (/SW), Riparian Corridor Overlay (/RC) and is located within the Oak Creek Transition Area (OCTA). The Significant Wetland overlay district was created to protect and enhance the integrity, function and value of Albany's significant wetlands and fish-bearing waterways. Wetlands and waterways provide hydraulic and ecologic functions; and reduce adverse effects of flooding. The Riparian Corridor overlay was created to protect and enhance Albany's riparian areas, thereby protecting and restoring the hydrologic, ecological, and land conservation functions of these areas.

3.4 ADC Article 6.430 *District Boundary Corrections and Refinements* state the boundaries for the Significant Natural overlay districts are approximate. The boundaries of the Significant Wetland overlay district are based on the locations of the significant wetlands identified in the City's Local Wetland Inventory, as reflected in Plate 6 of the Comprehensive Plan. The Riparian Corridor overlay is estimated by measuring from the edge of the water, which is based on an aerial photograph. District boundary corrections and refinements are processed administratively and are based on professional analyses, to refine the boundary of the Significant Natural Resource overlay districts. Significant Wetland overlay district is amended by delineations of the wetlands that are approved by the Oregon Department of State Lands (DSL), or by onsite wetland determinations by DSL when delineations are not needed for other purposes.

3.5 The Riparian Corridor was created to protect and enhance Albany's riparian areas, thereby protecting and restoring the hydrologic, ecological, and land conservation functions these areas provide. Riparian corridors support valuable fish and wildlife; improve water quality by regulating stream temperatures, trapping sediment, and stabilizing streambanks; and reduce the effects of flooding. A healthy riparian corridor is comprised of a multi-storied forest of native species of trees, shrubs, and ground cover. The Riparian Corridor overlay district extends 50 feet upland form the Ordinary High-Water mark, measured horizontally. If the Riparian Corridor overlay district area includes all or portions of significant wetlands, the district extends upland 50 feet, measured horizontally from the edge of the significant wetland.

3.6 Based upon the City's Significant Wetland Overlay the subject property contains approximately 25.5 acres of land within the Significant Wetland Overlay. Prior to the submittal of the proposed application the applicant had a wetland survey of the property to locate the limits of the Significant Wetlands. The applicant submitted the approved DSL wetland delineation (Attachment O) with the application materials. The approved DSL delineation refined the Significant Wetland overlay boundary upon the subject property and the associated Riparian Corridor which extends 50 feet upland of the amended Significant Wetland delineated boundary.

3.7 The subject property is also located within the Oak Creek Transition Area (OCTA) which extends 100 feet from the upland edge of the Riparian Corridor Overlay District (/RC).

3.8 Based upon the provided site plans, the proposed development will avoid all the delineated Significant Wetlands upon the property.

3.9 The applicant's development of public and private infrastructure will encroach into the Riparian Corridor no greater than 25 feet. The construction of the public stormwater main; and portions of a required public multi-use path, identified as the Oak Creek Loop Trail will be located within the amended Riparian Corridor boundary. The applicant proposes the construction of private post-construction stormwater detention Ponds 1, 2, and 3 to encroach less than 25 feet into the Riparian Corridor.

3.10 A Natural Resource Impact Review was submitted as a part of the application materials. Findings addressing the encroachments into the Riparian Buffer and the OCTA are addressed later in this staff report and are included herein by reference.

3.11 *Article 7 Historic Districts, Comprehensive Plan Plate 9:* According to Plate 9 of the Comprehensive Plan, the subject property is not located in one of Albany's Historic Districts. The subject property is located within the South Albany Area Plan, which includes Technical Memos addressing heritage and culturally significant sites. Appendix B of the South Albany Area Plan (SAAP) contains Technical Memo: South Albany Area Plan Archeological Research written by Robert R. Muslin, PhD, RPA. At the writing of the Tech. Memo, 15 cultural resource investigations, making up more than one-third of the planning area, have been previously surveyed for cultural resources within the SAAP boundaries. The Tech. Memo surmises there is a high likelihood of an archaeological site to be present within those areas of the project area that have not been surveyed for cultural resources. This is especially true for the floodplain and adjacent terraces along Oak Creek.

3.12 The preservation of all cultural resources was previously addressed under ADC 11.330(6) and is incorporated herein by reference.

3.13 *Article 6 Floodplains, Comprehensive Plan Plate 5:* The applicable Flood Insurance Rate Map (FIRM) for the subject site is Community Panel No. 41043C0527G, dated September 29, 2010. Based on this FIRM, portions of the subject property are located within the Special Flood Hazard Area (SFHA), also known as the 100-year floodplain. The applicant submitted an application for site improvements in the floodplain. The findings addressing the development in the floodplain are addressed later in this staff report and are incorporated here by reference.

Conclusion

3.1 The subject property is not located within the Airport Approach Overlay.

3.2 The subject property contains some steep slopes with grades greater than 12 percent. The steep slopes are confined to the banks of Oak Creek, where there is no development proposed.

3.3 The subject property contains Significant Wetlands and an associated Riparian Corridor. The applicant has an approved DSL delineation, which administratively amended the Significant Wetland boundary and the Riparian Corridor. The applicant has applied and submitted additional findings for a Natural Resource Impact Review. These materials are addressed later within this staff report and are incorporated herein by reference.

3.4 The subject property is not located within a historic district but is located in an area which may contain archaeological objects/sites. Additional findings addressing this criterion are addressed under ADC 11.290 and area incorporated herein by reference.

3.5 The subject property is located within the Special Flood Hazard Area (SFHA). The applicant has applied for grading and excavation in the floodplain, which is addressed later in this staff report and incorporated herein by reference.

Criterion 4

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

Findings of Fact and Conclusions

4.1 The applicant seeks a phased planned development for the eastern expansion of Mennonite Village, a continuing care retirement community. The subject property consists of 76.33 acres directly east of the existing Mennonite Village. The proposed phased planned development will create a total of 98 duplex homes, equating to 196 new dwelling units, a community center with outdoor recreational courts for the residents, interior walking trails, as well as communal outdoor open space throughout the development. The applicant proposes to construct the planned development in three phases; Phase One will consist of 30 duplexes (60 dwelling units), a parking lot with access to the proposed public multi-use path, and communal outdoor areas; Phase Two will consist of 32 duplexes (64 dwelling units), the recreational sports courts, and the community center; Phase Three will consist of 36 duplexes (72 dwelling units) and the remainder of the communal open space.

4.2 The standards of ADC Sections 8.110 through 8.170 apply (when applicable) to all new single-dwelling detached units, manufactured homes, duplexes, two detached primary units, townhouses, triplexes, and fourplexes in all zones that allow these housing types, except as otherwise noted.

4.3 The proposed planned development would construct 98 duplexes, equating to 196 new dwelling units on the proposed site. A common circular path around the community is the primary arterial for residence circulation to common development features; parks, garden, residence center, greenhouse, parking, bike storage, laundry and refuse collection area. The parcel has direct access to Waverly Drive SE. Orientation of each residence house is planned around the circular path and creates a pedestrian-friendly attractive community neighborhood that is human-scale designed (see Attachments F.4 through F.12).

4.4 Home Orientation (ADC 8.130). On each lot, at least one main entrance shall be within eight feet of the longest street-facing wall of the dwelling unit. The main entry door for Cottage A is located eight feet from the longest street facing wall, excluding the garage wall, and the Cottage B doors are located less than eight feet from the longest street facing wall.

4.5 Street-Facing Windows (ADC 8.133). The purpose of these standards is to create pedestrian-friendly, sociable, safe, and attractive neighborhoods. The standards enhance public safety by allowing people to survey their neighborhood from inside their residences; and provide a more pleasant pedestrian environment by preventing large expanses of blank facades along streets. At least 15 percent of the area of each façade that faces a street lot line must be windows or main pedestrian entrance doors. The following table shows compliance with this standard as confirmed by staff.

Housing Unit	Percentage of Windows and Ped Doors Facing Common Circulation Path
Cottage "A"	**15%**
Cottage "B"	**16.7%**

4.6 Driveway Spacing (ADC 8.160 (1)). The purpose of this standard is to preserve space for on-street parking and opportunities for front yard landscaping. The following standards apply to all lots for

which street driveway access is provided, except for flag lots and lots where parking is accessed via an alley. Spacing between driveways is measured along the front property line.

4.7 The planned development will not create new lots or public streets. This standard is not applicable.

4.8 Standards in ADC 8.150 –8.175 apply to developments in the DMU, CB, HD, and WF zones and/or to middle housing projects consisting of triplexes and larger; therefore, these standards do not apply.

4.9 OCTA Development Standards (ADC 8.620). Development within the Transition Area must satisfy all of the following standards.

(1) The design and construction of the development, utilities, and trails shall limit disturbance to natural features as much as reasonably feasible.

(2) Fences are limited to within developed areas. All fences, posts and supporting structures shall be stained, painted, or power-coated black or a neutral earth tone color to harmonize with the surrounding landscape. Site-obscuring fences shall be no more than three feet tall.

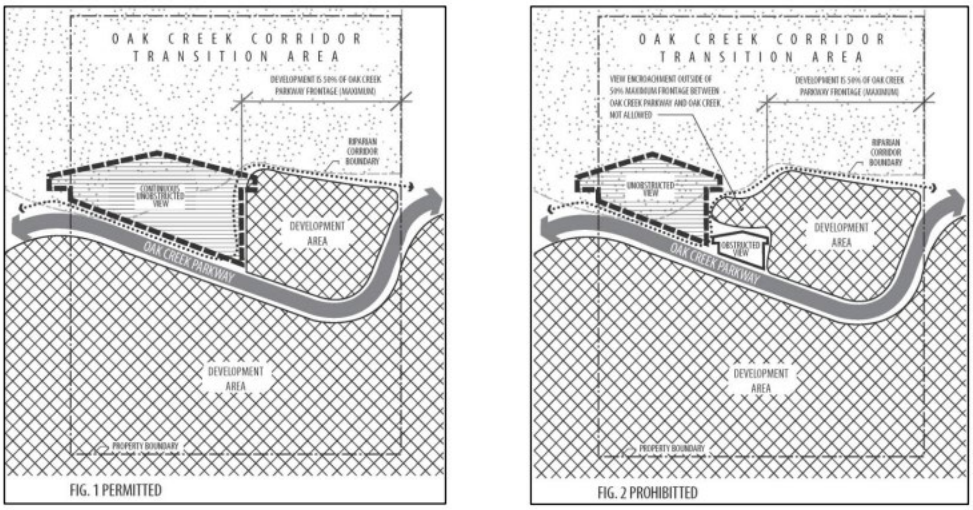
(3) Once a wetland delineation is approved by the Oregon Department of State Lands for any area proposed for development, the city may seek to acquire, by negotiated purchase, or exercise of the power of eminent domain, all or part of the developable area on the north side of the Parkway or take such other action as may be appropriate or required to compensate the landowner for any loss of use that exceeds that which the City may require by lawful regulation.

(4) Development between Oak Creek and the Oak Creek Parkway, and between 99E and Columbus Street must meet the following standards:

(a) The "development area" cannot exceed 50 percent of the subject site's frontage on the north side of Oak Creek Parkway. The "development area" shall include all residential lots and development, all areas taken up by buildings, private yards, paving, streets, grading and non-native landscaping but does not include parks, low -impact outdoor recreation, trails, paths, wetland mitigation or restoration, City construction of public infrastructure such as transportation, stormwater, sewer, and water utilities, or the private construction of public transportation and utility facilities and structures as identified in a City-adopted master plan. The resulting undeveloped frontage along the north side of Oak Creek Parkway shall have a continuous view of the Oak Creek Corridor and associated open space that is not obstructed by the development area. See Figure 8.620-1, 1-Permitted and 2-Prohibited.

(b) Native vegetation, excluding any that are farmed for agricultural purposes, that is impacted in the developed area is mitigated through the enhancement or restoration of native vegetation in undeveloped areas per the relevant standards in ADC 6.400-6.420

FIGURE 8.620-1. Oak Creek Corridor Transition Area.



(5) In addition to the abovementioned standards, development shall meet the standards in either (a) or (b):

(a) Clear and Objective Standards (Type I-L Process).

i. Development shall avoid the Significant Wetland and Waterway Overlay District (/SW), the Riparian Corridor Overlay District (/RC), significant tree groves identified on the South Albany Area Plan Organization Framework map in the Comprehensive Plan (Figure 1), and oak trees over 25-inches in diameter measured at 4.5 feet from the ground; and

ii. Trails or path shall be provided that connect the development to any existing or proposed trails or paths shown on the Trails Framework in the South Albany Area Plan and to adjacent neighborhood parks, or other public and semi-public amenities in the vicinity.

iii. Neighborhood parks or trailheads shall be incorporated into proposed developments in the locations as generally shown on the Land Use Concept Map in the South Albany Area Plan.

(b) Subjective Standards (Type III Process). Development is consistent with the purpose and intent of the Oak Creek Transition Area in Section 8.600 and with the applicable policies in the South Albany Area Plan section of the Albany Comprehensive Plan.

4.10 At the time of annexation, of the subject property the property owner entered into an annexation agreement with the City (Attachment M). As a part of that agreement the applicant is required to comply with city standards and the South Albany Area Plan including, but not limited to; dedication of easements, construction of public multi-use paths at least 10 feet in width and construction of interpretive viewpoints/tailheads in locations as generally shown on the Plan as a part of any land use action upon the property. The agreement also required the developer to construct a 48-inch or larger diameter stormwater drainage line within the public utility easement from Oak Creek to the property's north property line at the railroad right-of-way line at the time of first development.

4.11 The applicant is not proposing any development within the delineated Significant Wetlands. The proposed development will encroach into the Riparian Corridor for the construction of the required public multi-use path, the required public storm main, and private post-construction stormwater facilities. The submitted site plans included the alignments of the public infrastructure, as well as a proposed alignment of the 10-foot-wide paved multi-use paths identified as the Oak Creek Loop Trail and the connector to the Albany-Lebanon Trail as shown on the SAAP and TSP. The applicant

proposes to align the Oak Creek Loop Trail to the existing unimproved farm trail to limit disturbances to the Riparian Corridor and the native vegetation. The alignment of the public storm main does not propose any associated tree felling. The applicant has applied for a Natural Resource Impact Review for the encroachments into the Riparian Corridor. Findings addressing impacts to the natural resource overlay are address under the Natural Resource Impact Review criteria and are incorporated herein by reference.

4.12 The applicant does not propose the construction of fencing within the identified OTCA area. Due to the location of the proposed development and the location of the public multi-use path staff recommends incorporating a condition of approval that any future fencing within the OCTA must meet the standards ADC 8.620.

4.13 The subject property has an approved Oregon Department of State Lands (DSL) wetland delineation. The City is not seeking the acquisition of any portion of the subject property. This standard is not applicable.

4.14 The subject property is located north of Oak Creek and east of Columbus Street. Therefore, the removal of native vegetation, including trees within the OCTA of the subject property is not subject to ADC 8.620(4) and the required mitigation through enhancement or restoration per the standards in 6.400-6.420.

4.15 Due to the removal of oak trees that are over 25 inches in diameter and located within the Riparian Corridor the development does not meet the Clear and Objective Standards (Type I-L Process) and must meet the Subjective Standards (Type III Process) of ADC 8.620(5)(b).

4.16 The purpose of the OCTA is to guide development review and more detailed planning for the transitional areas between Oak Creek and adjacent development and developable areas. The OCTA works in combination with the Open Space zone, natural resource overlay zones, and the development review process to ensure that the larger Oak Creek corridor is protected for the long term and provides benefits to all of Albany. The OCTA contains a list of six specific intended uses, the applicant's proposed development within the OCTA would meet all six of the intended purposes.

4.17 The construction of the subject property's reach of the Oak Creek Loop Trail is to be located within the Riparian Corridor and requires removal of some native trees which include oak trees with greater than 25 inches in diameter trunk. The Tree Report (Attachment L) notes that the trees proposed to be removed are limited to trees that will be impacted by the construction of Oak Creek Loop Trail. The construction of the Oak Creek Loop Trail will integrate the open space area of Oak Creek with both the public and the private citizens of Mennonite Village. The applicant's alignment will preserve the delineated Significant Wetlands while also providing recreation, education and visual identity for the area. The OCTA is to be South Albany's "front yard" and be physically and visually accessible to adjacent development. The construction of the Oak Creek Loop Trail and connector to the Albany-Lebanon Trail's segments upon the subject property will provide a continuous east-west pathway and other pathways that connect to community destinations, such as South Albany High School and Deerfield Park to the north. As previously noted, the Oak Creek area contains archeological and historical resources that are primarily located within the floodplain and terraces of Oak Creek. Locating the trail within the Riparian Corridor, but outside of the wetland and the natural terracing the trail alignment may preserve potential archeological and historical resources.

4.18 The South Albany Area Plan (SAAP) outlines the trail framework that supports the community's goal for a walkable community. It builds upon the Organizational Framework and the Streets Framework also included within the SAAP. The SAAP generally outlines the location and construction of the trails as hard-surfaced except for Oak Creek Crossing trails, which are to be low-impact design, soft surface, boardwalks, and bridges where necessary.

4.19 The submitted site plan shows a proposed trail alignment for the subject property's reach of the Oak Creek Loop Trail and connector to the Albany-Lebanon Trail as being construction with a width of 10 feet and will be hard surfaced, meeting the SAAP's intent for the trail framework and construction.

4.20 Chapter 8 of the Comprehensive Plan contains the applicable policies pertaining to the SAAP. Policy 1 under the Transportation portion states, "South Albany will be a walkable community, with pedestrian-friendly streets, a clearly defined network of blocks and pedestrian ways, and an excellent trail system." Policy 10 states, "All trails, trail heads and related development shall be consistent with the Trails Framework. The Trails Framework is intended to provide a series of trail loops and connections that link designations within South Albany and connect South Albany with the rest of the City. The Trails Framework provides general alignment for trails in the Albany TSP, and additional trails that were identified during the SAAP."

4.21 The applicant proposes alignment that meets the general alignment outlined in the SAAP Trail Framework for the subject property's reach of the Oak Creek Loop Trail. The construction of the Oak Creek Loop Trail as a hard-surfaced 10-foot-wide multi-use path will meet the transportation policies for the SAAP within the Comprehensive Plan.

4.22 The proposed alignment and construction details of the Oak Creek Loop Trail is consistent with the purpose and intent of the OCTA, as described in Section 8.600 of the ADC and the applicable policies in the SAAP section of the Albany Comprehensive Plan.

Conclusions

4.1 The proposed development meets or exceeds standards related to home orientation and street facing windows.

4.2 Driveway standards found in ADC 8.150 – 8.170 do not apply to this project.

4.3 The subject property is located within the OCTA and does not propose any development apart from public and private infrastructure within any natural resource area. Additional findings discussing all proposed development within the natural resources upon the subject property are discussed in other parts of this staff report and incorporated herein by reference.

4.4 The applicant is not proposing the construction of fencing within the OCTA. Due to the location of the proposed residential development and the public multi-use path staff recommends a condition of approval that any future fencing meets the standards of ADC 8.260(2).

4.5 The alignment of the Oak Creek Loop Trail will require the felling of oak trees that are greater than 25 inches in diameter, triggering the additional criteria of 8.260(5)(b).

4.6 The development of the Oak Creek Loop Trail and the necessary tree felling meets the purpose and intent of the OCTA in Section 8.600 and the applicable policies in the SAAP of the Albany Comprehensive Plan.

Condition:

Condition 6 Any construction of fencing within the OCTA must meet the standards found in ADC 8.260(2).

Criterion 5

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

Findings of Fact and Conclusions

5.1 Article 10 pertains to manufactured homes, manufactured home parks, and RV parks. The proposed planned development does not include manufactured homes, or the creation of a manufactured home or RV park.

5.2 This review criterion 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 *Bicycle Parking:* Bicycle parking must be provided in the amounts specified in Table 9.030-1 for all new development and changes of use. Table 9.030-1 exempts single family dwelling units and middle housing from the minimum bicycle parking standard. Meeting room/community center is not a named use in Table 9.030-1. Staff agrees with the applicant that the community center is best described as "other unspecified indoor recreation and entertainment." Based upon Table 9.030-1, unspecified indoor recreation and entertainment has a minimum requirement of 2 spaces or 1 per 1,000 square feet of exercise area. Based upon the combined square footage of the indoor community center and the two regulation sized tennis courts, a total of 10 bicycle parking spaces are required.

6.2 The applicant proposes to provide 12 bicycle parking spaces to be covered by the front canopy with lighting. The submitted application materials did not provide the proposed bicycle parking details including, but not limited to access and lighting, space and access dimensions and style/type of bicycle racks. As a condition of approval, the applicant must provide bicycle parking details meeting all bicycle parking standards in ADC 9030(4) prior to the issuance of the building permits associated with the community center and outdoor tennis courts.

6.3 *Parking:* The City of Albany does not require off-street parking to be provided. Provided parking must meet all of the parking standards and must not exceed the maximum parking allowed in the ADC Table 9.020-1. The applicant proposes to develop 98 duplexes, equating to 196 dwelling units. As proposed, each dwelling unit will contain a garage and an individual driveway. ADC 9.020(8)(b)(vi) exempts single-dwelling and middle housing dwelling units from the maximum parking allowances.

6.4 The applicant does propose the construction of various parking lots thought the planned development supporting the dwelling units, connections to the interior trail network and open spaces, and to indoor community buildings. Table 9.020-1 contains the maximum parking standards for each allowed use. The provided parking lots associated with the dwelling units are exempt from the maximum parking allowances. The community center use is most similar to private clubs, lodges, and meeting rooms, which has a parking maximum of 1 per 200 square feet. The parking associated with the interior trail network and open spaces does not have a set parking maximum and is subject to the associated land use review.

6.5 The proposed indoor meeting room/community center, approximately 4,774 square feet, and two community outdoor regulation sized tennis courts, 2,808 square feet each, cumulatively equate to 10,390 square feet. The combined uses allow a maximum of 52 provided parking spaces. The submitted site plan indicates a total of 41 parking spaces to serve both the indoor meeting room/community center and outdoor community amenities consisting of the two regulation sized tennis courts.

6.6 The applicant also proposes to provide four parking spaces to serve the connection of interior trail network connecting to the future public multi-use path and open space. Maximum parking supporting parks and open space is subject to the land use review. The applicant's request for four parking spaces is consistent with other parks, open space, and trail systems that have an associated parking lot throughout the city. Staff find this standard is met.

6.7 Carpool/Vanpool Spaces (ADC 9.035): When parking is provided, at least one standard-sized parking space shall be reserved for carpool/vanpool parking, or ten percent of employee-use parking spaces provided, whichever is greater. The proposed development contains seven sperate parking lots, five of which support clusters of duplexes, one connecting to the interior trail system and a larger parking lot for the community center. The submitted site plans did not delineate any carpool/vanpool spaces in the proposed parking lots. The five proposed parking lots supporting the duplex clusters are residential in nature and are exempt under ADC 9.035(4). The parking lot for the community center

must provide at least one, preferential carpool/vanpool parking space or ten percent of employee-use parking spaces provided, whichever is greater. As a condition of approval, an updated parking lot plan delineating the location of all required carpool/vanpool spaces is required prior to the issuance of building permits.

6.8 Accessible Spaces (ADC 9.040): All off-street parking areas require spaces compliant with the Americans with Disabilities Act (ADA) to be provided when off-street parking provided. The submitted site plans did not delineate which spaces in each parking area will be ADA compliant. As a condition of approval, the applicant must submit an updated parking lot plan delineating which parking stalls will meet ADA compliance prior to the issuance of the parking lot permit for the small parking lots serving the duplexes and open space areas. Prior to the issuance of building permits for the community center, an updated parking lot plan with all required ADA spaces must be approved.

6.9 Electric Vehicle Charging Capacity (ADC 9.050): Electrical service capacity sufficient for a level 2 electric vehicle charging station must be provided for no less than 20 percent of all new vehicle parking space for non-residential developments and no less than 40 percent of all vehicle parking spaces serving newly constructed residential buildings with five or more multi-dwelling units, and newly constructed privately owned mixed-use buildings with five or more residential dwelling units. The applicant proposes to construct seven separate parking lots, five of which support the dwelling units, one for the community center, and one parking lot at an interior trail/open space connection. The submitted site plan did not include electric vehicle charging details. As a condition of approval, the community center and open space parking lots will be required to provide at least 20 percent of all vehicle parking spaces with electrical service capacity sufficient for a level 2 charging station. The other parking lots will be required to provide 40 percent of the parking spaces with electrical service capacity sufficient for a level 2 charging station.

6.10 Loading Standards (ADC 9.060): Loading spaces for all uses except office and residential uses shall be off the street. The proposed planned development will be for residential use consisting of 196 dwelling units and a community center. The community center is approximately 4,774 square feet and is required to provide at least 250 square feet of loading area. The submitted site plan and building elevations for the community center indicated a garage is proposed but did not provide loading space dimensions or details. As a condition of approval, prior to the issuance of building permits for the community center loading details and dimensions that meet the standards of ADC 9.060 must be provided.

6.11 Parking Area Improvement Standards (ADC 9.100): All public or private parking areas, loading areas and outdoor vehicle sales areas must be improved to standards under ADC 9.100. When the total surface parking area for the development site exceeds 10,890 square feet, parking area improvements must comply with the standards in Section 9.130.

6.12 All parking areas must be striped and constructed with a durable, dust-free surface of asphalt, cement concrete, or other materials approved by the Director. Parking lot surfacing shall not encroach upon the public right-of-way except when it abuts a concrete public sidewalk or has been otherwise approved by the Director of Public Works. Pervious pavements, such as pervious asphalt or previous concrete, may be allowed by the Director of Public Works. The submitted site plan indicates that all parking areas will be striped and paved with a durable dust free surface. This standard is met.

6.13 All parking lots must provide a drainage system to dispose of the runoff generated by the impervious surface. The applicant submitted a drainage report for all phases of the development which accounts for all of the proposed impervious areas. Findings addressing stormwater facilities for the development are addressed later in this staff report and are mentioned herein by reference.

6.14 Pedestrian access through walkways and accessways must be provided for all new off-street parking lots to connect sidewalks adjacent to new development to the entrances of buildings. The submitted site plans indicate the parking lots supporting the residential use do not provide pedestrian connections to any specific building and are not providing any pedestrian walkways/accessways. The parking lot

supporting the community center (Attachment F.6) will provide pedestrian access via raised pedestrian walkway to the entrance of the community center as well as to the tennis courts. The applicant provides two additional parking lots, each acting as a trail head to the internal trails and the residents' internal access to the public multi-use path (Attachment F.7 & F.10).

6.15 All parking areas that exceed 1,000 square feet (contiguous) are required to meet the off-street parking lot design and circulation standards located in ADC 9.120, as well as provide landscaping. The proposed development contains two parking lots which exceed 1,000 square feet. The parking lot serving the future community center is designed with a driveway, pedestrian paths, and landscaping. The interior driveway standards in ADC 9.120(3)(a) do not apply to this project as the planned development will not extend any public streets into the site.

6.16 The provided materials did not provide enough detail to determine if the parking lot for the community center will meet all of the standards of ADC 9.120. As a condition of approval, prior to the issuance of building permits for Phase Two a parking lot plan meeting the standards of 9.120 must be approved.

6.17 The provided parking lot in Phase Two, which exceeds 1,000 square feet (Attachment F.10) does not appear to provide the required curbing and landscaping. As a condition of approval, prior to the issuance of building permits for Phase Three a parking lot plan meeting the standards of ADC 9.120 must be approved for all off-street parking areas of 1,000 square feet or greater.

6.18 Surface Parking Areas (ADC 9.130). The standards in 9.130 apply to new or improved surface parking areas of more than 0.25 acres (10,890 square feet). Total surface parking areas are calculated by measuring around the perimeter of all parking spaces, maneuvering areas, and interior landscaping. Parking lots greater than 0.25 acres must meet one of the four options under ADC 9.130(2): Solar Panels with a generation capacity of at least 0.5 kilowatt per new parking space; be a public building as defined by ORS 270c.527 and comply with OAR 330-135-0010; Provide a tree canopy which will cover 40 percent of all parking surface areas within 15 years after planting; or a combination of solar and tree canopy. The application materials did not provide additional information on which of the three viable options the community center parking lot will be utilizing. As a condition of approval, prior to the issuance of building permits for Phase Two, the applicant shall provide an updated parking plan for the community center meeting the standards for ADC 9.130.

6.19 Street, Bicycle, and Pedestrian Connectivity (ADC 9.133). To emphasize the importance of connections and circulation between uses and property by multiple modes. These standards are intended to promote efficient circulation between property, convenient pedestrian and bicycle access to nearby streets, adjacent uses, and transit stops, and improve the safety for both drivers and pedestrians. The subject property is isolated from neighboring properties to the north by a railroad right-of-way, I-5 to the east, and the Freeway Lakes, a county park to the south. The property owner owns the property to the west of the development and is consolidating the properties as a part of this land use application. The proposed planned development will be connected through private roads and private interior trails. As a part of this development the applicant will be constructing public 10-foot-wide multi-use paths, Oak Creek Loop Trail and connector to the Albany-Lebanon Trail, to the south and east of the development. Based upon submitted site plans the interior trail system will connect to the public trail system providing bicycle and pedestrian connectivity to the subject property.

6.20 *Landscaping*: ADC 9.140 requires a minimum of one tree at least six feet tall per 50 lineal feet of street frontage. The subject property does not have frontage. This standard is not applicable.

6.21 *Buffering and Screening.* See responses to Criterion 5 under Planned Development standards above. Those findings are herein incorporated by reference.

Conclusions

6.1 The proposal shows the proposed development will meet the minimum on-site development and environmental standards of Article 9.

6.2 This criterion is met with the following conditions.

Conditions

Condition 7 Prior to the issuance of building permits for the community center and outdoor tennis courts, the applicant must provide bicycle parking details meeting all bicycle parking standards in ADC 9030(4).

Condition 8 Prior to the issuance of the parking lot permit for the small parking lots serving the duplexes and open space areas applicant must submit an updated parking lot plan delineating which parking stalls will meet ADA compliance

Condition 9 Prior to the issuance of building permits for the community center, an updated parking lot plan with all required ADA spaces must be approved.

Condition 10 Prior to the issuance of building permits for the community center, an updated parking plan meeting the standards found in ADC 9.035, 9.040, 9.050, 9.100, 9.120, 9.130 and 9.150 must be approved.

Condition 11 Prior to the issuance of any occupancy, the trail head/open space parking lot will be required to provide at least 20 percent of all vehicle parling spaces with electrical service capacity sufficient for a level 2 charging station.

Condition 12 Prior to the issuance of any occupancy in each phase, residential parking lots must provide 40 percent of the parking spaces with electrical service capacity sufficient for a level 2 charging station.

Condition 13 Prior to the issuance of building permits for the community center, loading details and dimensions that meet the standards of ADC 9.060 must be provided.

Condition 14 Prior to the issuance of building permits for Phase Three a parking lot plan meeting the standards of ADC 9.120 must be approved for all off-street parking areas of 1,000 square feet or greater.

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

Sanitary Sewer

7.1 City utility maps show a 36-inch public sanitary sewer main in Columbus Street. The adjacent property has an 8-inch public sanitary sewer main on the property that extends to the subject property for connection.

7.2 AMC 10.01.010 (1) states that 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.

7.3 ADC 12.490 states that 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 the cost of extending sewer mains.

7.4 The applicant's preliminary utility plan shows a new public sanitary sewer main extended from the adjacent property to serve the new development, within in a new public utility easement. Before any work is done on or around any public sanitary sewer main the applicant must obtain a Site Improvement Permit from the Public Works Department.

7.5 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.

Water

7.6 City utility maps show a 12-inch public water main in Columbus Street. The adjacent property to the west contains an 8-inch, 12-inch, and 16-inch public water mains serving public fire hydrants. The adjacent property is currently connected to the public water system in Columbus Street with a master meeting providing domestic water to the adjacent property.

7.7 ADC 12.450 requires that all new development within the City, where appropriate, provide for the extension of existing water lines serving surrounding areas. The subject property must connect to the public water system upon development. The applicant is also seeking a replat to consolidate the subject property with the developed property directly to the west. Through this consolidation the subject property will connect into existing private domestic water line.

7.8 AMC 11.01.120 (2)(e) states that 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.

7.9 City of Albany Water Facility Master Plan shows a 16-inch public water main to be extended through the subject property and extended to the northern boundary line upon the subject property for future development.

7.10 AMC 11.01.120 (2)(c) states that 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.

7.11 AMC 11.01.120 (2)(h) 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.

7.12 The applicant's preliminary utility plan shows extension of the public water system for providing fire protection to the proposed development and extension of the 16-inch public water main to the northern boundary line for future development. The public water main extensions are shown within new public utility easements. Before any work is done on or around any public water main the applicant must obtain a Site Improvement Permit from the Public Works Department.

Storm Drainage

7.13 City utility maps show an 18-inch public storm drainage main in Columbus Street. The subject property does not have any public right-of-way frontage.

7.14 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. 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 Engineer and Building Official.

7.15 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. 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 Engineer and Building Official.

7.16 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.

7.17 ADC 12.580 states that 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.

7.19 The City of Albany Stormwater Master Plan shows a new 48-inch storm drainage main outfall to Oak Creek and transecting the subject property from Oak Creek to the northern boundary line for future development.

7.20 ADC 12.550 states that 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.

7.21 AMC 12.45.030 states that a post-construction stormwater quality permit shall be obtained for all new development and/or redevelopment projects that creates or replaces 5,000 square feet of impervious surface, including all phases of the development. (Ord. 5841 § 3, 2014).

7.22 The applicant's preliminary utility plan shows the construction of on-site stormwater detention and stormwater quality facilities. The preliminary stormwater plan proposes stormwater facilities to treat all new impervious surfaces created by the proposed development. The approval point of discharge for all stormwater shall be approved by the City Engineer. (Ord. 5727 § 1, 2010; Ord. 5498 § 1, 2001). The City's Public Works Department has concluded that the discharge point for the on-site stormwater system should be the new 48-inch public storm drainage main for phase 1 and subsequent phases may discharge directly to Oak Creek.

7.23 Because the site creates more than 5,00 square feet of impervious surfaces, the applicant must obtain a stormwater quality permit and construct stormwater quality facilities that meet all City Engineering Standards pertaining to stormwater quality.

Conclusions

7.1 No public sanitary sewer exists along the property's frontage. A public sanitary sewer main exists on adjacent property. The developer must construct a public sanitary sewer main extension from the

adjacent property to serve the new development. A public utility easement must be granted over this public water main.

7.2 The applicant shall extend the public water main through the site as generally shown on the preliminary utility plan to serve public fire hydrants. A public utility easement must be granted over this public water main.

7.3 The Water Facility Master Plan identified a 16-inch public water main extended through the subject property and extending to the northern boundary line for future development.

7.4 The Stormwater Master Plan identified a 48-inch storm drainage main from Oak Creek to serve this development and extended to the northern boundary line for future development.

7.5 The applicant shall construct stormwater detention facilities to provide storm and flood-water controls. Before the City issues any occupancy permit for the proposed project, the applicant must construct stormwater detention facilities that comply with the City's Engineering Standards.

7.6 The applicant must obtain a stormwater quality permit for the project and construct stormwater quality facilities that satisfy the City's Engineering Standards. Final design details for all public infrastructure improvements and on-site detention and stormwater quality facilities must be reviewed in conjunction with the required permits associated with those improvements.

Conditions

Condition 15 Before the City will issue a building permit for construction on this property for each phase, the applicant shall construct, or financially assure construction of, an 8-inch public sanitary sewer main, as generally shown on the preliminary utility plan, to serve the proposed development and record a 20-foot public utility easement.

Condition 16 Before the City will issue a building permit for construction on this property for each phase, the applicant shall construct, or financially assure construction of, an 8-inch public water main for fire hydrants, as generally shown on the preliminary utility plan, to serve the proposed development and record a 15-foot public utility easement.

Condition 17 Before the City will issue a building permit for construction on this property, the applicant shall construct, or financially assure construction of, a 16-inch public water main, as generally shown on the preliminary utility plan, to the subject property's northern boundary line and record a 15-foot public utility easement.

Condition 18 Before the City will issue a building permit for construction on this property, the applicant shall construct, or financially assure construction of, a 48-inch public storm drainage, main as generally shown on the preliminary utility plan, to the subject property's northern boundary line and record a minimum 20-foot public utility easement.

Condition 19 Before the City will issue any occupancy permit for each phase of 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.

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

8.1 The proposed development is for the phased construction of a Planned Development that will result the applicant is proposing a total of 196 residential units.

8.2 The applicant proposes a total of three phases as follows:

- Phase A: 60 duplex dwelling units

- Phase B: 64 duplex dwelling units
- Phase C: 72 duplex dwelling units

8.3 Columbus Street is classified as a minor arterial street and is improved to city standards with single travel lanes in each direction, a center turn lane and bike lanes in each direction. No additional direct driveway access are proposed from Waverly Drive/Columbus Street. The proposed development will be served with private roads.

8.4 Access to the site will be existing Mennonite Village private road, 47th Avenue, intersection with Waverly Drive.

8.5 ADC 12.060 requires that all public streets within and adjacent to a new development be improved to city standards

8.6 The applicant submitted a Traffic Study with the application. Thes estimate was prepared by Kittleson & Associates and is dated February 14, 2025. Kittleson & Associates performed traffic counts on the existing Mennonite Village development to determine the number of trips the current development produces as a mixed-use Senior Housing Development including Continuing Care Retirement Community and Senior Adult Housing- Multifamily. The existing 121 independent living residential units generates 415 daily trips and 34 total PM peak hour trips. This averages 0.28 trips per dwelling unit during the PM Peak hour. This rate was shown to be similar to the 0.25 trips per unit in the ITE Manual for Senior Adult Housing- Multifamily. This projected 196-unit expansion would create 679 daily trips and 55 additional PM peak hour trips.

8.7 Kittleson & Associates performed a traffic signal warrant analysis on 47th and Waverly Drive intersection. The analysis showed that the warranty was not met for a new traffic signal to be installed at this intersection.

8.8 Albany's threshold for submitting a trip generation estimate is 50 peak hour trips. Developments that generate 100 or more peak hour trips are required to submit a TIA.

8.9 Albany's TSP identifies Oak Creek Loop Trail, M2, M2-b, and M2-c on the subject property. The subject property has Annexation Agreement that requires the construction of these trails with a trailhead as identified in the South Albany Area Plan with development of the site. The M-2 and M-2b multi-use trails shall be 10-foot wide, and alignment shall generally follow proposed alignment along Oak Creek and eastern side of the subject property. The M2-c trails are crossing over Oak Creek from the M2-b trail on the north side of the creek to the M-2a trail on the south side of the creek. The M-2b Oak Creek Loop Trail alignment will need to have smooth curves to avoid abrupt alignment changes. Public easements shall be dedicated over all trails located on the subject property. Final alignment of multi-use trail shall be determined by Public Works Engineering and Parks & Recreation. Construction of the M-2 and M-2b trails shall be under Public Improvements by Private Developer Permit. The applicant shall provide a Petition and Waiver of Remonstrance for the construction of the public trails in order to construct the trail with each phase of construction as shown on provided phasing plan. Trail M-2c due to the lack of easements will not need to be constructed at this time. The new public trails need to be connected to Columbus Street.

8.10 The annexation agreement requires the construction of public trails and trailhead/interpretative viewpoints. These public trails and trailhead will need public access to the trails. The applicant shall provide public access to the trail head with an access easement over the existing trail along Oak Creek.

8.11 The South Albany Area Plan requires two trailheads within Mennonite Village, one near Columbus Street and one within the subject property.

Conclusions

8.1 The development will be constructed in three phases resulting in 98 duplexes, equating 196 dwelling units.

8.2 The development has frontage on Waverly Drive and Columbus Street. The street is improved to city standards.

8.3 The applicant submitted a trip generation estimate with the application. The expansion of the existing Mennonite Village to the site was estimated to result in an additional 679 daily trips, of which 55 were projected to occur during the PM peak hour. The development falls below the city's threshold of 100 peak hour trips for submittal of a TIA.

8.4 The applicant's trip generation estimate also performed a traffic signal warrant analysis on 47th and Waverly Drive intersection. The warrants were not met for a new traffic signal at this intersection.

8.5 All streets and travel aisles interior to the development will be private

8.6 Albany TSP identifies M-2 M-2b, M-2c, on the subject property. Annexation Agreement with developer requires construction of all trails with development of the site. M-2c due to the lack of easements will not need to be constructed at this time. Public easements shall be dedicated over all trails located on the subject property. Construction of the M-2 and M-2b trails shall be under a Public Improvements by Private Developer Permit shall include new trails, connection to Columbus, trail heads and easements.

8.7 Applicant shall provide a petition and waiver of remonstrance for the construction of the public trails M2 and M-2b for future phases of development.

Conditions

Condition 20 Prior to final plat, the applicant shall dedicate a 10-foot public access easement over public Oak Creek Loop Trail and connector to the Albany-Lebanon Trail (M-2, M-2b, and M-2c) and additional easement as needed over trailheads. Final trails alignments shall be approved by Public Works Engineering and Parks & Recreation.

Condition 21 Prior to any occupancy of dwelling units in each phase, the applicant shall construct 10-foot-wide Oak Creek Loop Trail and connector to the Albany-Lebanon Trail (M-2 and M-2b) multi-use trails with each phase of development as shown on the provided phasing plan. Construction shall include trailheads and interpretive viewpoints. Final alignment of multi-use trail shall be determined by Public Works Engineering. Construction of public multi-use trails shall be under a Public Improvements by Private Developer.

Condition 22 Prior to any occupancy in Phase 1, the applicant shall construct a public multi-use trail to connect existing trail to Columbus Street. Construction of public trails shall be under a Public Improvements by Private Developer.

Condition 23 Prior to final plat, the applicant shall provide a Petition of Waiver and Remonstrance for the Oak Creek Loop Trail and connector to the Albany-Lebanon Trail (M-2 and M-2b) public trails for Phases 2 and 3 as shown on provided phasing plan (Attachment E).

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

9.1 See Findings under Site Plan Criterion Seven (above) related to stormwater quality standards in response to this review criterion. These findings are incorporated here by reference.

9.2 As discussed under Criterion Seven, a condition of approval is included that requires the applicant to construct stormwater quality facilities that comply with the City's Engineering Standards.

Conclusion

9.1 The proposed post-construction stormwater quality facilities can accommodate the proposed development when the condition of approval to construct stormwater quality facilities has been met.

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

10.1 The subject property was Annexed into the City with a concurrent zone amendment through land use cases AN-02-18 and ZC-02-18. The joint applicant was approved by City Council with the Notice of Decision issued on August 10, 2018. The approved applications contained only one condition of approval, to comply with the signed Annexation Agreement (Attachment M).

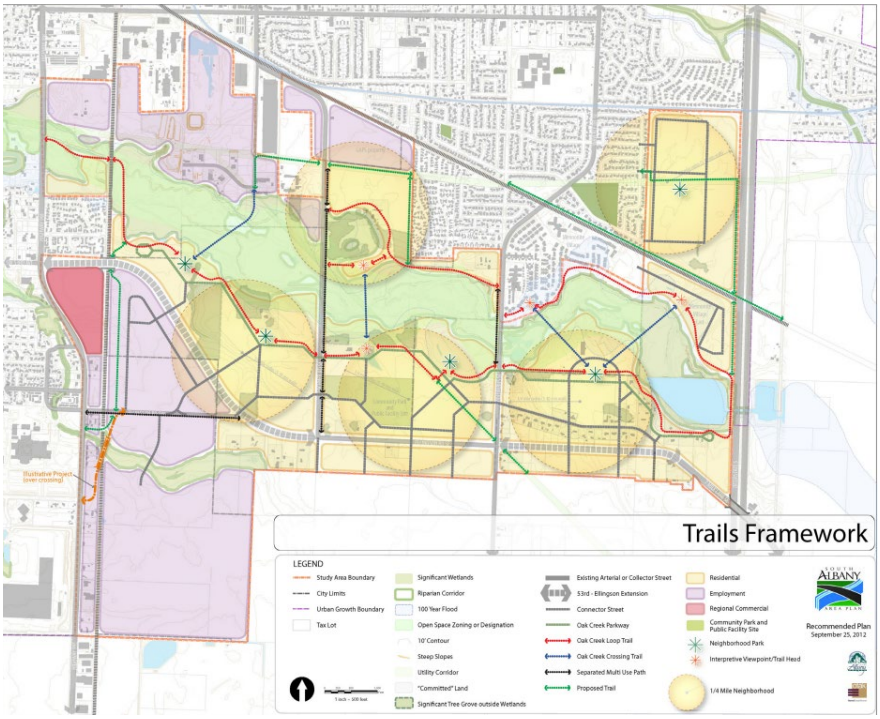
10.2 The signed annexation agreement required the applicant to retain all trees on the property that are larger than 25 inches in circumference measured at 4.5 feet above the mean ground level from the base of the truck until such a time the removal of one or more trees is reviewed and approved by the City Forester or Planning Division, or other body, prior to, or concurrent with development. The applicant has not removed any trees, nor have they previously applied to either the City Forester or to the Planning Division for the removal of trees from the subject property. As a part of this application package the applicant has applied for the felling of 21 trees, six of which are larger than 25 inches in circumference.

10.3 The annexation agreement required the construction and the dedication of easements for the following public infrastructure: A 15-foot-wide public utility easement to accommodate a 16-inch diameter water line; the construction of a 16-inch-diameter water line within the public utility easement form the existing 16-inch public water line in 47th Avenue to the north property line of the property at the railroad right-of-way line; the dedication of a 20-foot-wide public utility easement to accommodate a 48-inch or larger diameter stormwater drainage line; the construction of a 48-inch or larger diameter stormwater drainage line within the public utility easement from Oak Creek to the property's north property line at the railroad right-of-way line; and any Connection Fees, Charges and other City Fees.

10.4 The annexation agreements also required as part of any land use action on the property, the developer shall comply with the City standards and the South Albany Area Plan (Plan) including but not limited to; dedication of easements, construction of public multi-use paths at least 10 feet in width and construction of Interpretive viewpoints/Trailheads in locations as generally shown in the Plan.

10.5 The applicant included all of the required infrastructure and required public utility easements as depicted within the provided site plans. Public Works has reviewed the proposed alignments and determined these requirements are tentatively met.

10.6 The South Albany Area Plan Trails Framework contains the proposed alignment of the two multi-use paths, Oak Creek Loop Trail and the Albany-Lebanon Trail, and two Oak Creek Crossing Trails, as well as the location of Interpretive Viewpoints/Trail Heads upon the subject property.



10.7 The applicant included a proposed alignment for the Oak Creek Loop Trail and the Albany-Lebanon Trail upon their development site. Findings addressing the proposed alignment for the two multi-use paths were previously addressed in this staff report and are included herein by reference.

10.8 Findings addressing the construction, dedication, and timing of the public trails are addressed under Site Plan Review Criterion Eight and are incorporated herein by reference.

10.9 The alignment for the required Oak Creek Loop Trail encroaches into the Riparian Corridor as well as the Oak Creek Transition Area and will require the felling of trees within these resource overlays. The applicant has included a Natural Resource Impact Review application for the construction of the path through portions of the Riparian Corridor and the Oak Creek Transition Area. The applicant has also applied for a site plan review for the felling of trees that will be impacted by the creation of the multi-use path and the use of fill, grading, paving within the Special Flood Hazard Area. Findings addressing the construction of the trail are located in this staff report and are incorporated herein by reference.

10.10 The subject property has also been approved the placement of fill within the Special Flood Hazard Area (100-year floodplain) under land use action FP-08-21 (Attachment N). After receiving land use approval, the applicant applied and was approved for a Conditional Letter of Map Removal-Fill (CLOMR-F), which vested the floodplain application.

10.11 At the writing of this staff report the applicant has not completed the placement of fill upon the subject property and has outstanding conditions of approval, which are triggered upon the completion of the placement of fill. At the time of final grading and fill within the floodplain the applicant must meet all conditions of approval.

Conclusion

10.1 The proposed development will meet all the conditions of approval under the previous land use decisions.

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 2.330.

Findings of Fact

11.1 There are no nonconforming uses on the site.

Conclusion

11.1 This criterion is not applicable.

Replat Decision 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 is requesting to consolidate two of their properties into one 147.01-acre unit of land. The subject properties are identified on Linn County Assessor Map No. 11S03W20 Tax Lot 1500 and 11S03W21 Tax Lot 502. The property identified as 11S03W20 Tax Lot 1500 is currently developed as a planned development with a variety of senior housing options and community amenities. The property identified as 11S03W21 Tax Lot 502 is currently undeveloped.

1.2 The applicant has applied for the concurrent review for a Planned Development, a Replat, a Site Plan Review for the Felling of Trees, a Natural Resource Impact Review, and a Floodplain Development Review. The applicant proposes to develop the property identified as 11S03W21 Tax Lot 502 as a continued care retirement community consisting of 98 duplex units, equating 196 dwelling units, an indoor community center, and open communal spaces. The proposed consolidation will combine the proposed development site with the existing development, which will eliminate the need for additional easements to serve both properties.

1.3 The subject properties are made up of three different underlying zoning districts; the Residential Medium Density (RM), Residential (R-6.5), and Open Space (OS).

1.4 Development standards for the Open Space zoning district are located in ADC 6.020 through 6.065. The applicant does not propose any development within the portion of the property located within the OS zoning district.

1.5 Development standards for residential zoning districts are located in Table 3.190-1. Minimum property size or land requirements are based upon the unit type and size. The minimum lot size in the RM and R-6.5 zoning district range from 1,500 square feet for townhomes to 7,000 square feet for fourplexes and cottage clusters.

1.6 In any single-dwelling unit land division, lots and blocks shall conform to standards listed in ADC 11.090 and other applicable provisions of the Code. Standards relevant to this proposed replat are addressed below.

1.7 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. There are no foreseeable difficulties in securing building permits to build on the proposed consolidated lot, provided applicable development standards are followed.

1.8 According to ADC 11.090(2), when lots are more than double the minimum lot size 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. The proposed consolidation

will create a single unit of land that is more than double the minimum lot size. The applicant is concurrently applying for a Planned Development to expand the existing continued care retirement community to the east. Based upon the submitted application materials, there will not be any developable land remaining. Due to the proposed location of the future development an urban conversion plan is not required.

1.9 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 consolidated lots will not create a double frontage lot. This standard is met.

1.10 ADC 11.090(4) states side yards of lots shall run at right angles to the street the property faces. The proposed property line will result in side yards that will run at right angles to the street frontage. This standard is met.

1.11 ADC 11.090(5) lists dimensional requirements when street blocks are created as part of the land division. The proposed replat does not create any new public streets or blocks. This standard is not applicable.

1.12 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 proposed consolidation will not alter the existing off-street pedestrian and bicycle access. The consolidated lots will have direct frontage to Waverly and Columbus Street. This standard is met.

1.13 ADC 11.090(7) provides recommendations for the minimum distance between arterial street intersections. No new streets or intersections are proposed; therefore, this standard is not applicable.

1.14 ADC 11.090(8) regards developments located on a cul-de-sac lot. The proposed lots do not utilize a cul-de-sac; therefore, this standard is not applicable.

1.15 ADC 11.090(9) pertains to flag lots. No flag lot is proposed; therefore, this standard is not applicable.

1.16 ADC 11.090(10) regards street intersections and minimum curb radius. No street intersections are created or impacted by the proposed replat; therefore, this standard is not applicable.

Conclusions

1.1 The proposal meets the standards of the underlying zoning districts.

1.2 The proposed replat does not propose to create new blocks, intersections, or cul-de-sacs.

1.3 The proposal meets the underlying development and lot and block standards of the R-6.5, RM, and OS zoning districts.

1.4 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 proposed replat will consolidate two lots into one unit of land. The current property owner owns four other properties in the immediate area. Two of the four properties are currently developed with assisted living buildings. A property to the south is currently undeveloped and is separated from the consolidated parcels by Oak Creek and gains access via Seven Mile Way. The remaining property under similar ownership is located to the west and is separated from the properties to be consolidated by Columbus Street.

2.2 The proposed consolidation will not impact other undeveloped properties under the same ownership.

Conclusion

2.1 The above criterion is satisfied.

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 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.

3.4 The undeveloped property, 11S03W21 Tax Lot 502 is currently a landlocked parcel with an access easement across the northern portion of 11S03W20 Tax Lot 1500. The consolidation will provide direct access to Waverly Drive/Columbus Street.

3.5 The consolidation will not alter any adjoining properties' access to public streets.

Conclusions

3.1 All the adjoining land has, and will continue to have, access to public streets.

3.2 This criterion is met without conditions.

Criterion 4

The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.

Findings of Fact

4.1 The applicant proposes to consolidate two lots into one unit of land. Tax lot 1500 is currently developed with a planned development known as Mennonite Village, a continuing care retirement community with a full range of living options. Tax lot 502 is currently undeveloped, with applications to expand the retirement community running concurrently with the replat application.

4.2 As a part of the existing and proposed planned development the site contains numerus interior private roads that provide safe and efficient interior circulation with two separate connections to Waverly Drive/Columbus Street.

4.3 ADC 12.060 requires public streets adjoining new development to be improved to City standards. The property has frontage on Waverly Drive/Columbus Street. No additional lots are being created; therefore, the adjacent right-of-way is not required to be improved.

Conclusions

4.1 No new public streets are proposed with the replat.

4.2 This criterion is satisfied without conditions.

Criterion 5

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

Findings of Fact

5.1 Findings addressing public utilities are located under Criterion Seven and Eight of the Site Plan Review and are incorporated herein by reference.

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 This criterion is addressed within this staff report under Criterion Six of the Site Plan Review and is incorporated herein by reference.

Tree Felling Review Criteria (ADC 9.205(2))

Except as provided below, Site Plan Review approval is required for the felling of five or more trees larger than 25 inches in circumference (approximately eight inches in diameter) on a lot or property in contiguous single ownership in excess of 20,000 square feet in any zone. Section 9.205(2) 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 (a)

It is necessary to fell tree(s) in order to construct proposed improvements in accordance with an approved Site Plan Review or Conditional Use review, or to otherwise utilize the applicant's property in a manner consistent with its zoning, this Code, applicable plans adopted by the City Council, or a logging permit issued by the Oregon Department of Forestry.

Findings of Fact

a.1 According to the applicant, it is necessary to remove 21 trees on the subject site in order to construct the proposed senior housing development and associated site improvements on the subject property.

a.2 The subject property is located within the R-6.5 zoning district. The applicant proposes to construct 96 residential duplex units, equating to 192 dwelling units, indoor and outdoor community amenities with associated site, and parking lot improvements. The proposed use is consistent with the zoning district.

a.3 As part of the application submittal the applicant provided a Tree Plan (Attachment L), which contains a site map of the Existing Conditions Plan, Tree Protection Plan, and a Tree Inventory Table. The provided application materials show the locations of the trees to be removed, along with their species, and size (Attachment L). The applicant finds that the trees to be removed are the least necessary based upon the required public infrastructure and site conditions.

a.4 The subject property was previously approved for the placement of fill in the floodplain to elevate the ground to above the Base Flood Elevation. The proposed fill in the floodplain was submitted and conditionally approved by the Federal Emergency Management Agency (FEMA). The Tree Plan called out a 29-inch DBH Oregon White Oak to be removed in the location of the fill. The authors of the Tree Plan, Teragan & Associates, Inc. found that the amount of fill and the grading in the location of where this tree is will not allow for the retention of the tree and the removal is required.

a.5 The Tree Plan and the applicant's narrative states that the remaining 20 trees to be removed are due to the location of the public multi-use path that is required to constructed with the development of the property.

a.6 Oregon Department of Forestry (ODF) permits are required only if commercial use of the felled trees occurs (e.g., logs or firewood are sold). The applicant has not indicated whether any felled trees would be sold.

a.7 In the event the proposed development does not take place, the 21 trees proposed for removal on the Tree Inventory Plan must not be removed without separate approval for tree felling not associated with development, using criteria listed in ADC 9.205(3).

Conclusion

a.1 As shown in the attached plan (Attachment L), the trees to be removed would be severely impacted during development.

a.2 If the felled trees are sold, the applicant will need to contact the ODF regarding any appropriate permits.

a.3 This review criterion is met with one condition.

Condition

Condition 24 In the event proposed development does not take place, the 21 trees identified for removal on the Tree Inventory Plan must not be removed without separate approval for tree felling not associated with development, using criteria listed in ADC 9.205(3).

Criterion (b)

The proposed felling is consistent with City ordinances including tree regulations in the Albany Municipal Code, and the proposed felling does not negatively impact the environmental quality of the area, including but not limited to the protection of nearby trees and windbreaks; wildlife; erosion; soil retention and stability; volume of surface runoff and water quality of streams; scenic quality; and geological sites.

Findings of Fact

b.1 State permits are required if commercial use of the forest products will occur, such as logs or firewood that are sold. Local ordinances regulating tree felling include ADC Section 9.250 through 9.208, and AMC Chapter 7.98. None of the trees proposed for removal are listed as heritage trees, according to City records.

b.2 The nesting season for migratory birds is approximately March 1 to August 31. The Federal Migratory Bird Act prohibits the taking, harming, or moving of any migratory birds, eggs, or nests. The applicant shall be responsible for contacting the U.S. Department of Fish and Wildlife to confirm the date range for the specific project site before removing trees.

b.3 The subject property is located within FEMA regulated Special Flood Hazard Area (100-year floodplain), Significant Wetlands, Riparian Corridor, and Steep Hillslope overlays. The trees to be felled are predominantly located within the Riparian Corridor, except for the 29-inch DBH White Oak, which is located in the center of the property and in the Special Flood Hazard Area.

b.4 The subject property is located within the South Albany Area Plan. As a part of the annexation agreement and the South Albany Area Plan, oak tree groves are to be protected. The submitted Tree Plan contains site specific tree protection management practices to be used to ensure the protection of surrounding trees that are not to be felled.

b.5 The subject property is located within the Oak Creek Transition Area (OCTA). To the north of Oak Creek, the OCTA standards apply 100 feet from the upland edge of the Riparian Corridor Overlay District (/RC). The subject property does not contain any Significant Tree Groves outside of the Significant Wetland Overlay District.

Conclusions

b.1 Tree removal will be consistent with State standards if any required logging permit is obtained from the Department of Forestry.

b.2 The proposed felling is consistent with State standards and City ordinances which, with mitigation, does not negatively impact the environment quality of the area.

b.3 The Federal Migratory Bird Act prohibits the taking, harming, or moving of any migratory birds, eggs, or nests.

b.4 This review criterion is met with one condition.

Condition

Condition 25 It shall be the applicant's responsibility to ensure the proposed tree removal, including the timing of removal, is in compliance with the Federal Migratory Bird Act.

Criterion (c)

The uniqueness, size, maturity, structure, and historic value of the trees have been considered and all other options for tree preservation have been exhausted. The Director may require that trees determined to be unique in species, size, maturity, structure, or historic values are preserved.

Findings of Fact and Conclusions

c.1 ADC 9.204 states Site Plan Review approval is required for the felling of five or more trees larger than 25 inches in circumference (approximately eight inches in diameter) on a lot or property in contiguous single ownership in excess of 20,000 square feet in any zone.

c.2 A tree inventory has been conducted and outlined in the submitted Tree Plan. As shown, trees proposed to be removed include a variety of Oregon Ash and the Oregon White Oak. Only trees that would be impacted due to the development of the public multi-use path, and the placement of fill are proposed to be felled.

c.3 None of the trees are known to possess historic value. No heritage trees exist on the site.

c.4 The South Albany Area Plan requires all Significant Oak Groves to be protected. The subject property does not contain an inventoried Significant Oak Grove not associated with a wetland, per the South Albany Plan's Organizational Framework Map.

Conclusions

c.1 A total of 21 trees is proposed to be removed.

c.2 None of the trees possess unique or historic value.

c.3 This review criterion is met.

Criterion (d)

Tree felling in Significant Natural Resource Overlay Districts meets the applicable requirements in Article 6.

Findings of Fact and Conclusions

d.1 The subject property contains Significant Wetlands (/SW), Riparian Corridor (/RC), and the Oak Creek Transition Area (OCTA). The applicant proposes to fell a total of 21 trees with the proposed development, eight of which are located within the Riparian Corridor, 12 are located within the OCTA, and the remaining single tree is located within the floodplain, but outside of the other natural resource overlay districts.

d.2 The felling of native trees within the Riparian Corridor and the felling Oregon White Oaks with a width of 25 inches or greater in the OCTA may require a Natural Resource Impact Review. The applicant has applied for a Natural Resource Impact Review for the felling of native trees, the construction of private infrastructure, and the construction of public infrastructure within a natural resource overlay district. The findings addressing the Natural Resource Impact Review are addressed later in this staff report and are incorporated herein by reference. The felling of Oregon White Oaks within the OCTA are addressed under Site Plan Review Criterion Three, and is incorporated herein by reference.

Conclusions

d.1 The proposed development will fell a total of eight trees within the Riparian Corridor and 12 trees located within the Oak Creek Transition Area.

d.2 The applicant has submitted a Natural Resource Impact Review with the application materials addressing the requirements of Article 6 and are incorporated here by reference.

Natural Resource Impact Review Standards (ADC 6.310(A))

Criterion 1

The proposed activity is allowed under the requirements of the base zone.

Findings of Fact

1.1 The subject property is located within the South Albany Area Plan (SAAP) and is located in the Residential (R-6.5) and Open Space (OS) zoning districts. The applicant, Mennonite Village, seeks to expand their Mennonite Village by developing the 76.33-acre property through a planned development. The Albany Development Code (ADC) classifies retirement communities as Assisted Care, which is allowed use through a conditional use permit in the R-6.5 zoning district.

1.2 The applicant is seeking a planned development for the expansion of Mennonite Village. A planned development provides more flexibility with design and layout upon the property. Findings addressing the Planned Development are addressed within other portions of the staff report and are incorporated herein by reference.

1.3 This criterion is met without conditions.

Criterion 2

There are no other reasonably feasible options or locations outside the Significant Natural Resource overlay districts for the proposed activity on the subject parcel.

Findings of Fact

2.1 The submitted site plan shows the placement of a public storm main, portions of three private post construction stormwater utility ponds, portions of the public multi-use path Oak Creek Loop Trail identified as M2-b in the TSP, and the felling of trees within the Riparian Corridor and the OCTA. The location of these public utilities are determined through the City's master plans, with the final alignment refined at the time of development to account for site conditions such as topography.

2.2 The proposed public storm drain main is required by the Annexation Agreement and listed in the City's master plan. The required culvert is exempt from a Natural Resource Impact Review under ADC Section 6.290(4) *Private construction of public infrastructure. The location and construction of public transportation and utility facilities and structures as identified in a City-adopted master plan. This exemption requires that unimproved but disturbed areas are replanted with native vegetation.*

2.3 The encroachment of the public storm main and the location of the Oak Creek Loop Trail multi-use path into the Riparian Corridor is consistent with the approved Stormwater Master Plan, South Albany Area Plan, and the Transportation Systems Plan alignments for these public facilities.

2.4 The location of the public utility storm main and the alignment of the public multi-use path are consistent with their associated City master plans. The applicant's proposed alignment of the public multi-use path will replace the existing farm road alignment to minimize impacts to vegetation and limit excavation. The exemption from a natural resource mitigation review requires that all unimproved but disturbed areas are replanted with native vegetation. As a condition of approval, prior to the issuance of any occupancy all unimproved but disturbed areas must be replanted with native vegetation with each phase of the path's construction.

2.5 The applicant proposes to fell 21 trees due to their conflicting locations with the proposed improvements and/or are in dead/dying condition. The application materials included a Tree Plan prepared by Teragan & Associates, Inc (Attachment L) which outlines which trees are proposed for removal and notes: "not all dead/dying trees have been proposed for removal, on the dead trees in direct proximity to the proposed development which will pose a danger to new development". The Tree Plan provided site-specific tree protection for trees that are to remain undisturbed. Findings addressing the felling of the 21 trees, apart from criteria 9.205(2)(d), are addressed previously in this staff report and are incorporated herein by reference.

2.6 The applicant does not propose any dwelling units or parking areas within the riparian corridor. The only impervious area to be located within the Riparian Corridor overlay is the construction of the required public multi-use path, and the public stormwater main.

2.7 The applicant proposes to construct three stormwater detention ponds which will partially be located within the Riparian Corridor. The applicant states the detention/water quality basins need to be located at the low end of the site and discharge to the approved drainageway in order to property function and reduce site fill.

2.8 The location of vegetated stormwater facilities may be exempt from a Natural Resource Impact Review under ADC 6.290(11) "*Construction of an approved, vegetated post-construction stormwater quality facility (e.g. swale), located in a portion of the Riparian Corridor that is Degraded Quality condition and planned with native plants.*" At the time of writing staff have not verified the existing quality of the Riparian Corridor where the post-construction stormwater detention ponds are to be located.

2.9 The proposed post-construction stormwater detention ponds will not encroach more than 25 feet into the Riparian Corridor and is proposed to be vegetated within native plants. As a condition of approval, the applicant must only use native plants within the post-construction stormwater quality facility.

Conclusion:

2.1 The proposed development of public utilities are exempt from a Natural Resource Impact Review under ADC 6.290.

2.2 The location of the private, post-construction stormwater quality facilities are allowed to partially located within the Riparian Corridor overlay if the impacted Riparian Corridor overlay is considered degraded under ADC Table 6.410-1.

2.3 The location of all encroachments provides the minimum necessary impact to the Riparian Corridor overlay.

2.4 Conditions of approval are required for the use of native vegetation for all disturbed areas within the Riparian Corridor overlay.

Conditions:

Condition 26 Prior to the issuance of any occupancy, the applicant must replant all unimproved but disturbed areas within the Riparian Corridor with native vegetation.

Condition 27 Prior to the issuance of any occupancy, the post-construction stormwater quality facility must be planted with native vegetation.

Criterion 3

The proposed activity is designed, located, and constructed to minimize excavation, grading, structures, impervious surfaces, loss of native vegetation, erosion, and adverse hydrological impacts on water resources. All activities are located as far from the water resources, and use as little of the surface area of the Significant Natural Resource overlay districts, to the extent reasonably feasible.

Findings of Fact

3.1 As previously mentioned the proposed development within the Riparian Corridor consists of public infrastructure consisting of a public stormwater main and the construction of a public multi-use path. The applicant also proposes to construct three private post-construction stormwater facilities to serve the proposed development.

3.2 The applicant states the stormwater discharge from the required stormwater main will flow through rock energy dissipaters located outside of any natural resource overlay. The location of the ditch's outfall and the rock energy dissipaters allows the discharge to pass though the natural resource overlays with minimal impacts to the existing riparian vegetation.

3.3 The applicant proposes to construct three post-construction stormwater facilities along the southern boundary of their development site. The applicant states the location of the detention/water quality basins need to be located at the low end of the site and discharge to the approved drainageway in order to property function and reduce site fill. Each of the three private stormwater facilities encroach less than 25 feet into the riparian corridor overlay.

3.4 The eight trees located within the riparian corridor to be removed have been surveyed and found to be dead or potentially dangerous to the public using the multi-use path. The applicant does not propose to remove any trees within the Riparian Corridor that are not associated with the construction of the public multi-use path.

3.5 The proposed development is designed and located to avoid all activities within the delineated Significant Wetlands and all waterways upon the subject property. The applicant's proposed development minimizes construction and other ground disturbing work to public utilities that are in the City's various Master Plans, and portions of the development's stormwater detention facilities, which are vegetated.

Conclusion

3.1 The proposed development requires the construction of public infrastructure. The location of the required public infrastructure is consistent with the City's approved master plans.

3.2 The proposed location of needed private infrastructure is designed, located and to be constructed to minimize impacts to the natural resource areas.

3.3 The felling of trees within the riparian corridor overlay and the Oak Creek Transition overlay are limited to trees located where the public multi-use trail is to be developed or surveyed as being dead or dangerous.

3.4 All private improvements encroach less than 25 feet into the delineated riparian corridor overlay.

Criterion 4

Any proposed impacts to significant natural resources will be mitigated per the standards in Sections 6.400 and 6.410.

Findings of Fact

4.1 All proposed encroachments into the riparian corridor are exempt from a Natural Resource Impact Review and mitigation through 6.290(4) and 6.290(11).

4.2 Staff suggests a condition of approval

4.3 This criterion is met without conditions.

Criterion 5

Any applicable local, state, and federal permits are secured.

Findings of Fact

5.1 The applicant will obtain any or all applicable permits.

5.2 This criterion is met without conditions.

Criterion 6

The additional requirements of ADC 6.310(B) will be met.

Findings of Fact

6.1 The proposed development within the Riparian Corridor overlay meets the exemptions found in ADC Article 6.290(4) and 6.290(11). The felling of trees in the Riparian Overlay is due to the construction of the required public multi-use path.

6.2 ADC 8.620 contains the development standards within the OCTA. The proposed development is not located between Oak Creek and the Oak Creek Parkway and between 99E and Columbus Street and

is not subject to mitigation through enhancement or restoration per the standards in 6.400-6.420. Additional findings addressing the OCTA standards in ADC 8.620 are address under Criterion 3 of the Site Plan Review and are incorporated herein by reference.

6.3 Staff finds all developed, including the removal of vegetation associated with the construction of public infrastructure and private post construction stormwater facilities, to meet the exemptions for mitigation.

6.4 This criterion is met without conditions.

Natural Resource Impact Review Standards (ADC 6.310(B)(2)(b))

Structures and Land Altering Activities. The placement of structures and other impervious surfaces, as well as grading, excavation, placement of fill, and vegetation removal, are prohibited. Exceptions may be made for the purposes identified in items a-f of this Section, provided they are necessary to accommodate an approved activity and comply with any stated requirements for the activity or use.

Permanent Alteration Within the Riparian Corridor. Disturbance or development within the Riparian Corridor overlay district shall be allowed under the following circumstances:

Criterion (i)

The resource is characterized as 'marginal' or 'degraded' using the standards found in 6.410(5).

Findings of Fact

i.1 The applicant has submitted a DSL approved wetland delineation for the subject property (Attachment O). Using the provisions under ADC 6.430 the Significant Wetland Overlay will be amended to reflect the DSL approved wetland delineation. The Riparian Corridor overlay extends horizontally 50 feet upland from the edge of the significant wetland. The amended boundary of the Riparian Corridor will be located within the farmed portion of the subject property and is of *degraded quality* as determined in ADC Table 6.410-1.

i.3 As previously addressed the proposed development in the Riparian Corridor are exempt under ADC 6.290(4) and (11). The proposed vegetated post-construction stormwater quality facilities may be located within a portion of the Riparian Corridor that is in Degraded Quality conditions and is planted with native plants. As previously condition, prior to the issuance of any occupancy, all unimproved impacts within the Riparian Corridor must be replanted with native species and only native species are allowed within the post-construction vegetated stormwater quality facilities.

Conclusion

i.1 The amended riparian corridor where development of the vegetated post-construction stormwater quality facilities are to be located are classified as degraded quality.

i.2 All unimproved impacts within the Riparian Corridor from the construction of the public master plan utilities must be replanted prior to any occupancies being issued.

Criterion (ii)

Demonstration that equal or better protection will be ensured through riparian corridor restoration and enhancement within the remaining overlay district area per the mitigation requirements in Sections 6.400 and 6.410. If the site is encumbered by easements or rights-of-way that would preclude onsite restoration or enhancement, an "in-lieu of payment" may be made to the City in the amount equal to the cost of onsite mitigation.

Findings of Fact

ii.1 The findings, conclusions and conditions provided above are hereby incorporated by reference.

Conclusion

ii.1 This criterion can be satisfied through the conditions of approval provided above.

Criterion (iii)

In no case shall the site improvements be any closer than 25 feet from the Ordinary High Water mark or upland edge of the wetland, unless the improvements are otherwise allowed or exempted per this Section of the Code.

Findings of Fact

iii.1 The vegetated post-construction stormwater quality facilities are proposed to be no closer than 25 feet from the upland edge of the amended significant wetland.

iii.2 The construction of public utilities is exempt from this criterion.

Conclusion

iii.1 This criterion is met without conditions.

Grading, Fill, Excavation and Paving in the Floodplain (ADC 6.111)

A floodplain development permit is required for grading, fill, excavation, and paving in the Special Flood Hazard Area (100-year floodplain). No grading will be permitted in a floodway, except when the applicant has supplied evidence prepared by a professional engineer that demonstrates the proposal will not result in any increase in flood levels during the occurrence of the 100-year flood. The permit will be approved if the applicant has shown that each of the following criteria that are applicable have been met:

Criterion 1

Provisions have been made to maintain adequate flood-carrying capacity of existing watercourses, including future maintenance of that capacity.

Findings of Fact

1.1 The subject property is identified on the effective FIRM #41043C-0527G, dated September 29, 2010. Based on the FIRM, portions of the subject property are located within FEMA's regulatory Floodway and the Floodway Fringe, Zone AE, which has an established Base Flood Elevation (BFE).

1.2 The applicant proposes to construct a public multi-use path, Oak Creek Loop Trail, within the Special Flood Hazard Area (SFHA). The construction of the 10-foot-wide multi-use path will require grading and paving of more than 50 cubic yards within the SFHA. The proposed development will also be constructing a public drainage ditch carrying stormwater discharge from the proposed development upon the subject property and future development further to the north. The drainage ditch and proposed culvert will be excavated, and the material will be removed from the floodway, no backfilling is proposed.

1.3 The applicant's engineer provided findings addressing this criterion (Attachment C.30 through 32). The applicant's engineer states: "There is a floodway established by FEMA for the property. By definition, fill outside of the established floodway will not result in an increase in the base flood plain elevation that exceeds FEMA limitations. Project fill will only occur outside of the floodway limits. Work in the floodway will be performed for two required city facilities: The proposed pathway; and ditch grading for the required public culvert installed to carry offsite stormwater though the site from the north. The pathway will be constructed to match existing grades. Excavated material will be removed from the floodway. Therefore, no net fill will result and there will be no net impact to base flood elevation."

1.4 The proposed alignment for the multi-use path is primarily within the SFHA with an approximately

236-foot segment located within the regulated floodway. The outfall for the stormwater ditch is located in the SFHA with the energy dissipation extending into the regulated floodway. The applicant does not propose any fill as a part of the construction of the stormwater ditch and the associated energy dissipation of the stormwater.

1.5 Based upon the submitted site plan the construction of the stormwater ditch and the multi-use path will utilize grading, paving, and excavation within the floodplain and the floodway. The applicant proposes an increase of flood capacity for the construction of the stormwater ditch, and an even cut and fill for the development of the multi-use path that encroaches into the floodway.

1.6 The applicant did not include a "no-rise" certificate with the application materials. As a condition of approval, a "no-rise" certificate completed by an Oregon Licensed Engineer ensuring there will be no net fill placed within the floodway must be submitted to the Floodplain Administrator prior to any ground disturbing work.

Conclusions

1.1 The applicant proposes the use of grading, excavation, and paving within the SFHA and the regulated floodway.

1.2 The applicant does not propose the use of for the construction of the multi-use path or for the construction of the stormwater drainage ditch. The applicant does not propose any encroachments into the waterway.

1.3 This review criterion can be met with the following conditions of approval.

Conditions

Condition 28 Prior to issuance of any occupancy in each Phase, the following documentation shall be submitted to the Community Development Department:

a) As-built drawings with elevations provided; and

b) Letter from the Engineer of Record who is licensed in the state of Oregon, stating the grading placed in accordance with the signed plans.

Condition 29 Prior to any ground disturbing work, a Certificate of "No-Rise", for the construction of the public utilities, completed by the Engineer of Record who is licensed in the state of Oregon must be submitted to the Floodplain Administrator.

Criterion 2

The proposal will be approved only where adequate provisions for stormwater runoff have been made that are consistent with the Public Works Engineering standards or are otherwise approved by the City Engineer.

Findings of Fact

2.1 The applicant states: "The proposed project will be constructed in conformance with the Public Works Engineering Standards including stormwater collection, detention, and treatment requirements. Erosion and sedimentation control permits will be acquired and controls implemented in accordance with city policy. Final landscaping will be installed as shown on the preliminary landscape plan."

2.2 The City's Engineering staff has reviewed the applicant's preliminary stormwater plans and has determined they are generally acceptable.

2.2 Provisions for stormwater drainage are addressed in detail under Site Plan Review Criterion #7. Those findings are included herein by reference.

Conclusions

2.1 Provisions for stormwater drainage are addressed in detail under Site Plan Review Criterion #7. Those conclusions and conditions of approval are included herein by reference.

2.2 Based on the findings stated above, the development has made adequate provisions for stormwater runoff.

2.3 This criterion is met without conditions.

Criterion 3

No grading, fill, excavation, or paving will be permitted over an existing public storm drain, sanitary sewer, or water line unless it can be demonstrated to the satisfaction of the City Engineer that the proposed grading, fill, excavation, or paving will not be detrimental to the anticipated service life, operation, and maintenance of the existing utility.

Findings of Fact

3.1 There are no existing City storm drains, sewers, or water lines within the proposed subdivision site.

3.2 The applicant proposes all City and private storm drains, sewers, and water lines will be constructed in accordance with the approved improvement plans for the development.

3.3 Provisions for all City utilities (water, storm drainage, and sewer) are addressed in detail under Site Plan Review Criterion #7. Those conclusions and conditions of approval are included herein by reference.

Conclusions

3.1 Provisions for all City utilities (water, storm drainage, and sewer) are addressed in detail under Site Plan Review Criterion #7. Those conclusions and conditions of approval are included herein by reference.

3.2 This criterion is met without conditions.

Criterion 4

In areas where no floodway has been designated on the applicable FIRM, grading will not be permitted unless it is demonstrated by the applicant that the cumulative effect of the proposed grading, fill, excavation, or paving when combined with all other existing and planned development, will not increase the water surface elevation of the base flood more than a maximum of one foot (cumulative) at any point within the community.

Findings of Fact

4.1 There is a designated floodway along the subject property's stretch of Oak Creek.

4.2 The applicant does not propose the use of fill the FEMA-designated floodway for Oak Creek.

Conclusions

4.1 The proposed development does not propose the placement of fill within a watercourse or the regulated floodway.

4.2 This criterion is met without conditions.

Criterion 5

The applicant shall notify the City of Albany, any adjacent community, and the Natural Hazards Mitigation Office of the Oregon Department of Land Conservation and Development of any proposed grading, fill, excavation, or paving activity that will result in alteration or relocation of a watercourse (See Section 6.101).

Findings of Fact

5.1 There is no proposed alteration or relocation of this watercourse.

Conclusions

5.1 This criterion is not applicable.

Criterion 6

All drainage facilities shall be designed to carry waters to the nearest practicable watercourse approved by the designee as a safe place to deposit such waters. Erosion of ground in the area of discharge shall be prevented by installation of non-erosive down spouts and diffusers or other devices.

Findings of Fact

6.1 The City's Engineering staff has reviewed the applicant's preliminary stormwater plans and has determined they are generally acceptable. Provisions for stormwater drainage are addressed in detail under Site Plan Review Criterion seven. Those findings and conclusions are included here by reference.

6.2 The City's Stormwater Master Plan requires the construction of a 48-inch storm drainage main to be constructed from Oak Creek to serve this development and extend to the norther boundary line for future development.

6.3 The preliminary drainage plan shows outlet protection being installed to prevent against erosion and impacts downstream. Outfall protection shall be designed to meet City's Engineering Standards and shall be installed at the time of construction of the 48-inch storm drainage main. The preliminary drainage plan shows construction of stormwater management facilities.

Conclusions

6.1 The City's Stormwater Master Plan requires the construction of a 48-inch storm drainage main to be constructed from Oak Creek to serve this development and to extend to the northern boundary line for future development. The outfall protection shall be designed to meet the City's Engineering Standards and be installed at the time of construction of the 48-inch storm drainage main.

6.2 The preliminary drainage plan shows construction of stormwater management facilities for the proposed development.

Condition

Condition 30 Before the City will accept construction of 48-inch storm drainage main, the applicant shall construct outfall protection shall be designed to meet City's Engineering Standards and installed at the time of construction with a 48-inch storm drainage main.

Criterion 7

Building pads shall have a drainage gradient of two percent toward approved drainage facilities, unless waived by the Building Official or designee.

Findings of Fact

7.1 The applicant confirms that no building pads are being proposed in the floodplain or floodway.

7.2 Future buildings will be required to obtain a building permit from the city prior to construction.

7.3 The building code requires drainage consistent with this requirement.

Conclusions

7.1 This criterion is met.

Overall Conclusion

As proposed and conditioned, the applications for a Preliminary Planned Development, Replat, Site Plan Review for Tree Felling, Natural Resource Impact Review, and Floodplain Development Review satisfies all applicable review criteria as outlined in this report.

Conditions of Approval

Condition 1 Prior to occupancy of the first dwelling unit, the applicant shall provide evidence of a trust, Homeowner's Association, or other legally binding entity and submit Declaration of Covenants, Conditions, and Restrictions (CC&Rs) to the Community Development Department for review and approval. The CC&Rs shall specify the access and maintenance responsibilities of outdoor common areas, indoor common areas, pedestrian pathways, and parking areas.

Condition 2 Prior to any ground distributing work the applicant must complete an Inadvertent Discovery Plan (IDP) and submit a copy of said plan to SHPO and the Confederated Tribes of the Grand Ronde Community in Oregon, and the City of Albany's Community Development Department.

Condition 3 Prior to the issuance of building permits for Phases 2 and 3 an updated landscaping plan for each phase is required. The landscaping plan must include the buffering landscaping required along the I-5 frontage.

Condition 4 All fencing within the OCTA must meet the OCTA development standards of ADC 8.620(2).

Condition 5 Prior to the issuance of occupancy of any residential structure for each phase, all required landscaping for each phase must be installed.

Condition 6 Any construction of fencing within the OCTA must meet the standards found in ADC 8.260(2).

Condition 7 Prior to the issuance of building permits for the community center and outdoor tennis courts, the applicant must provide bicycle parking details meeting all bicycle parking standards in ADC 9030(4).

Condition 8 Prior to the issuance of the parking lot permit for the small parking lots serving the duplexes and open space areas applicant must submit an updated parking lot plan delineating which parking stalls will meet ADA compliance

Condition 9 Before the City will issue building permits for the community center, an updated parking lot plan with all required ADA spaces must be approved.

Condition 10 Before the City will issue building permits for the community center, an updated parking plan meeting the standards found in ADC 9.035, 9.040, 9.050, 9.100, 9.120, 9.130 and 9.150 must be approved.

Condition 11 Prior to the issuance of any occupancy, the trail head/open space parking lot will be required to provide at least 20 percent of all vehicle parling spaces with electrical service capacity sufficient for a level 2 charging station.

Condition 12 Prior to the issuance of any occupancy in each phase, residential parking lots must provide 40 percent of the parking spaces with electrical service capacity sufficient for a level 2 charging station.

Condition 13 Before the City will issue building permits for the community center, loading details and dimensions that meet the standards of ADC 9.060 must be provided.

Condition 14 Before the City will issue building permits for Phase Three a parking lot plan meeting the standards of ADC 9.120 must be approved for all off-street parking areas of 1,000 square feet or greater.

Condition 15 Before the City will issue a building permit for construction on this property for each phase, the applicant shall construct, or financially assure construction of, an 8-inch public sanitary sewer main, as generally shown on the preliminary utility plan, to serve the proposed development and record a 20-foot public utility easement.

Condition 16 Before the City will issue a building permit for construction on this property for each phase, the applicant shall construct, or financially assure construction of, an 8-inch public water main for fire hydrants, as generally shown on the preliminary utility plan, to serve the proposed development and record a15-foot public utility easement.

Condition 17 Before the City will issue a building permit for construction on this property, the applicant shall construct, or financially assure construction of, a 16-inch public water main, as generally shown on the preliminary utility plan, to the subject property's northern boundary line and record a 15-foot public utility easement.

Condition 18 Before the City will issue a building permit for construction on this property, the applicant shall construct, or financially assure construction of, a 48-inch public storm drainage, main as generally shown on the preliminary utility plan, to the subject property's northern boundary line and record a minimum 20-foot public utility easement.

Condition 19 Before the City will issue any occupancy permit for each phase of 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 20 Prior to final plat, the applicant shall dedicate a 10-foot public access easement over public Oak Creek Loop Trail and connector to the Albany-Lebanon Trail (M-2, M-2b, and M-2c) and additional easement as needed over trailheads. Final trails alignments shall be approved by Public Works Engineering and Parks & Recreation.

Condition 21 Prior to any occupancy of dwelling units in each phase, the applicant shall construct 10-foot-wide Oak Creek Loop Trail and connector to the Albany-Lebanon Trail (M-2 and M-2b) multi-use trails with each phase of development as shown on the provided phasing plan. Construction shall include trailheads and interpretive viewpoints. Final alignment of multi-use trail shall be determined by Public Works Engineering. Construction of public multi-use trails shall be under a Public Improvements by Private Developer.

Condition 22 Prior to any occupancy in Phase 1, the applicant shall construct a public multi-use trail to connect the existing trail to Columbus Street. Construction of public trails shall be under a Public Improvements by Private Developer.

Condition 23 Prior to final plat, the applicant shall provide a Petition of Waiver and Remonstrance for the Oak Creek Loop Trail and connector to the Albany-Lebanon Trail (M-2 and M-2b) public trails for Phases 2 and 3 as shown on provided phasing plan.

Condition 24 In the event proposed development does not take place, the 21 trees identified for removal on the Tree Inventory Plan must not be removed without separate approval for tree felling not associated with development, using criteria listed in ADC 9.205(3).

Condition 25 It shall be the applicant's responsibility to ensure the proposed tree removal, including the timing of removal, is in compliance with the Federal Migratory Bird Act.

Condition 26 Prior to the issuance of any occupancy, the applicant must replant all unimproved but disturbed areas within the Riparian Corridor with native vegetation.

Condition 27 Prior to the issuance of any occupancy, the post-construction stormwater quality facility must be planted with native vegetation.

Condition 28 Prior to issuance of any occupancy in each Phase, the following documentation shall be submitted to the Community Development Department:

a) As-built drawings with elevations provided; and

b) Letter from the Engineer of Record who is licensed in the state of Oregon, stating the grading placed in accordance with the signed plans.

Condition 29 Prior to any ground disturbing work, a Certificate of "No-Rise", for the construction of the public utilities, completed by the Engineer of Record who is licensed in the state of Oregon must be submitted to the Floodplain Administrator.

Condition 30 Before the City will accept construction of 48-inch storm drainage main, the applicant shall construct outfall protection shall be designed to meet City's Engineering Standards and installed at the time of construction with a 48-inch storm drainage main.

Options for the Planning Commission

The Planning Commission has three options with respect to the proposed development:

Option 1: Approve the request as proposed and conditioned; or

Option 2: Approve the request with amendments; or

Option 3: Deny the request.

Staff Recommendation

Based on the analysis provided in this report, staff recommends the Planning Commission pursue Option 1 and approve the planned development as proposed and conditioned.

If the Planning Commission follows this recommendation, the following motion is suggested:

I move to approve the proposed application for Planned Development Review under planning files PD-01-25, RL-04-25, SP-05-25, NR-01-25, and FP-01-25. This motion is based on the findings and conclusions in the staff report, testimony, and the findings in support of the application made by the Planning Commission during deliberations on this matter.

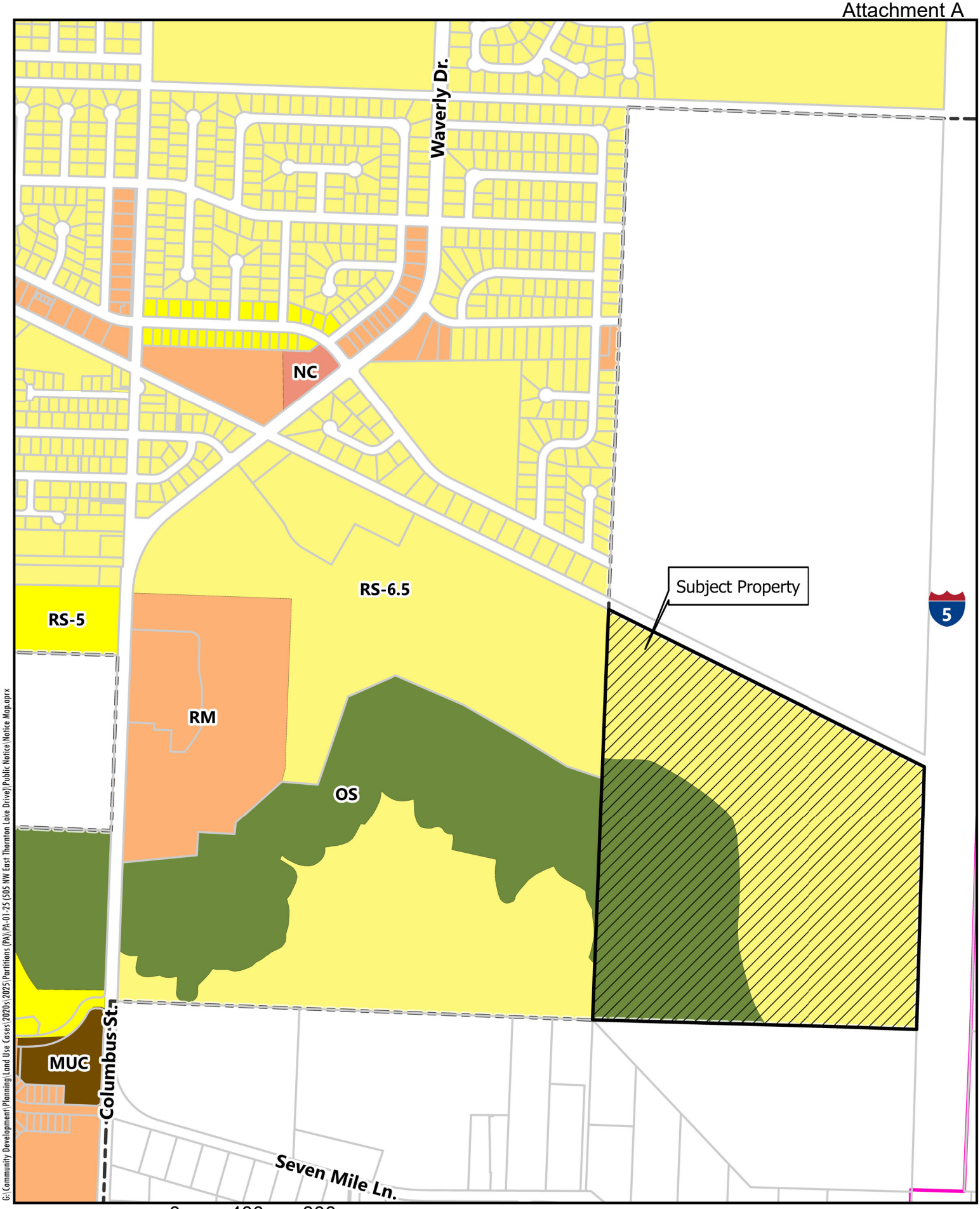
Attachments

A. Location Map
B. Natural Resources Location Maps
C. Applicant's Narrative
D. Neighborhood Meeting Minutes, Jan. 22, 2025
E. Phased Plan
F. Site Plans
G. Tentative Replat
H. Civil Plans
I. Building Elevations
J. Landscaping Plan
K. Trip Generation Study
L. Tree Report
M. Annexation Agreement
N. FP-08-21 Notice of Decision
O. DSL Wetland Delineation
P. Written Comments from Agencies
Q. Written Comments

Acronyms

ADC	Albany Development Code
ADT	Average Daily Traffic
AMC	Albany Municipal Code
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
/FP	Floodplain Overlay

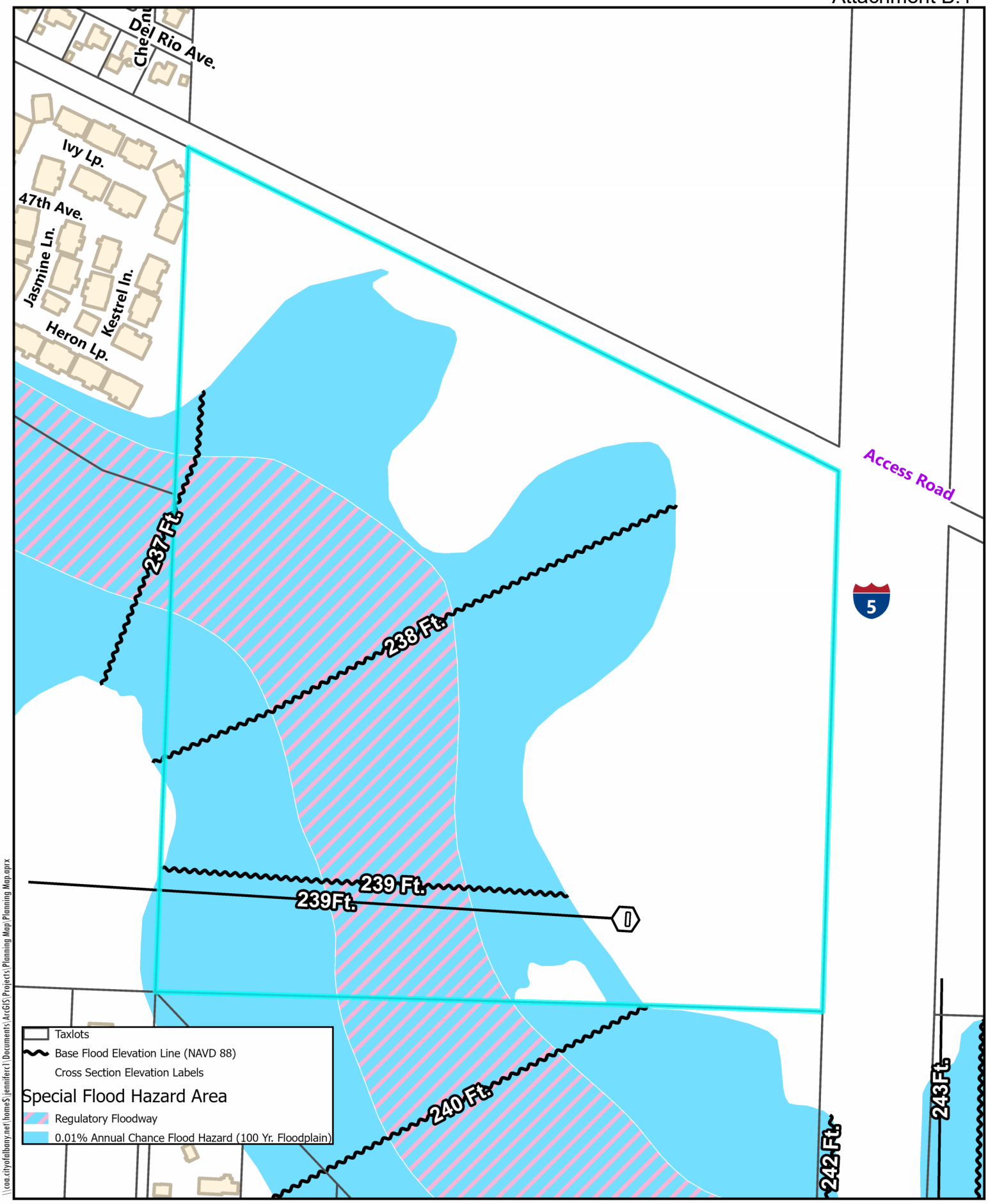
FP	Floodplain Development Review File Designation
HOA	Homeowners Association
/HS	Hill Slope
ITE	Institute of Transportation Engineers
LUBA	Oregon Land Use Board of Appeals
NAVD	North American Vertical Datum of 1988
NGVD 1929	National Geodetic Vertical Datum of 1929
NR	Natural Resource Impact Review File Designation
OCTA	Oak Creek Transition Area
ODOT	Oregon Department of Transportation
OS	Open Space
PD	Planned Development File Designation
/RC	Riparian Corridor
RL	Replat File Designation
RM	Residential Medium Density Zoning District
R-6.5	Residential Single-Dwelling District (minimum average lot size of 6,500 square feet)
SAAP	South Albany Area Plan
/SW	Significant Wetland
SP	Site Plan Review File Designation
TIA	Traffic Impact Analysis
TPR	Transportation Planning Rule
TSP	Transportation Systems Plan



Unassigned; Mennonite Village

Date: 3/3/2025

Location Map



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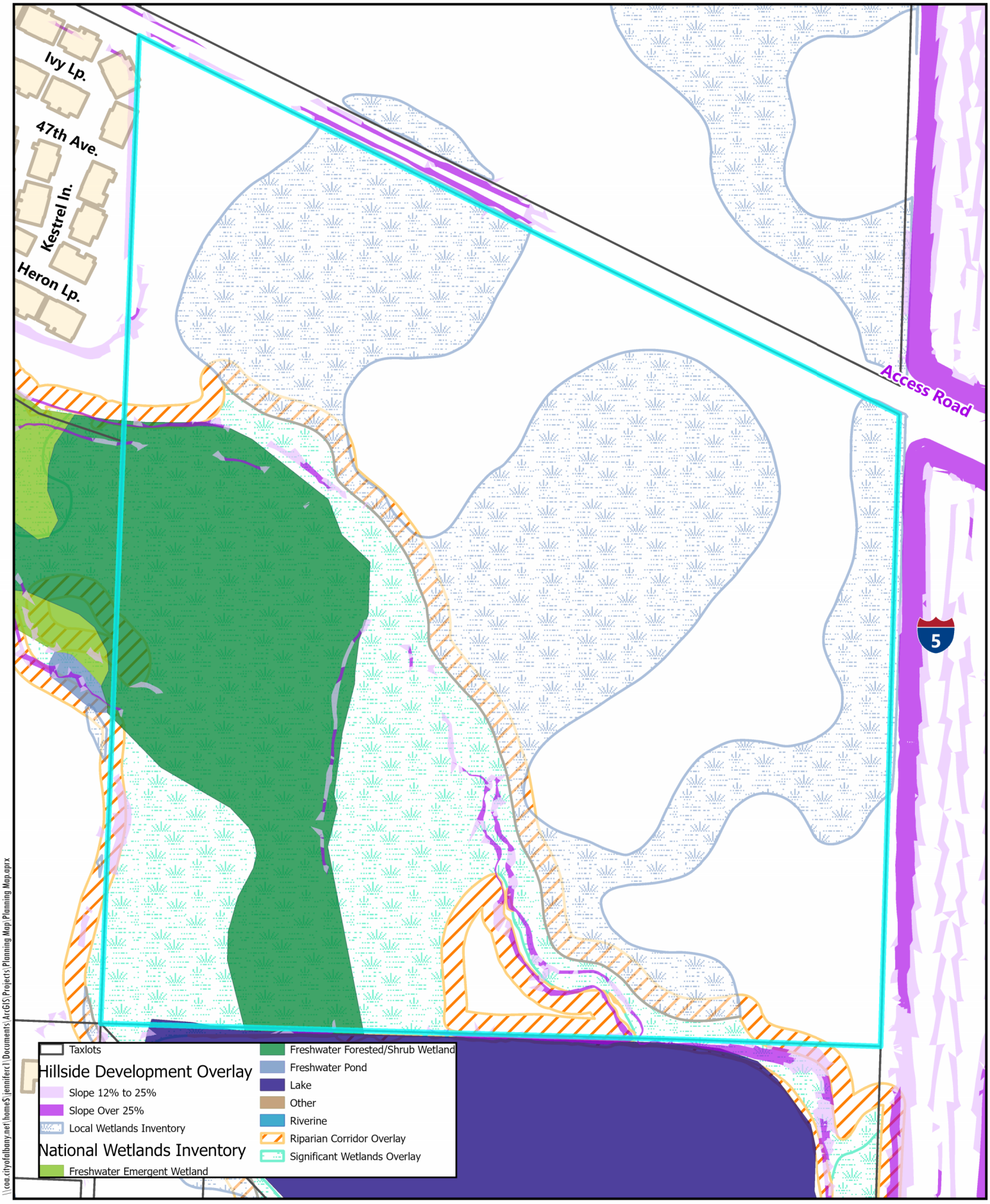
Mennonite Village East Campus Expansion

Date: 8/6/2025 Map Source:

Floodplain Map



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Mennonite Village East Campus Expansion

Date: 8/6/2025 Map Source:

Natural Resources Map

MENNONITE VILLAGE LAKEVIEW
PLANNED DEVLOPMENT NARRATIVE

Applicant:	Mennonite Home of Albany, Inc. 5353Columbus Street SE Albany, OR 97322 Attn: Diane Hood
Property Address:	No address assigned
Property Zoning:	Residential Single-Family - RS-6.5 Open Space - OS
Map & Tax Lot:	11S3W21 502
Applicant's Engineer:	K&D Engineering Inc. 276 NW Hickory Street Albany, OR 97321 Attn: Dan Watson
Applicant's Architect:	SFCS Inc. 305 S Jefferson Street Roanoke, VA 24011 2003 Attn: Kristie Mack
Applicant's Landscape Architect:	DLA Inc. 474 Willamette Street, Suite 305 Eugene, OR 97401 Attn: David Dougherty
Applicant's Attorney:	Radler White Parks & Alexander LLP 111 SW Columbia Street Portland, OR 97201 Attn: Renee France

Site Description

The applicant operates an existing not-for-profit continuing care retirement community known as Mennonite Village. The applicant seeks to provide additional housing for elders in community by developing a 77.71-acre parcel of land (the "Site") with a phased residential project in a designated development area totaling 42.65 acres. The Site is part of 275 acres within the City of Albany owned by the applicant. The Site is bordered by Interstate-5 to the east, a small lake to the south, railroad tracks with an open field beyond to the north, and existing duplex and single-family homes within Mennonite Village to the west. The Site is bifurcated by Oak Creek which flows diagonally from the southwest towards the northeast through the center of the Site. The portion of the Site northeast of the creek is zoned R-6.5

but has historically been used for farming operations. The portion of the Site southwest of Oak Creek is zoned OS and is primarily forested. The Site includes the following overlay districts: Floodplain Overlay (FP), Riparian Corridor Overlay (RC), Significant Wetland Overlay (SW), and Hillside Overlay (HS). In addition to the overlays, four state jurisdictional wetlands were delineated just north of Oak Creek.

Project Description and Planned Development Program

Through this application the applicant is seeking planned development approval to develop a total of 98 duplex homes in the RS-6.5 zoned portion of the Site, equating to 196 new dwelling units specifically designed to meet the needs of seniors. The planned development also includes an area for a future community center for residents with associated parking and outdoor recreational courts in the northeast corner of the Site. Pursuant to Albany Development Code ("ADC") Section 11.270(1) multiple-dwelling units and community centers are permitted uses in a residential planned development.

The objective of the planned development is to expand Mennonite Village and provide community seniors with needed housing and services by developing quality senior housing that builds upon the village character and feel of the existing Mennonite Village. The objective is achieved through both the site lay out and building design. The planned development allows the addition of 98 duplex units on a single lot with common open space areas surrounding each duplex. A plan set providing detailed information required for a planned development has been included in this application. The proposed layout for the full planned development is provided on Sheet C100 and the layout for Phase 1 is depicted on Sheet A1.0. Rather than providing a typical subdivision with individual lots, the village character is best achieved by providing clusters of duplex structures with shared open space. The layout was also specifically and carefully designed to protect the natural resource areas on the southern portion of the Site and around Oak Creek. The planned development layout avoids impacting the RC and SW overlay areas, as well as the delineated wetlands and associated buffer areas.

In terms of building design, particular attention was given to the design of the duplex homes to integrate them into the existing development. The new design offers a fresh aesthetic that complements the existing craftsmen architectural style, while introducing a more marketable residential home to help ensure the long-term viability of the community. The planned development includes two cottage designs, Cottage A and Cottage B. The Site will include 42 Cottage A duplexes and 56 Cottage B duplexes. As depicted on Sheet A1.0, the proposed split for Phase 1 will be 12 Cottage A duplexes and 18 Cottage B duplexes. The floorplans for Cottage A units and the Cottage B units are provided on Sheet A1.1. Both cottage types are single story wood construction that complement the existing architectural style of residential units to the west. Floor plans and elevations for Cottage A and Cottage B are provided in the A5 plan set. The Cottage A duplexes will be approximately 17'-5 ½" in height and the Cottage B duplexes will be approximately 16'-2 ½" in height. As provided on the floor plans, each unit will include a garage and driveway area. As depicted on Sheet C100, the planned development will provide vehicle access through an extension of 47th Avenue and Heron Loop with internal cross streets. A series of paved pathways will connect the common open space areas throughout the planned development to provide safe pedestrian connections for the village residents.

Through the planned development the applicant is seeking a modification to the standard at ADC Table 3.190-1 that limits the number of residential units permitted per lot. The applicant is also requesting a modification to the maximum parking standard at Table 9.020-1 for private clubs, lodges and meeting rooms of 1per 200 SF. These limited modifications allow a planned development for a senior housing

community that is superior to what could be developed with strict adherence to the development standards.

Landscape lighting may be provided as bollard or path lighting along internal pathways between cottages. It is not anticipated that the south path will be illuminated.

See attached landscape plans for distribution of lawns, plant beds and trees throughout the site. Landscaping will be designed to meet development standards for frontages, parking and stormwater treatment. The design intent is for continuity with the existing adjacent Mennonite Village neighborhood.

Landscape design facilitates ease of maintenance for Mennonite Village staff and residents. Mennonite Village will mow and maintain common area landscape with the individual owners maintaining the foundation plantings immediately adjacent to their cottages. All irrigation will be maintained by Mennonite Village.

As depicted on Sheet C104, the planned development will connect to an existing public water line near the eastern terminus of 47th Street. New public water lines will be provided in the 47th Street and Street B rights-of-way. Domestic water lines will be provided in the north/south streets throughout the planned development. The planned new sanitary sewer lines with-in the new right-of-way areas are depicted on Sheet C106. The new sewer lines will connect to an existing sewer manhole located at the current eastern terminus of Heron Loop. As depicted on Sheet C107, a series of stormwater drains will connect to three detention ponds roughly evenly spaced near the southern edge of the development area. Each detention pond includes an outfall to Oak Creek to the south.

Albany Development Code Compliance

ADC 11.310 - Preliminary Planned Development Review Criteria

(1) The increased flexibility in Code standards and permitted uses will result in an improved development for the City, the surrounding area, and users of the development as compared to strict compliance with Code provisions.

The applicant is requesting a modification to just two code standards: the maximum number of residential units permitted on a lot pursuant to ADC Table 3.190-1 and the maximum parking standard at Table 9.020-1 for private clubs, lodges and meeting rooms of 1 per 200 sq ft. As described above, the project purpose is to expand the existing Mennonite Village by providing independent living housing options for seniors in a village style community. Clustering the duplex units within common open space areas will provide seniors an independent living option within a vibrant retirement community setting. The common open spaces and pedestrian connections between those spaces allows for connections amongst the residents that is not as easily accomplished with individual yards on individual lots. The community focus of the village would not be as successful if each dwelling unit were isolated on individual lots. Another benefit of the village concept is the opportunity for seniors to easily transition into higher level care environments offered in other areas of Mennonite Village. That important opportunity for transition would be far more difficult to achieve with individually owned lots. For these reasons, the limited modifications requested through this Planned Development application result in an addition to Mennonite Village that will result in an improved development for the City and the community of seniors that will reside and connect in the Planned Development area.

As discussed above, the layout and clustering of dwelling units on the northern portion of the Site avoids impacts to sensitive riparian and wetland areas around Oak Creek while maintaining residential density. The layout and increased flexibility from the Planned Development thus also results in an improved development for the surrounding resource areas.

For these collective reasons, this criterion is satisfied.

(2) The project design results in a more efficient provision of open space or utilization of the natural features of the site.

Active open space provided in the Site through the proposed Planned Development includes two functional classes: indoor common use facilities for community gatherings; and common outdoor recreational space providing landscaping, pathways, park furniture, open pickleball court and shared access amenities. As addressed above, the absence of individual lots creates an opportunity for more successful and engaging active open space areas for the village residents. Passive open space with the Site provides protection for Oak Creek, the delineated wetlands, and associated riparian habitat, as well as the protected forested areas southwest of Oak Creek within the OS zone. Development is limited to the historically farmed areas of the Site, while the natural areas are largely left unaltered.

This criterion is satisfied.

(3) The project design results in a more efficient utilization of materials and public resources including streets, utilities, and energy supplies.

The location of the proposed housing directly adjacent to the public services in the existing Mennonite Village allows for efficient utilization and extension of those resources onto the Site. As detailed above, existing public sewer and water facilities will be extended through the project and stubbed to the east to serve potential future development across the freeway. In addition to the stormwater conveyance and detention facilities for the Site drainage, as depicted on Sheet C107, the applicant will also construct new storm drain facilities to convey stormwater from undeveloped property to the North across the railroad tracks. No new public streets are proposed. Instead, the project will extend existing private streets that serve the existing Mennonite Village. While not public facilities, the existing roads were stubbed to allow for efficient access into the Site area. The Albany Transportation System Plan does not contemplate a railroad crossing so no street extensions to the north are proposed. Electrical, telephone, natural gas and communication facilities already serve the existing Mennonite Village and will also be extended into the Site.

For these collective reasons, the approval criterion is satisfied.

(4) Provisions will be established to ensure the continued maintenance of any common areas.

The applicant actively manages and maintains all common areas in the existing Mennonite Village and will do so for all active open space areas within the Site as well. Proceeds from the project will be used to fund the maintenance.

This criterion is satisfied.

(5) More usable and suitable recreational facilities and other common areas are provided than would normally be provided under conventional development standards.

As discussed in detail above, a system of pathways, landscaping, gathering space buildings, outdoor recreation and gardening facilities will provide community and recreation spaces for residents to contribute the community focus of the senior village. The dwelling unit layout allows for truly common open spaces will be more usable and suitable to the community objectives of the village than comparable open spaces that could be created through conventional subdivisions with private yards in the residential single-family zone.

This criterion is satisfied.

(6) The planned development satisfies the development standards in Section 11.330.

As provided in the Section 11.330 narrative section below, the planned development satisfies all applicable planned development standards of Section 11.330.

(7) Proposals for land divisions satisfy in Sections 11.090 and 11.180, except as modified by the proposed planned development.

This project does not propose a land division. Therefore, this criterion is not applicable to this application.

ADC 11.330 - Planned Development Standards

(1) <u>Open Space and Common Areas in Residential, Mixed-Use, and other Non-Industrial Planned Developments</u>. Open space or common areas shall be provided for common enjoyment. In all residential developments and mixed-use developments, except as provided in subsections (b) and (h), 25 percent of the gross land area shall be devoted to open space, outdoor living area, or common areas as follows.

(a) Land that may be counted towards the open space requirement includes:

- *Natural resources accessible to the public;*
- *Common recreational space or commonly enjoyed amenities accessible to residents, including indoor or rooftop amenities – the total square footage of indoor amenities will be subtracted from the total land area; and*
- *Common landscaped areas and paths but excluding sidewalks and planter strips in the right-of-way.*

As noted above, active open space provided by this project includes two functional classes: Indoor common use facilities for community gatherings; and common outdoor recreational space providing landscaping, pathways, park furniture, open pickleball court and shared access amenities. Each of the programed open space areas will be available for common enjoyment by the village residents. Passive open space provides for stream, wetlands and riparian habitat. Development is limited to the farmed areas of the site, while the natural areas are largely left unaltered.

The open space areas are shown on the site plan, C100, and the computed area includes only land that may be counted towards the open space requirement across the two categories. The developed open space area that may be counted towards the minimum open space standard is located northeast of the pathway located on the development side of Oak Creek and totals approximately 15.7 acres, 37% of the

development area. The total open space, including passive open space that provides protections for natural resources and the active open space, is approximately is approximately 43.2 acres, 56% of the overall site area.

This criterion is satisfied.

> *(b) If proposing less than 25 percent open space, the applicant must demonstrate that the amount of open space proposed is appropriate to the scale and character of the planned development and well located to serve the residents and public, with high quality improvements designed to address the enjoyment, safety, and comfort of users. In no case shall open space of less than 15 percent of the gross land area be approved.*

As detailed above, the proposed active open space within the development area exceeds the minimum 25% standard. Therefore, this standard is not applicable.

> *(c) Locations, shapes, sizes, and other characteristics of open spaces shall be consistent with their proposed uses and the purposes of the planned development.*

The open space locations are shown on the plans and the dimension exceed the minimums prescribed by code. The active use open space is of significant size and dispersed throughout the development. As discussed above, the common open space areas between dwelling units specifically advances the community focus of the village area. The proposed community center and sport court area is located along the extension 47th Ave and is easily accessible from both the road and the pedestrian pathways. The natural open space in the southwest portion of the property and contains the significant natural resources including Oak Creek, wetlands and floodway.

Therefore, this criterion is satisfied.

> *(d) Land in the right-of-way may not count towards the open space requirement unless designed with larger planter strips to allow for mature trees, a multi-use path, or a landscaped median.*

In compliance with this standard, land in the proposed rights-of-way have not been counted in the project open space calculations.

> *(e) Side and rear yards may not count towards the minimum open space requirements. Front yards may count toward the open space requirements in residential developments if they are shared by more than one dwelling unit.*

In compliance with this standard, side yards and rear private space of the structures are not counted in the designated open space.

> *(f) Outdoor open space or living areas required by this Article may be dedicated to the City provided the size and amount of the proposed dedication meets the criteria of the City for neighborhood parks by one-half and if the City agrees to accept the dedication. The square footage of land dedicated for public parks shall be deemed a part of the development site for the purpose of computing density.*

No parks or common open space areas in the center of the development area will be dedicated to the City for public parks purposes.

(g) Approved vegetated post-construction stormwater quality facilities are allowed in open space, outdoor living area, and common areas.

Consistent with this criterion, stormwater quality facilities are proposed in the designated open space.

(h) Cottage clusters are exempt from the 25 percent open space requirement and subsections (a) through (f); however, subsection (g) applies. Cottage clusters must meet the common courtyard standards in ADC 8.175(4), except as modified by the proposed planned development pursuant to subsection 11.280(2) or as modified through Adjustment review.

This project is not being proposed as a cottage cluster. Therefore, this criterion is not applicable.

(2) Natural Resources. The planned development shall provide for the protection of significant landscape features including Oak groves, heritage trees as defined by the Albany Municipal Code and land located within Albany's natural resource overlay districts, and any historic sites and landmarks. Natural and cultural resources shall integrate the proposed development with the environmental characteristics of the site and adjacent uses.

The area of the Site located southwest of the Oak Creek in the OS zone includes significant landscape features and resource overlays. That area will be fully protected as no development is proposed within the OS zone.

The development area of the Site on the other side of Oak Creek within the RS-6.5 zone has historically been farmed and therefore has limited tree coverage. As depicted on the Existing Conditions plan, C101, the area proposed for development does not include significant oak groves or heritage trees. There is one oak tree near the center of the development area that is designated for removal. In addition to the tree noted above, additional trees are proposed for removal at the southwest corner of the site to accommodate the paved multi-use path along Oak Creek required by the 2018 annexation agreement that applies to the Site. The attached arborist report details the tree evaluations and recommendations. As noted in the arborist report prepared by Teragan & Associates, the stand of trees designed for removal near the southwest corner were observed to be in generally poor condition with many dying trees present. The report details the 21 trees proposed for removal, including the tree near the center of the development area identified above. Of the 21 trees to be removed, 8 of the trees were identified as dead, dying, or in very poor condition. The report provides a detailed explanation for each necessary tree removal and includes site specific protection measures for the trees that will remain. Sheet C101 identifies the locations of the trees to be removed and includes a tree removal table. Finally, the landscape plans identify the proposed tree replacements and tree protection and fencing details. The applicant will plant 37 oaks to mitigate for the removal of 7 oaks for a ratio of over 5 to 1. Mitigation trees will be located along south edge of the development but outside the riparian zone. In addition, trees will be planted throughout the site as documented on landscape plan LA-2.

The Site includes two Significant Natural Resource Overlay District (SRNO) areas: Significant Wetlands (SW) and Riparian Corridors (RC). The planned development has been carefully designed to protect and avoid impacts in those overlay areas. The RC overlay zone is defined as that area 50 feet from either the Ordinary High Water Line (OHWL) of a designated water resource, including Oak Creek, or 50 feet from

the edge of a significant wetland if the RC boundary includes all or a portion of a significant wetland. The limits of the OHWL and wetlands have been surveyed and are depicted on the Site Plan (C100) and on the Grading and Site Constraints Plan (C102). The boundaries as established and shown are consistent with the limits shown on the annexation approval. As depicted on the plans, all structures and roads will be placed outside of the buffer and thus outside of the RC and SW overlay areas. With the limited encroachment identified below, all of the stormwater detention pods are also located outside of the SRNO areas. The Site also includes small areas of the Hillside Development (HD) overlay district directly adjacent to Oak Creek. Avoiding the RC and SW overlay areas also avoids development within the HD overlay.

There are three limited encroachments into SRNO areas: a portion of one stormwater detention pond, a ditch that controls flow from a public stormwater culvert, and the required pedestrian path along Oak Creek.

Stormwater discharge from the detention/water quality basins is passed through rock energy dissipators and will surface flow through the SNRO areas to Oak Creek. As noted above, the three the detention/water quality basins were located and designed to avoid direct impacts to the SNRO. As depicted on Sheet C100, however, the southern edge of Detention Pond 1 near the western edge of the Site is located within the SRNO boundary. The encroachment is limited to approximately 3,352 sq ft within an area that has been farmed and is of degraded quality. Therefore, the area of the Detention Pond 1 located within the SNRO is exempt from Natural Resource Impact Review pursuant to ADC 6.290(11).

In addition to the stormwater system that serves the development proposed on the Site, as a condition of annexation, the City required the applicant to address drainage from off-site areas to the north of the Site. The Large 48-inch diameter culvert required by the annexation agreement to pass drainage from the north will discharge through rock energy dissipators and the discharge will be carried in a shallow ditch through the SNRO areas to Oak Creek. Construction of the shallow ditch will require less than 50 cubic yards of excavation. The culvert discharge area has been designed to protect Oak Creek and is consistent with this standard. Additionally, a new public stormwater pipeline from 40th Avenue to Oak Creek is included on the City's adopted Stormwater Master Plan. Therefore, it appears that the discharge ditch that enters the SNRO area is exempt from Natural Resource Impact Review pursuant to ADC 6.290(4). In the event the City determines that the ditch areas is not exempt, the culvert is addressed in the Article 6 section below.

As noted above, the annexation agreement requires construction of a paved multi-use path at least 10-feet in width that is identified in the South Albany Area Plan. To minimize additional disturbance, the proposed path will generally follow the alignment of an existing farm access road located between the edge of the farmed area of the Site and Oak Creek. Portions of the existing road are located within the SRNO boundary. Because the path is identified in the South Albany Area Plan adjacent to Oak Creek, it also appears to be exempt from Natural Resource Impact Review pursuant to ADC 6.290(4). In the event the City determines that the portions of the path within the SNRO boundary are not exempt, the path is addressed in the Article 6 section below.

Finally, the site includes area within the Floodplain Overlay District. A separate Floodplain Development Review application that addresses the applicable grading, fill, excavation, and paving standards at ADC 6.111 for fill in the floodplain has been submitted concurrently with this Planned Development application.

For the foregoing reasons, this criterion is satisfied.

(3) Underground Utilities. In any planned development, all electric and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities shall be placed underground by the developer, unless allowed above ground by the review body.

In compliance with this criterion, all utilities within the Site will be placed underground.

(4) Density. When calculating density of a proposed planned development, the gross area including streets and park land dedications shall be included, except for land in the Significant Wetland overlay district and waterways. The maximum density permitted per zoning district is outlined in Table 11.330-1.

The maximum density allowed per Table 11.330-1 is 6 units per acre for the RS-6.5 zone.

This project proposes 98 duplexes totaling 196 units in the 77.7-acre Site area. The resulting density is 1.3 units per acre and is significantly less than the maximum allowed. Therefore, this density standard is satisfied.

(5) Building Spacing and Yard Requirements. The plan shall provide adequate building separation to allow for light, ventilation, and visual and acoustic privacy for residences and other structures. Fences, insulation, walks, barriers, and landscaping shall be used, as appropriate, for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable views, and reduction of noise.

Buildings are spaced a minimum of 10 feet from one another. Front setbacks are 15 feet minimum, and most dwellings are setback 20 feet from the private street. These setbacks meet the minimums for the zone and use and this standard is satisfied.

(6) Building Locations. Taller buildings shall be located within the planned development in such a way as to avoid adverse impact on neighboring lower buildings and shall not invade the privacy of the occupants of adjacent lower buildings.

All proposed buildings within the Site are one-story, and will not be of a height that creates an adverse impact on neighboring buildings.

(7) Perimeter Compatibility. The plan shall minimize adverse impacts of proposed uses and structures in the planned development on existing and anticipated uses and structures on adjacent properties and neighborhoods. The buffering and screening standards in Sections 9.210-9270 apply. If topographical or other physical barriers do not provide reasonable privacy and mitigation of potential adverse impacts on existing uses adjacent to the development, the development shall provide additional setbacks, buffering or screening between residential and non-residential uses.

As noted, above, the proposed development meets setback standards to avoid adverse impacts between structures within the planned development area. Additionally, this project meets the buffering and screening requirements of Table 9.210-1. As noted above, the Site is boarded to the north by a railroad track and an agricultural field outside of City boundary is located on the north side of the tracks. Interstate-5 is located east of the Site and a lake is located south of the Site and is separated from the development area by the OS zone on the Site. Those abutting uses to the north, east, and south are not

identified in Table 9.210-1. Duplexes within the existing Mennonite Village are located west of the Site. As depicted on Sheet A.1 in the plan set, the distance between the existing buildings to the west and the proposed cottages near the west edge of the Site range from 61 to 73 feet and greatly exceed any minimum buffer standard. The Site also provides a minimum 50-foot setback from I-5, meeting the ADC 3.320 Special Noise Corridor setback standard.

Therefore, this criterion is satisfied.

ADC 2.450 - Site Plan Review Criteria

Site Plan Review approval will be granted if the review body finds that the application conforms with the Albany Development Code and meets all of the following criteria that are applicable to the proposed development.

(1) The application is complete in accordance with the applicable requirements.
In compliance with the application requirements, the following documents are included with this Application:

- Planning Application Form
- Preliminary Planned Development Narrative
- Site Plans
- Elevation and Floor Plans for Structures
- Tree Felling/Protection Plan
- Landscape Plan
- Legal Description
- Neighborhood Meeting Report
- Kittelson Trip Generation Letter

(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.

This project meets the applicable provisions developments in the RS-6.5 zone except for the number of dwelling units allowed on a single lot under the schedule of permitted uses.

The proposed development meets all standards applicable to residential development in the RS-6.5 zone provided in Table 3.190-1.

- Interior lot line setbacks are 8 ft or greater.
- Front setbacks are 15 ft or greater.
- Lot area exceeds 6,500 sq ft per duplex.
- Density is less than 6 units per acre.
- Lot coverage is less than 60%.
- Garage entrances are set back 20 ft or greater.
- Building heights are less than 30 ft.
- Building separation is 10 ft or greater.

Therefore, this criterion is met through compliance with standards and the Planned Development process which permits modification of the number of dwelling units per lot.

(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.

The Site is not located within the Airport Approach Zone. There are also no Historic Overlay District areas on the Site. Furthermore, the Site has been extensively farmed and is unlikely to support object of historic significance. In the unlikely event of inadvertent discovery of historic or cultural resources during construction, the applicant would comply with state law requirements for inadvertent discovery.

In terms of mapped natural resources, as noted above, the Site includes both Floodplain Overlay District and Significant Natural Resource Overlay areas. A separate application has been submitted concurrently for necessary Floodplain grading, fill, and excavations to address impacts in the Floodplain Overlay District. As discussed above, all proposed structures and roads avoid the mapped SNRO areas near Oak Creek.

There are two stormwater facilities that have limited footprints within the SNRO boundary. The first is the southern edge of Detention Pond 1 near the west edge of the Site. The area of the pond within the SNRO is limited to approximately 3,352 sq ft within an area that has been farmed and is of degraded quality. Therefore, the limited portion of Detention Pond 1 located within the SNRO is exempt from Natural Resource Impact Review pursuant to ADC 6.290(11). The second results from the condition of the annexation that requires the applicant to address drainage from off-site areas to the north of the Site. The Large 48-inch diameter culvert required by the annexation agreement to pass drainage from the north will discharge through rock energy dissipators and the discharge will be carried in a shallow ditch through the SNRO areas to Oak Creek. The culvert is required by the annexation decision and is in the same general alignment across the Site as the 40th Avenue to Oak Creek pipe identified on the City's Stormwater Master Plan, and therefore appears to be exempt from Natural Resource Impact Review pursuant to ADC 6.290(4). In the event the City disagrees that the culvert meets all exemption requirements, the general requirements and utility standards for Natural Resource Impact Review are addressed below.

As discussed above, the annexation agreement that applies to the Site requires construction of a paved multi-use path at least 10-feet in width that is identified in the South Albany Area Plan. To minimize additional disturbance, the proposed path will generally follow the alignment of an existing farm access road located between the edge of the farmed area of the Site and Oak Creek. Portions of the existing path are located within the SRNO boundary. The construction and location of path will require the removal of several trees also located within the SRNO boundary. As depicted on Sheet C101, 8 trees must be removed from the riparian corridor as a result of the path. As detailed in the Tree Plan prepared by Teragan & Associates, the trees to be removed within the riparian corridor are Oregon-ash trees that are either dead or were deemed to be dangerous to path users because of their poor condition and proximity to the path. Because the path is identified in the South Albany Area Plan adjacent to Oak Creek, it appears to be exempt from Natural Resource Impact Review pursuant to ADC 6.290(4). In the event the City disagrees that the multi-use path and/or associated tree removal meets all exemption requirements, the general requirements, vegetation removal, and transportation facility standards for Natural Resource Impact Review are addressed below.

As demonstrated below, the stormwater ditch satisfies the both the general requirements for the SNRO at ADC 6.310.A and the utility specific standards at ADC 6.310.B(2)(e).

NATURAL RESOURCE IMPACT REVIEW STANDARDS OF ARTICLE 6

6.310 Natural Resource Impact Review Standards

A. General Requirements for Significant Natural Resource overlay districts. A proposed activity will not be approved unless all of the following are true:

(1) The proposed activity is allowed under the requirements of the base zone.

The proposed public storm drain culvert is required by the Annexation Agreement and listed in the City's master plan. The proposed culvert is exempt under ADC Section 6.209 (4) "*Private construction of public infrastructure. The location and construction of public transportation and utility facilities and structures as identified in a city-adopted master plan. This exemption requires that unimproved but disturbed areas are replanted with native vegetation".* Public infrastructure is allowed in the RS 6.5 zone.in the RS-6.5 zone.

The proposed pathway is required by the annexation agreement and the also required by the South Albany Area Plan. The south Albany area Plan also required the pathway to be paved. The pathway generally follows the existing dirt farm access road. Where the pathway deviates from the road alignment, the deviation is into the farmed area and away from the Riparian Overlay Zone. Public pathways are allowed in the Open Space zone under ADC 603.0 (2) *"Paths and bridges for pedestrians and bicycles." The tree removal associated with the path is also permitted in the Open Space zone if approved through a tree felling permit.*

(2) There are no other reasonably feasible options or locations outside the Significant Natural Resource overlay districts for the proposed activity on the subject parcel.

The detention/water quality basin needs to be located at the low end of the site and discharge to the drainageway in order to properly function and reduce site fill.

The pathway location is dictated by the South Albany Area Plan and ADC Article 8. The use of the existing farm road for the path alignment is the preferred alternative because it minimizes additional impacts within SRNO areas. For the reasons set forth the Tree Report, the trees proposed for removal are in turn dictated by the condition of the tree and the location of the path in close proximity to the trees identified as dangerous.

(3) The proposed activity is designed, located and constructed to minimize excavation, grading, structures, impervious surfaces, loss of native vegetation, erosion, and adverse hydrological impacts on water resources. All activities are located as far from the water resources, and use as little of the surface area of the Significant Natural Resource overlay districts, to the extent reasonably feasible.

The stormwater discharge from the required culvert will flow through rock energy dissipaters located outside of the SRNO boundary. The proposed ditch will allow the discharge to pass through the Riparian Zone with minimal impacts to the vegetation along the alignment. The area of encroachment has been minimized as much as possible while still providing the necessary stormwater control. Construction of the shallow ditch (1ft deep with 3:1 side slopes) will require less than 25 cubic yards of removal excavation.

The pathway will be constructed along the existing road alignment to minimize impacts to vegetation and limit excavation. Necessary deviations from the existing road alignment will be to the north in the areas of existing farmed ground. The proposed tree removal within the riparian corridor is limited to removal of trees that are dead or dangerous.

(4) Any proposed impacts to significant natural resources will be mitigated per the standards in Sections 6.400 and 6.410.

The culvert will terminate outside the SNRO limits. The ditch will be left unarmored and seeded with native grasses.

The pathway will be located along the alignment of the existing dirt farm road.

There is normally no vegetation along the dirt road that will be the alignment of the path. The existing dirt road and farmed areas qualify as "Degraded Quality" in ADC Table 6.410-1. Disturbed area outside the paved surface will be seeded with native grasses. The pathway alignment is bordered by significant tree stands that provide tree canopy coverage meeting the standard for "Marginal Quality" (or better) of ADC Table 6.410-1. The landscape plans depict the replacement trees proposed along the south edge of the development area to mitigate for all necessary tree removal, including those limited trees removed from the SNRO boundary.

(5) Any applicable local, state, and federal permits are secured.

The culvert avoids all delineated wetlands on the site and no additional local, state or federal permits are required. The ditch from the culvert to Oak Creef within SRNO zones will excavate less than 25 cy and impact an area of less than 750 square feet (10 ft wide and 71 LF) in the riparian overlay and significant wetlands overlay zones.

(6) The additional requirements of ADC 6.310 (B) will be met.

The standards provided in 6.310.B(2) applicable to the culvert, the path, and vegetation are addressed below.

B. Additional Requirements, Limitations, and Exceptions for Specific Activities in Riparian Corridor and Significant Wetland overlay districts. In addition to the general requirements listed above, the following requirements, limitations, and exceptions apply to development activities within the Riparian Corridor and Significant Wetland overlay districts.

(2) Structures and Land Altering Activities. The placement of structures and other impervious surfaces, as well as grading, excavation, placement of fill, and vegetation removal, are prohibited. Exceptions may be made for the purposes identified in items a-f of this Section, provided they are necessary to accommodate an approved activity and comply with any stated requirements for the activity or use.

(c) Vegetation Removal. Removal of live vegetation that is not exempt under 6.290(9) is only allowed to accommodate an approved use or development activity under this section of the Code.

As addressed above, tree removal within the SNRO riparian corridor is proposed to accommodate the multi-use path that is required by the annexation agreement applicable to the Site.

(d) *Private Construction of Public Non-Master Planned Transportation Facilities and Privately Owned Transportation Facilities. In addition to other City standards, the following standards shall apply to the location and construction of public non-master planned and/or private transportation facilities and structures, such as driveways, local streets, bridges, bridge crossing support structures, culverts, and pedestrian and bike paths. In addition to other City standards, the following standards shall apply to privately constructed transportation facilities and structures:*

(i) The facility is designed to be the minimum width necessary to allow for safe passage of vehicles, bicycles and/or pedestrians, and to meet minimum width requirements.

As detailed above, the annexation agreement requires construction of a multi-use path identified in the South Albany Plan at a width of at least 10 feet. The proposed 10-foot-wide path meets the minimum width required by the agreement.

(ii) Where reasonably feasible, crossings of significant natural resources shall be aligned to minimize impact area.

There are no additional project paths that cross the SNRO area.

(iii) The number of crossings is the minimum amount necessary to afford safe and efficient access.

As detailed above, the proposed path alignment follows an existing farm road. It will provide safe and efficient access consistent with the annexation agreement.

(iv) The number of crossings is minimized where reasonably feasible through use and creation of shared access for abutting lots and access through easements for adjacent lots.

Shared access is not applicable to the multi-use path.

(v) Crossing structures have a natural bottom or other design that meets ODFW fish passage requirements.

The multi-use path does not cross Oak Creek and will not affect fish passage within the creek.

(e) Private Construction of Public Non-Master Planned Utilities and Privately Owned Utilities. In addition to other City standards, the following standards

shall apply to permitted crossing, trenching, or boring for the purpose of developing a corridor for public non-master planned utilities and private utilities, within or crossing parcels in Significant Natural Resource overlay districts, as well as any above-ground utility structures.

In addition to other City standards, the following standards shall apply to privately constructed utility projects:

(i) Boring under the waterway, directional drilling, or aerial crossing is preferable to trenching. If trenching is the only feasible alternative, it shall be conducted in a dry or dewatered area with stream flow diverted around the construction area to prevent turbidity.

No utility trenches are proposed in the SNRO zones.

(ii) Common trenches for private utilities, to the extent allowed by the building code, shall be required where reasonably feasible in order to minimize disturbance of the protected resource.

The culvert will transmit stormwater through the Site from off-site areas. There is no pipe trenching proposed in the SNRO areas, nor are private franchised utilities proposed in SNRO zones.

(iii) Topsoil and sod shall be conserved during trench construction or maintenance, and replaced on top of the trench. Side-casting and storage of excavated material prior to replacement on top of trench is permitted. Any side-cast material not placed back on top of the trench shall be removed and may not be stored in the Significant Natural Resource overlay district after the construction or maintenance work is completed.

The proposed stormwater ditch will not be covered. Consistent with criterion, any excess material generated during the limited construction needed for the short segment of ditch will be removed from the SNRO following construction.

(iv) Hydraulic impacts on protected resources are minimized.

Proposed detention and infiltration facilities will limit peak and total discharges to Oak Creek.

(v) Where reasonably feasible, crossings of significant natural resources shall be aligned to minimize impact area.

No other utility crossings are proposed for this project. Therefore, there is no need or opportunity for alignment of crossings.

(vi) Above-ground utilities that cause ground disturbance in the Significant Natural Resource overlay district and are not within an existing right-of-way or easement, and are not shown in an approved

master plan, will only be allowed in limited circumstances, and if they meet the general requirements in 6.310(A).

The applicant is required by the annexation approval to accommodate the culvert through the project. The ground disturbance created by the ditch has been minimized to the extent feasible while still achieving the stormwater flow control needed to protect Oak Creek and surrounding resource areas. As demonstrated above, the project also meets the general requirements of ADC Section 6.310(A).

For these reasons, and the reasons set forth in the natural resource related findings above, the proposed activities and development comply with applicable overlay regulations and this criterion is satisfied.

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

DESIGN STANDARDS OF ARTICLE 8

Pursuant to ADC 8.110(1), the standards of Sections 8.110 through 8.170 apply to new duplexes. For the reasons set forth below, the proposed duplexes comply with all applicable design standards.

8.130 – Home Orientation. The purpose of these standards is to create pedestrian-friendly, sociable, safe, and attractive neighborhoods through human-scale design. By ensuring that the pedestrian entrance is visible or clearly identifiable from the street, these standards enhance public safety for residents and visitors and provide opportunities for community interaction.

(1) On each lot, at least one main entrance shall be within eight feet of the longest street-facing wall of the dwelling unit (excluding the garage); and either:

(a) Face the street (see Figure 8.130-1);

(2) On sites with frontage on both a private street and a public street, the standards apply to the site frontage on the public street. On all other sites with more than one street frontage, the applicant may decide on which frontage to meet the standards, except as provided in subsection (3).

(3) For a corner lot, any street-facing façade with a main entrance must meet the standards in subsection (1).

The main entry door for Cottage A units are located 8 feet from the longest street facing wall, excluding the garage wall, and the Cottage B doors are located 6 ft 8.5 inches from the longest street facing wall. Therefore, both unit types meet the distance standard. As depicted on Sheet A1.0 for Phase 1 and C100 for the entire Planned Development, the main entries also both directly face the private street in front of each unit. All proposed streets within the Site will be private streets, and each duplex, including those near the intersection of two privates streets, have main entries that are both clearly facing a single street that meet the standard.

Therefore, both units in all proposed duplexes comply with the home orientation design standard.

8.133 – Street-Facing Windows. The purpose of these standards is to create pedestrian-friendly, sociable, safe, and attractive neighborhoods. The standards enhance public safety by allowing

people to survey their neighborhood from inside their residences; and also provide a more pleasant pedestrian environment by preventing large expanses of blank facades along streets.

(1) At least 15 percent of the area of each façade that faces a street lot line must be windows or main pedestrian entrance doors (see Figure 8.133-1).

(2) All windows on a street-facing façade, including windows in garage doors and windows in doors that are not the main pedestrian entrance, may be counted toward meeting this standard.

(3) For a pedestrian door to count toward meeting this standard, it must be the main entrance and face the street. For structures with more than one dwelling unit, each main entrance door that faces the street may count toward this standard.

(4) For a corner lot, any street-facing façade with a main entrance must meet this standard.

As depicted on the elevations for Cottage A, A5.1a, and Cottage B, A5.1b, the design of both cottages meet the street facing window standards. Specifically, the cottage designs include the following across the entire street facing frontage of each duplex:

Cottage A

- The windows on the front façade include garage door windows, and two double windows (one for each unit), and three clear story windows at the dormer.
- Street facing double windows have a total area of 60 sq ft (30 sq ft per window);three clear story windows have a total area of 23 sq ft, and the garage door windows total 36 sq ft (18 sq ft per garage). Therefore, the total window area for the street facing façade of each duplex is 119 sq ft.
- The total area of the street facing façade is 1,058 sq ft.
- Combined, the windows comprise 15% of the façade area and therefore meet the minimum standard.

Cottage B

- The windows on the front façade include garage door windows, and two double windows (one for each unit), and three clear story windows at the dormer.
- Street facing double windows have a total area of 60 sq ft (30 sq ft per window);three clear story windows have a total area of 18 sq ft, and the garage door windows total 36 sq ft (18 sq ft per garage). Therefore, the total window area for the street facing façade of each duplex is 114 sq ft.
- The total area of the street facing façade is 921 sq ft.
- Combined, the windows comprise 16.7% of the façade area and therefore exceed the minimum standard.

As provided above, proposed cottage designs either meet or exceeds the applicable street facing window standard.

8.140 - Driveway Spacing. The purpose of this standard is to preserve space for on-street parking and opportunities for front yard landscaping. The following standards applies to all lots for which street driveway access is provided, except for flag lots and lots where parking is accessed via an alley. Spacing between driveways is measured along the front property line.

Each lot must meet one of the following:

(1) Two off-street parking spaces per unit are provided and the driveway(s) meets the minimum separation standard in ADC Subsection 12.100(2); or

(2) A minimum of 22 feet of contiguous street frontage (uninterrupted by driveways) is provided; or

(3) The driveway(s) are spaced a minimum of 22 feet from adjacent driveways. Driveways may be shared by two abutting lots.

As required by the standard and as depicted on Sheets A1.0 for Phase 1 and on detailed Sheets C200 to C208, two off-street parking spaces are provided for each unit. Therefore, the proposed development meets the driveway spacing standard at (1).

8.620 OCTA Development Standards. Development within the Transition Area must satisfy all of the following standards.

The Site is located north of Oak Creek and east of Columbus Street. Therefore, pursuant to ADC 8.610 the Oak Creek Transition Area (OCTA) design standards 1, 2, and 3 apply within 100 feet from the upland edge of the RC overlay district on the Site.

(1) The design and construction of the development, utilities, and trails shall limit disturbance to natural features as much as reasonably feasible.

As discussed in detail above, the proposed development is primarily limited to area that is currently farmed with limited natural features. The project avoids placing new development in the RC and SW overlay districts. The applicant is required by the annexation agreement to construct a 10-foot-wide paved multi-use path on the north side of Oak Creek. To limit disturbance area near Oak Creek, the path alignment will follow an existing farm access road. A culvert required by the annexation agreement is required to be set too low to avoid grading a channel to Oak Creek within the applicable OCTA area. The applicant understands the requirement was imposed by Public Works in order to better serve undeveloped property to the north. If acceptable to the City, the culvert could be set high enough to avoid significant ditch cut and still match the existing culvert under the railroad. For these reasons and those detailed above related to avoidance of natural resources, the project limits disturbance to natural features as much as reasonably feasible within the identified OCTA area given the annexation agreement requirements.

(2) Fences are limited to within developed areas. All fences, posts and supporting structures shall be stained, painted, or powder-coated black or a neutral earth

tone color to harmonize with the surrounding landscape. Sight-obscuring fences shall be no more than three feet tall.

No fences are proposed within the identified OTCA area and this standard is met.

(3) Once a wetland delineation is approved by the Oregon Department of State Lands for any area proposed for development, the City may seek to acquire, by negotiated purchase or exercise of the power of eminent domain, all or part of the developable area on the north side of the Parkway or take such other action as may be appropriate or required to compensate the landowner for any loss of use that exceeds that which the City may require by lawful regulation.

The City has not expressed any interest in acquiring the Site, and this provision is not applicable to this application.

(5) The application complies with all applicable Design Standards of Article 10.

No Manufactured homes are proposed and therefore, Article 10 is not applicable to this application.

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

APPLICABLE STANDARDS OF ARTICLE 9

The following addressed all Article 9 standards applicable to the proposed Planned Development.

OFF-STREET PARKING AND LOADING

9.020(8) - Off-street parking and loading

(b) Exemptions to Maximum Parking Allowance: The following types of parking do not count toward the maximum amount of parking allowed on a site.

vi. single-dwelling and middle house dwelling units.

The proposed duplexes are exempt from the maximum parking allowance.

Table 9.020-1 Private clubs, and meeting rooms allows 1 parking space per 200 sf.

The proposed meeting room/community center planned for Phase 2 will total approximately 4774 sq ft. Therefore, a maximum of 23 parking spaces are allowed for the use under the applicable standard. As depicted on C202, 41 parking spaces are proposed to serve the community center. The applicant is requesting a modification to parking standard for the community facility. The community center will be a focal point for the entire Mennonite Village community and includes active and passive outdoor spaces not accounted for the square footage of the building. Note that an additional 39 parking spaces are provided in pods throughout the residences. These spaces are for visitors to individual residences and replace on-street parking for the residences. The pods are not connected to the community center use.

The proposed development complies with all applicable parking standards.

9.030 Bicycle Parking. Table 9.030-1

Pursuant to Table 9.030-1, single family dwelling units are exempt from the minimum bicycle parking standard. Unspecified indoor recreation requires 1 bicycle space per 1,000 sq ft. The proposed meeting room in Phase 2 is approximately 11, 650 sf meeting resulting a requirement for 12 bicycle parking spaces. The bicycle parking will be provided under the front canopy with lighting.

The proposed development complies with all applicable bicycle parking standards.

9.120 Off-Street Parking Lot Design and Circulation

The community center parking area will exceed 1,000 sq ft. In compliance with the lot design and circulation standards, parking spaces will not exceed 12 in any row. Layout will comply with the provisions of Table 9.120-1 with 9.5 ft wide spaces, 90 degree parking and 93 ft total width.

9.130 Surface Parking Areas

(2)(c) Tree Canopy. Trees shall be planted and maintained throughout new or improved parking areas to ensure that at least 40 percent of all parking surface areas will be covered within fifteen years after planting (or 20 years old). Tree canopy shall be calculated from a plan view of the tree planting plan and expected crown diameter at fifteen years from planting or 20 years old. Existing mature trees that are preserved may be included in the canopy calculation using the current canopy size. Area under the canopy that is either paved surface or parking lot landscaping (interior or perimeter) shall be subject to canopy calculations unless specifically exempt per below. Canopy that covers structures may not be included in the calculation, however canopy that covers unenclosed carports over parking spaces may be included. The full canopy area based on the 20-year crown diameter may be counted for tree coverage where there is an overlap of 5 feet or less (measurement to be the length of a line segment within the overlap area of a line between tree trunk/canopy centers).

The proposed landscape plan provide the required tree canopy cover.

(5) Walkways. For the safety of pedestrians, parking lots shall be designed to separate pedestrians from vehicles and include protected pedestrian walkways from parking areas to building entrances. Walkways shall be protected by landscaping, curbs, or parking bumpers. Walkways may cross a vehicle aisle if distinguished by a color, texture, or elevation different from the parking and driving areas. Walkways shall not share a vehicle aisle.

In compliance with the standard, all walkways will be protected by curbs or bumpers.

9.133 Street, Bicycle and Pedestrian Connectivity

(4) Pedestrian and bicycle connections required. Except where impractical, pedestrian, and bicycle connections shall be provided in the following locations:

(a) Between an existing or planned transit stop and new development that is at, or within, 200 feet of the existing or planned transit stop. Development sites at major transit stops are also subject to subsection (5).

(b) A direct and convenient pedestrian route shall be provided between the building's main entrance(s) and the nearest sidewalk abutting the site or roadway where there is no sidewalk. A direct and convenient bicycle route shall be provided between the bicycle parking and the nearest bicycle path abutting the site or roadway where there is no bicycle path.

(c) Between the development site and abutting properties. Pedestrian and bicycle connections shall connect the onsite circulation system to existing or proposed walkways and bicycle routes, respectively, that abut the property. When abutting properties are undeveloped or have the potential to be redeveloped, accessways and walkways on site shall be laid out or stubbed to allow for an extension to the abutting property.

Vehicular, pedestrian and bicycle access is provided to Columbus Street Drive via 47th Avenue, a private street that will be extended from the existing Mennonite Village area to the Site. Pedestrian access will be provided to Columbus Street via the proposed pedestrian access paths that cross through and connect the Site's open space areas. The perimeter path bordering Oak Creek on the south continues through Mennonite Village to the main facility and pathways continue to Columbus Street. Because the Site is located south of a railroad, east of I-5, and north of the protected riparian areas of Oak Creek, no future vehicle or pedestrian connections to neighboring properties are planned.

The proposed vehicle and pedestrian connections comply with the applicable elements of the standard.

LANDSCAPING

9.140 General Requirements

(1) Landscaping Required – Residential. All front setbacks (exclusive of accessways and other permitted intrusions) must be landscaped or have landscaping guaranteed in accordance with ADC 9.190 before an occupancy permit will be issued or final building permit approved. In the case of middle housing land divisions, the minimum landscaping standard below applies to the parent lot, not the child lots. In all residential districts except Rural Residential (RR), the minimum landscaping acceptable for every 50 lineal feet of street frontage (or portion thereof, deducting the width of the driveway) is:

(a) One tree at least six feet tall.

(b) Four one-gallon shrubs or accent plants.

(c) The remaining area treated with ground cover (e.g., lawn, bark, rock, ivy, and evergreen shrubs).

Landscaping will be provided to meet the General Requirements of 9.140(1) Landscaping Required – Residential. See landscape plans (LA-1 through LA-3) for conceptual layout and prototypical planting plans

at both cottage types. This includes tree and shrub requirements for frontages. The remaining area will satisfy the groundcover requirements with some additional plant bed but primarily lawn.

Landscaping for project area noted as 'Future Phases' on the landscape plans will be consistent with Phase 1 for distribution of plant beds, lawns and trees.

9.150 Parking Lot Landscaping

(1) Planter Bays. Parking areas shall be divided into bays of not more than 12 parking spaces. At both ends of each parking bay, there shall be curbed planters at least six feet wide, excluding the curb. Gaps in the curb may be allowed for connections to approved post-construction stormwater quality facilities. Each planter shall contain one canopy tree at least 10 feet high and decorative ground cover containing at least two shrubs for every 100 square feet of landscape area. Neither planter bays nor their contents may impede access on required public sidewalks or paths, or handicapped-accessible parking spaces.

The details of the proposed parking lot for the community center are provided on Sheet C202. As depicted, no bays exceed 12 spaces without division by landscape platers. The preliminary plan for the planter bays is provided in the Landscaping Site Plan, LA-1.

(2) Entryway Landscaping. Both sides of a parking lot entrance shall be bordered by a minimum five-foot-wide landscape planter strip meeting the same landscaping provisions as planter bays, except that no sight-obscuring trees or shrubs are permitted.

The required entryway landscaping is shown on the preliminary landscape plans.

(3) Parking Space Buffers. Parking areas shall be separated from the exterior wall of a structure by pedestrian walkways or loading areas or by a five-foot strip of landscaping materials.

Walkway buffers exceeding 5 five feet width are shown on the plans.

(4) Stormwater Collection System. Vegetated post-construction stormwater quality facilities shall be considered as the initial stormwater collection system.

The parking areas will drain to the detention and water quality treatment ponds along the southern boundary of the development area.

(5) Landscape Protection. Required landscaped areas adjacent to graveled areas must be protected, either by railroad ties secured by rebar driven 18 inches into the ground, by large boulders, or by another acceptable means of protection.

All parking areas will be paved, so no graveled parking areas are proposed.

As described above, landscaping will be provided to meet the General Requirements of 9.150 Parking Lot Landscaping, including planter bays, entryway landscaping, parking space buffers and stormwater.

Detailed final planting design will be provided as required for subsequent permitting. This is applicable at the community center parking lot. Parking lot landscaping to meet these requirements is not proposed at dispersed parking areas under 1000 sf.

The applicable standards can and will be met.

> *9.165 Irrigation of Required Landscaping. All required landscaped areas must be provided with an irrigation system unless a licensed landscape architect, landscape construction professional, or certified nurseryman submits written verification that the proposed plants do not require irrigation. Irrigation systems installed in the public right-of-way require an encroachment permit.*

Irrigation plans will be prepared and submitted during the Final Development phase.

Tree Protection

The application includes a request for a tree felling permit to remove or fell a total of 21 trees from the Site. The proposed tree removal is addressed in detail in the attached Tree Plan prepared by Teragan & Associates and is depicted on the Plan Sheet C101. The tree replacement plan is included in the attached landscaping plan set. For the reasons set forth below, the limited tree removal for this project satisfies the applicable tree felling criteria at ADC 9.205.

> *9.205 Tree Felling Criteria. Except as provided for in Section 9.206, the following review criteria replace the Site Plan Review criteria found elsewhere in this Code for the purpose of reviewing tree felling. A Site Plan Review for tree felling subject to these criteria will be processed as a Type I-L land use decision.*
>
> *(2) For property where a Site Plan Review, Conditional Use, or land division application has been approved or is currently under review for development of the property, the Community Development Director or his/her designee shall approve Site Plan Review for tree felling when the applicant demonstrates that all of the following review criteria are met:*
>
> *(a) It is necessary to fell tree(s) in order to construct proposed improvements in accordance with an approved Site Plan Review or Conditional Use review, or to otherwise utilize the applicant's property in a manner consistent with its zoning, this Code, applicable plans adopted by the City Council, or a logging permit issued by the Oregon Department of Forestry.*

For the reasons described above and in the Tree Plan, it is necessary to feel the trees in order to construct the development proposed and required through this Planned Development application.

> *(b) The proposed felling is consistent with City ordinances including tree regulations in the Albany Municipal Code, and the proposed felling does not negatively impact the environmental quality of the area, including but not limited to: the protection of nearby trees and windbreaks; wildlife; erosion; soil retention and stability; volume of surface runoff and water quality of streams; scenic quality; and geological sites.*

As described in the Tree Plan, a single tree in the center of the Site must be removed in order to the facilitate development of the proposed residential units. The remaining trees to be removed are all related to construction and presence of the require multi-use path north of Oak Creek. For the reasons set forth above, under Article 6, the proposed tree removal will not negatively impact environmental quality of the surrounding area.

(c) The uniqueness, size, maturity, structure, and historic value of the trees have been considered and all other options for tree preservation have been exhausted. The Director may require that trees determined to be unique in species, size, maturity, structure, or historic values are preserved.

The Tree Plan identifies the size, species, structure and health of each tree to be removed and explains why removal is necessary. The Tree Plan also provides site specific tree protection requirements to ensure that trees that need not be removed are adequately protected during construction activities.

(d) Tree felling in Significant Natural Resource Overlay Districts meets the applicable requirements in Article 6.

As detailed above, under the Article 6 findings, the limited number of trees that must be removed from the SNRO area meet all applicable Article 6 criteria.

BUFFERING AND SCREENING

9.210 General Requirements/Matrix

The project's compliance with the buffering and screening requirements of Sections 9.210-9.270 is addressed in the Planned Development section above.

(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.

As depicted on C104 and discussed above, City water is available in Waverly Drive and 47th Avenue. The existing water main abutting the project is 12 inches diameter. A residential water service lateral serves the site. The applicant will replace the lateral with a larger service.

As depicted on C106, City sewer collection serves the site from the west side with an eight-inch main. The applicant will extend sewer lines within the private streets to serve the duplex units and community center.

As depicted on C107 and discussed above, stormwater collection facilities currently serve the site from Waverly Drive. Stormwater detention and water quality treatment will be provided for the new impervious services. A drainage study detailing the facilities will be included in the Final Development Plan submittal.

Electricity, natural gas and telephone utilities are available in Waverly Drive and will be extended to serve the project.

The Site will be adequately served by public facilities and utilities in compliance with this 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.

Kittelson & Associates prepared the attached Trip Generation & Trip Distribution Study for the proposed development on the Site. To accurately evaluate the anticipated trip generation of the proposed units, Kittelson conducted 48-hour bi—directional traffic counts to determine the current trip generation rate of the existing 121 independent living residential units within Mennonite Village. The average of the two days of counts was used to estimate trip generation for the additional 198 residential units that are similar in size and purpose to the existing units. Based upon the average trip counts the proposed 196 senior dwelling units are anticipated to generate 679 daily trips, 42 AM peak hour trips, and 55 PM peak hour trips. Because the AM and PM peak hour trips are both below the City's threshold of 100 peak hour trips, a full Traffic Impact Analysis (TIA) is not warranted.

In predicting trip distribution, all trips were assigned to the 47th Ave/Waverly Dr intersection based on previously counted traffic patterns and local roadway network. Kittelson estimated that 70% of the site trips will travel north and 30% will travel south along Waverly St. Based upon the expected trip generation and distribution, Kittelson determined that a traffic signal is not warranted at the 47th Avenue/Waverly Drive intersection. The signal warrant analysis results are described in the attached study and detailed in study Table 2.

In terms of existing facilities, vehicular access to Mennonite Village is provided from Waverly Drive. Waverly Drive is developed with curbs and gutters, 2-bicycle lanes, 2-traffic lanes and one street parking on the west side.

As provided in the Kittelson study and considering existing and proposed facilities, transportation improvements are available to serve the proposed development in accordance with Article 12, and this criterion is satisfied.

(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.

A stormwater detention system with infiltration that complies with Title 12 is proposed for the Site. Stormwater will be discharged to Oak Creek after exiting the detention and pre-treatment basins. A stormwater Quality Permit from the City will be required for this project and that permit will specify maintenance obligations as part of the City's required operation permit agreement.

The proposed stormwater quality and detention facilities will be designed to safely accommodate stormwater generated by the proposed Planned Development and to comply with all applicable Title 12 provisions. Therefore, this criterion is satisfied.

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

As discussed above, the Planned Development will comply with the provisions of the annexation agreement for the Site. The applicant is not aware of any other conditions of approval. Therefore, the proposed project will meet all existing conditions of approval for the Site, and this criterion is satisfied.

(11) Sites that have lost their nonconforming status must be brought into compliance, and may be brought into compliance incrementally in accordance with Section 2.330.

The applicant is not proposing to continue and nonconforming uses on the Site. Therefore, this criterion does not apply to this application.

Conclusion

For the collective reasons set forth above, the applicant respectfully requests that the City approve the requested land use reviews for this senior housing project.

Review Criteria / Written Response

Re-Plat Application

for

Mennonite Home of Albany, Inc.

5353 Columbus Street SE, Albany, OR 97322-7136

Tax Lot 1500 (Map 11S-3W-20) &
Tax Lot 502 (Map 11S-3W-21)

Project Overview:

The Applicant proposes combine two lots (Re-Plat). This property consolidation (Re-Plat) will result in one parcel.

Review Criteria:

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

   Response:
   The applicant requests a re-plat to consolidate two neighboring parcels. The Parcels are located in a RS 6.5 zone. The resultant Parcel will exceed minimum size.

   Conclusion:
   The proposed re-plat meets the development standards for a RS zone.

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

   Response:
   The applicant owns a large parcel to the south, across Oak Creek, 5775 Columbus Street, Map 11S03W20 Tax Lot 1516. This lot is partially developed (Church), and takes access from Columbus Street.

   Conclusion:
   Remainder property under the same ownership can be developed in accordance with the Code.

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

Response:
Tax Lot 1500 has direct access to Waverly Drive from 47th Avenue (private street). Tax Lot 502 will be consolidated with Tax Lot 1500.

The property is bounded on the north by the Southern Pacific Railroad Right-of-Way and takes access to city streets and infrastructure from the west.

The property is bounded by Interstate Highway 5 on the East. No access to the highway is permitted.

As stated above, the applicant owns a large parcel to the south, across Oak Creek, 5775 Columbus Street, Map 11S03W20 Tax Lot 1516. This lot is partially developed (Church), and takes access from Columbus Street.

Conclusion:
The proposed consolidation and will not adversely affect development and access of adjoining land and access from this property is not desired since physical barriers to access already exist.

4. ***The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.***

Response:
No public streets are planned or required for this application. All properties will have access to public streets.

Conclusion:
The subject properties and all adjoining lands have access to public streets. No new public streets are proposed by this application.

5. ***The location and design allows for development to be conveniently served by various public utilities.***

Response:
The subject properties have existing access to City water, sanitary sewer and utilities.

Conclusion:
This re-plat will not affect utility access to the consolidated lot within the existing partition. The re-plat will not change how the properties are served for city utilities.

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.***

Response:
The subject Parcels are not located in the Airport Approach District. The PD application submitted concurrently with this application addresses Article 6, Naturals Resources and Article 7, Historic.

Conclusion: This consolidation complies with the referenced sections of the Development Code.

NARRATIVE

MENNONITE VILLAGE LAKEVIEW CONTTAGES PTHWAY

FLOODWAY FILL

Project Description

This narrative provides the description of impacts created and mitigated by construction of the 10 feet wide pathway required by the city codes as a condition of developing the property. The paved pathway is required to be public per adopted city codes and is required by the annexation agreement. As required by South Albany Area Plan. The pathway is required to parallel Oak Creek between the creek and the proposed development. The pathway is required to be constructed and financed by the development. The proposed pathway is shown on the Preliminary Planned Development Application drawings, as is its relationship with the floodplain and floodway. This narrative is focused on the portions of the path within the FEMA designated floodway.

Code Language will be presented in italics. **Applicant Responses will be presented in bold.**

6.111 Grading, Fill, Excavation, and Paving. A floodplain development permit is required for grading, fill, excavation, and paving in the Special Flood Hazard Area (100-year floodplain). No grading will be permitted in a floodway, except when the applicant has supplied evidence prepared by a professional engineer that demonstrates the proposal will not result in any increase in flood levels during the occurrence of the 100-year flood. The permit will be approved if the applicant has shown that each of the following criteria that are applicable have been met:

(1) Provisions have been made to maintain adequate flood-carrying capacity of existing watercourses, including future maintenance of that capacity.

There is a floodway established by FEMA for the property. By definition, fill outside the established floodway will not result in an increase in the base flood plain elevation that exceeds FEMA limitations. Project fill will only occur outside the floodway limits. Work in the floodway will be performed for two required city facilities: The proposed pathway; and ditch grading for the required public culvert installed to carry offsite stormwater through the site from the north.

The pathway will be constructed to match existing grades. Excavated material will be removed from the floodway. Therefore, no net fill will result and there will be no net impact to base flood elevation.

The drainage ditch carrying the storm water discharge from the proposed culvert will be excavated and the material will be removed from the floodway. Therefore, there will be no net fill.

There will be no net fill in the floodway and there will be no improvements made that will result in reduction of future flood carrying capacity of the floodway.

(2) The proposal will be approved only where adequate provisions for stormwater runoff to prevent and control nonpoint source pollution, land surface erosion, sedimentation, and stream channel erosion have been made that are consistent with the Public Works Engineering standards, or as otherwise approved by the City Engineer.

The proposed project will be constructed in conformance with the Public Works Engineering Standards including stormwater collection, detention and treatment requirements. Erosion and sedimentation control permits will be acquired and controls implemented in accordance with city policy. Final landscaping will be installed as shown on the preliminary landscape plan submitted with the Preliminary Planned Development Application.

(3) No grading, fill, excavation, or paving will be permitted over an existing public storm drain, sanitary sewer, or water line unless it can be demonstrated to the satisfaction of the City Engineer that the proposed grading, fill, excavation, or paving will not be detrimental to the anticipated service life, operation and maintenance of the existing utility.

There are no existing public storm drains, sewer lines or water lines in the project area. New public utilities will be installed in accordance with the approved improvement plans for the project.

(4) In areas where no floodway has been designated on the applicable FIRM, grading will not be permitted unless it is demonstrated by the applicant that the cumulative effect of the proposed grading, fill, excavation, or paving when combined with all other existing and planned development, will not increase the water surface elevation of the base flood more than a maximum of one foot (cumulative) at any point within the community.

There is an established floodway for the entire limits of the project.

(5) The applicant shall notify the City of Albany, any adjacent community, and the Natural Hazards Mitigation Office of the Oregon Department of Land Conservation and Development of any proposed grading, fill, excavation, or paving activity that will result in alteration or relocation of a watercourse (see Section 6.101).

No alteration of a watercourse in proposed.

(6) All drainage facilities shall be designed to carry waters to the nearest practicable watercourse approved by the designee as a safe place to deposit such waters. Erosion of ground in the area of discharge shall be prevented by installation of non-erosive down spouts and diffusers or other devices.

All drainage facilities are directed to Oak Creek. Rock energy dissipaters are proposed for the outlets.

(7) Building pads shall have a drainage gradient of two percent toward approved drainage facilities, unless waived by the Building Official or designee.

The project will provide for proper drainage. The project proposes to install buildings and concurrently with the infrastructure development (by phase), so there will not be resulting building pads per se. Building site drainage is shown generally on the Preliminary Development Plans and detailed grading will be shown on the Final Development Plans and will comply with requirements of the building codes.

Prepared by: Daniel Watson, P.E
K&D Engineering, Inc.

NEIGHBORHOOD MEETING

Date: 01.22.25

Comm. No.: 23102.00

Creating a Visionary Partnership for an Extraordinary Future.

DOUGHERTY LANDSCAPE ARCHITECTS

R&H CONSTRUCTION

K&D Engineering, Inc.

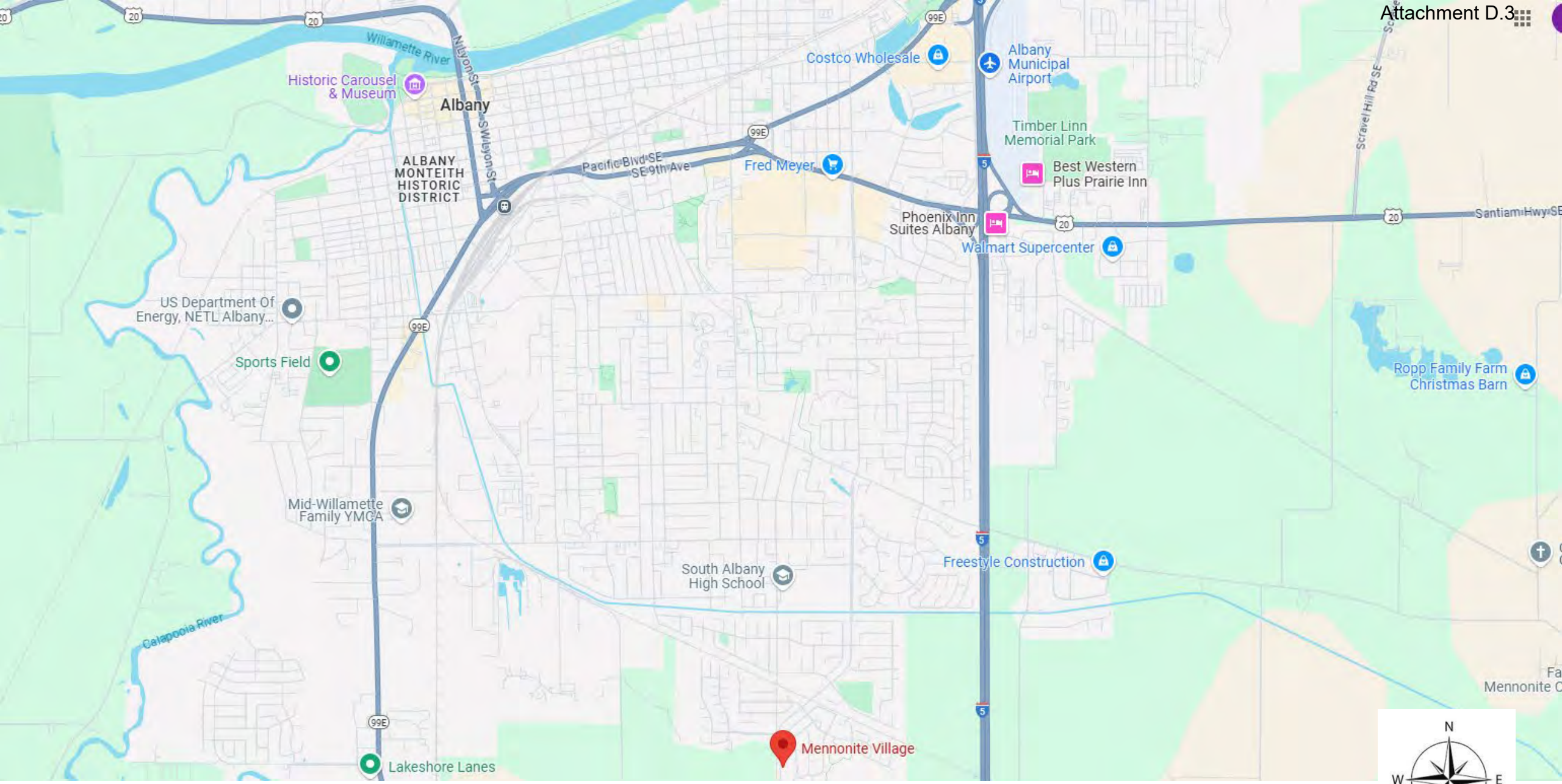
GREYSTONE

SFCS

Mennonite VILLAGE

Project Key Components

- New Cottages: 60 - in Phase 1 extensive wellness walking paths, enhanced landscaping and additional guest parking



LOCATION MAP

EXISTING CAMPUS

LAKEVIEW PARCEL COTTAGES

LAKEVIEW COTTAGES SITE

Site Description

The applicant operates an existing not-for-profit continuing care retirement community known as Mennonite Village. The applicant seeks to provide additional housing for elders in community by developing a 77.71-acre parcel of land (the "Site") with a phased residential project in a designated development area totaling 42.65 acres. The Site is part of 275 acres within the City of Albany owned by the applicant. The Site is bordered by Interstate-5 to the east, a small lake to the south, railroad tracks with an open field beyond to the north, and existing duplex and single-family homes within Mennonite Village to the west. The Site is bifurcated by Oak Creek which flows diagonally from the southwest towards the northeast through the center of the Site. The portion of the Site northeast of the creek is zoned R-6.5 but has historically been used for farming operations. The portion of the Site southwest of Oak Creek is zoned OS and is primarily forested. The Site includes the following overlay districts: Floodplain Overlay (FP), Riparian Corridor Overlay (RC), Significant Wetland Overlay (SW), and Hillside Overlay (HS). In addition to the overlays, four state jurisdictional wetlands were delineated just north of Oak Creek.

The proposed development meets all standards applicable to residential development in the RS-6.5 zone provided in Table 3.190-1.

· Interior lot line setbacks are 8 ft or greater.
· Front setbacks are 15 ft or greater.
· Lot area exceeds 6,500 sq ft per duplex.
· Density is less than 6 units per acre.
· Lot coverage is less than 60%.
· Garage entrances are set back 20 ft or greater.
· Building heights are less than 30 ft.
· Building separation is 10 ft or greater.

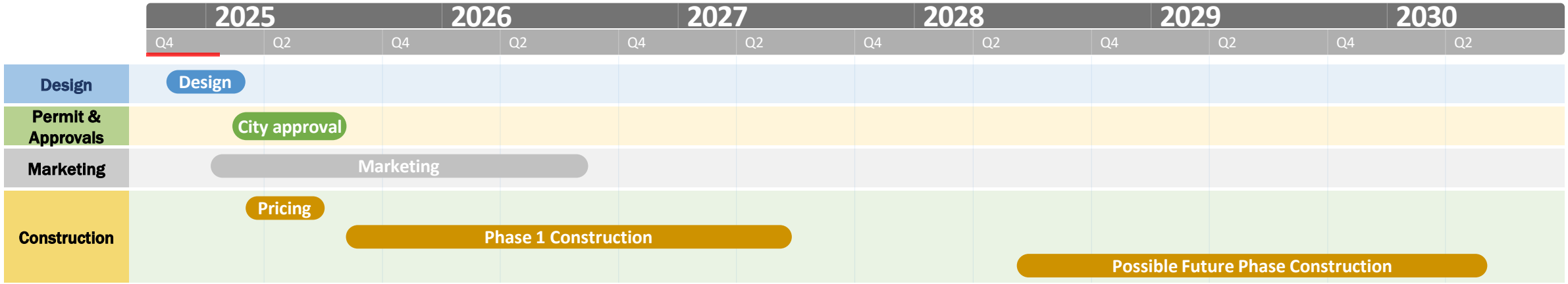
Radler White Parks & Alexander LLP
PO Box 2007
Bend, Oregon 97709
Attn: Mr. Steven Hultberg

N
W
E
S

Concept, design may change with development

LEGEND

- DECIDUOUS TREES
- OREGON OAK TREES
- PROPOSED CONIFERS
- PLANT BEDS
- SHRUBS
- MEADOW
- LAWN
- EX. TREES - SEE CIVIL FOR REMOVALS AND PRESERVATION
- PATHWAYS
- ORNAMENTAL PAVING

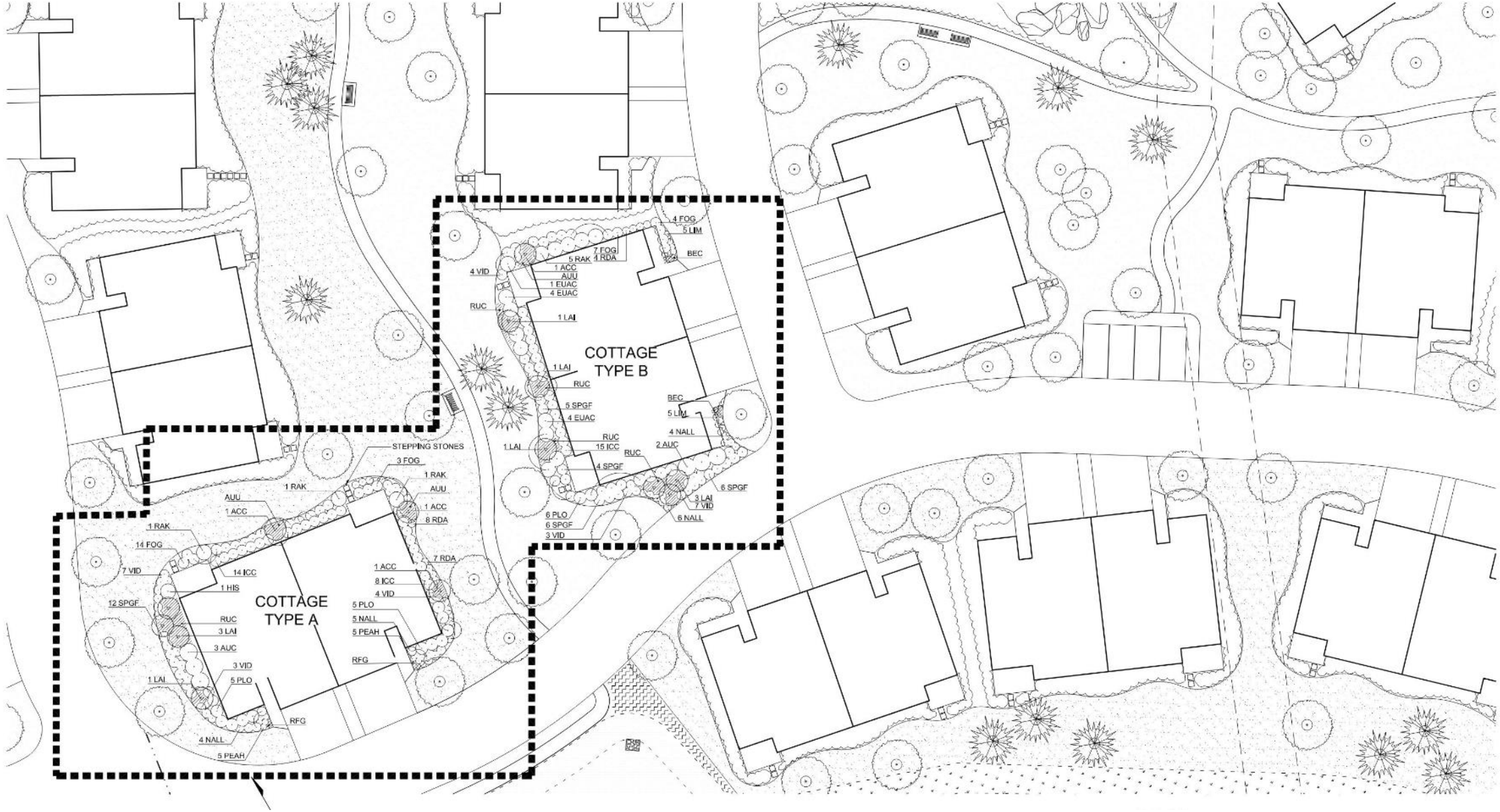

2025
2026
2027
2028
2029
2030
Q4
Q2
Q4
Q2
Q4
Q2
Q4
Q2
Q4
Q2
Q4
Q2
Design
Design
Permit & Approvals
City approval
Marketing
Marketing
Construction
Pricing
Phase 1 Construction
Possible Future Phase Construction

MENNONITE VILLAGE
LAKE VIEW cottages
TRAFFIC TRIP GENERATION
STUDY

Peak hour trip rate does not exceed 100 trips. City of Albany policy does not require a traffic study that evaluates impacts imposed on the existing street system for projects that create less than 100 PM peak hour trips. Figure 5-2 of the Albany Transportation System Plan lists the 2030 Peak Hour Demand to capacity ratio as 0.88 for the most likely scenario along the Mennonite Village frontage.

K & D ENGINEERING, Inc.

Concept, design may change with development



Concept, design may change with development

COVERED PATIO
DEN
PRIMARY BEDROOM
LIVING ROOM
HALLWAY
PRIMARY CLOSET
DINING ROOM
KITCHEN
WATER CLOSET
PRIMARY BATHROOM
LAUNDRY
MECH.
FOYER
BATHROOM
CLOSET
BEDROOM
GARAGE
PRIMARY BEDROOM 14'-6" X 15'-8"
DEN 11'-6" X 11'-2"
COVERED PATIO 16'-3" X 9'-3"
LIVING ROOM 14'-8" X 11'-8"
HALLWAY
PRIMARY CLOSET
DINING ROOM 11'-6" X 10'-3"
PRIMARY BATHROOM
WATER CLOSET
LAUNDRY
MECH.
KITCHEN 13'-9" X 12'-9"
BATHROOM
FOYER
CLOSET
GARAGE 22'-0" X 21'-0"
BEDROOM 13'-4" X 11'-0"

DUPLEX 2 - Elevation 1

Height: Grade to Mid-point of Gable 17’ 5-1/2”

COVERED PATIO
DINING ROOM
LIVING ROOM
PRIMARY BEDROOM
KITCHEN
Ref.
PRIMARY CLOSET
PRIMARY BATHROOM
LAUNDRY
MECH.
WATER CLOSET
BATHROOM
CLOSET
FOYER
BEDROOM
GARAGE
PRIMARY BEDROOM
14'-5" X 15'-5"
PRIMARY BATHROOM
WATER CLOSET
MECH.
PRIMARY CLOSET
LAUNDRY
LIVING ROOM
13'-7" X 15'-6"
GARAGE
22'-0" X 21'-0"
FOYER
COVERED PATIO
13'-6" X 9'-3"
DINING ROOM
12'-10" X 9'-4"
KITCHEN
13'-9" X 10'-6"
BATHROOM
CLOSET
BEDROOM
13'-4" X 11'-0"

DUPLEX 1 - Elevation 1

Height: Grade to Mid-point of Gable 16’ 2-1/2”

Discussion

SFCS

February 1, 2025

CONFERENCE NOTES
Mennonite Village
Commission No. 23102.00

A meeting was held at Mennonite Village, on January 22, 2025, regarding the above referenced project. Those in attendance were:

ORGANIZATION	TIME	EVENT DATE	LOCATION
Mennonite Village Expansion Plan	6:00pm	January 22, 2025	Lakeside Center

NO	NAME	PHONE	ADDRESS
1	Kingsbarry, David + Cynthia	[redacted]	
2	John & Valerie Zentner		
3	Leo Bilimam		
4	LARRY HOSTETTER		
5	Wayne + Mary J. Burch		
6	Marilou Perris		
7	Peter Williams		
8	JAMES KLEIN		
9	Russel Kennel		
10	Peggy & Gary Yoder		
11	Jane H		
12	Ruth L. Mills		
13	Larry Bostart		
14	Linda Kirk Fox		
15	Suzanne Strite		
16	Barbara Dodson		
17	SCOTT LEGOMSKY		

Diane Hood	Mennonite Village – CEO
Sarah Hobson	Mennonite Village - COO
Curtis Jennings	SFCS Inc. – Principal
Kristie Mack	SFCS Inc. Project Manager
Samantha Belyeu	Greystone - Manager
Justin Nowell	Greystone – Vice President

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Planning
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VEVA 17, Suite 220
Blue Bell, PA 19422
T: 610.825.1288

2115 Lexington Rd.
Suite 100
Louisville, KY 40206
T: 502.414.4545

The following notes or decisions were made during the meeting. Any exceptions to these notes should be made to the writer immediately.

The meeting was held to inform the nearby residents of the proposed project at Mennonite Village Retirement Community, located at 5353 Columbus St. SE, in Albany OR., and allow them the opportunity to provide feedback to the Mennonite Village community and design team regarding the proposed project . The following items were discussed:

1. Curtis Jennings gave an overview of the project which includes 30 new duplexes, for a total of 60 new independent living units on the campus. There will be (2) cottage types. Cottage A will be a 1,508 square foot single family home, provided in a duplex. Cottage B will be a 1,694 square foot cottage, also provided in a duplex. Additional site enhancements include added walking paths within the designated project area, and small guest parking areas located throughout the neighborhood.

2. It was noted that a trip generation study was completed, and peak hour trip rate does not exceed 100 trips. City of Albany policy does not require a traffic study that evaluates impacts imposed on existing street system for projects that create less than 100 PM peak hour trips.

3. It was noted that the proposed development meets all standards applicable to residential development in the RS-6.5 zone provided in Table 3.190-1.

4. Curtis Jennings also reviewed the floor plans. Cottage A is a 2-bedroom, 2-bath floor plan. Cottage B is a 2-bedroom, 2-bath, with den floor plan.

5. Front elevation height of mid point roof was noted for Cottage A and Cottage B.

6. Questions:
   a. Is that a dormer at the front elevation?
      Response. Yes, although the windows are anticipated to be “faux” architectural feature meant to add visual interest to the front elevation.
   b. What is the proposed siding material?
      Response: Hardie siding.
   c. Are there additional projects currently in design on the campus being submitted or discussed at this meeting?
      Response: Only the cottages are being submitted at this time.
   d. What are the proposed cottage square footages?
      Response: Cottage A – 1,613 sf per unit. Cottage B – 1,401 per unit.
   e. Is the community entrance at 53rd street into the property part of this project?
      Response: The reopening of this access point is not included in this project. It will be proposed to be opened in a future project and be right turn only out, turn in both ways.

Prepared by,

Kristie Mack, AIA, NCARB
Project Manager, Senior Associate, SFCS

klm

Attachments: Mennonite Village OR NH Meeting 2025.01.22

pc: Craig Glaser, Mennonite Village
Lisa Ebersole, Mennonite Village
Dan Watson, K&D Engineering
Jacob Deffenbacher, K&D Engineering

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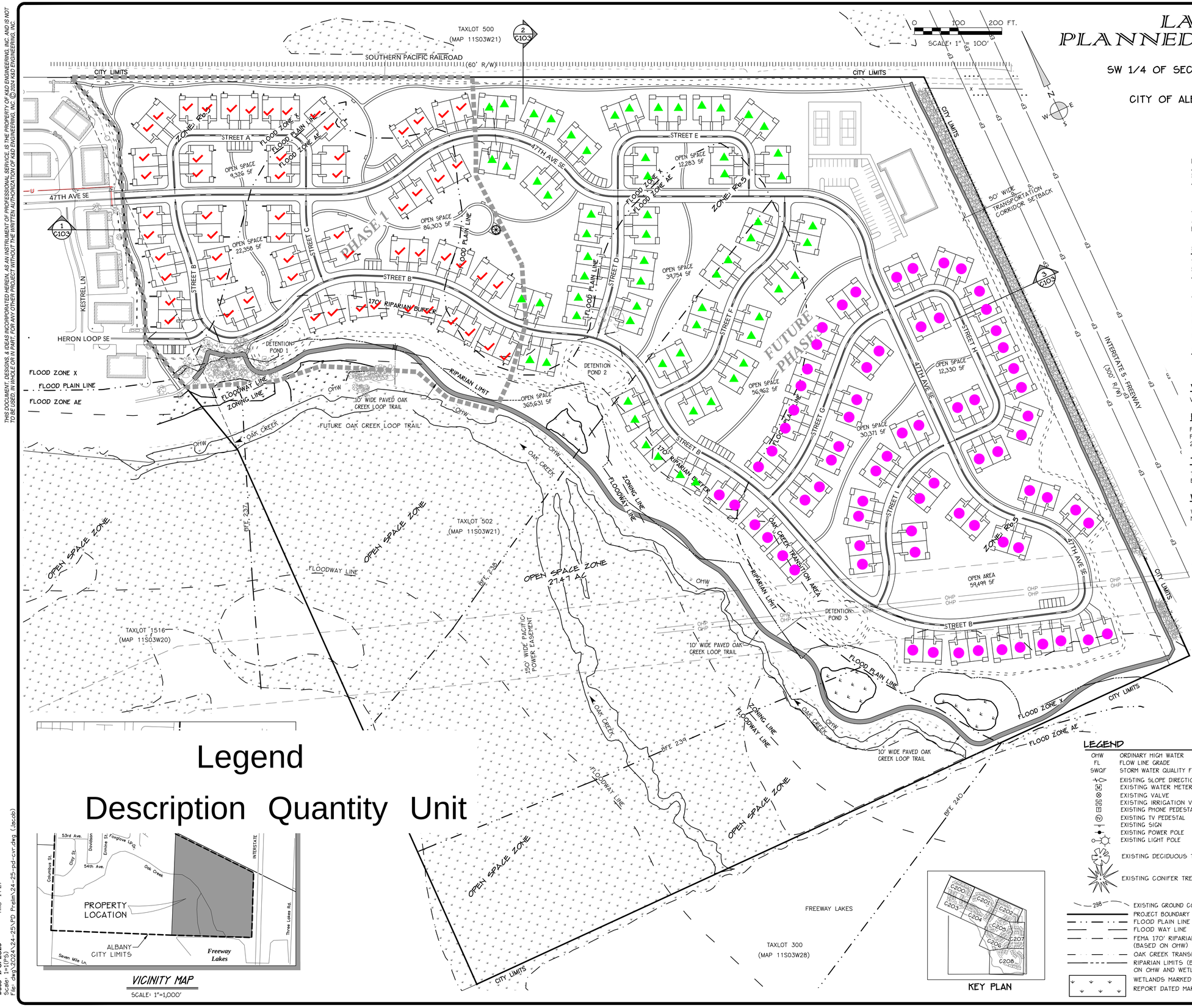
LAKE VIEW PLANNED DEVELOPMENT

LOCATED IN THE
SW 1/4 OF SECTION 21, T. 11 S., R. 03 W., W.M.
IN THE
CITY OF ALBANY, LINN COUNTY, OREGON
JANUARY 3, 2025



OWNER:

MENNONITE HOME OF ALBANY INC.
5353 COLUMBUS ST.
ALBANY, OREGON 97322

ENGINEER:

DANIEL K. WATSON, ENGINEER
K+D ENGINEERING, INC.
276 N.W. HICKORY STREET
ALBANY, OR 97321
(541) 928-2583

ZONING:

OS - OPEN SPACE
R9.5 - RESIDENTIAL SINGLE FAMILY

PROPERTY INFORMATION:

TAXLOT 502 (MAP 11S3W21)
5353 COLUMBUS STREET, SE
ALBANY, OREGON 97322

SITE STATISTICS:

GROSS AREA: 77.71 ACRES
DEVELOPMENT AREA: 42.65 ACRES
PROPOSED STRUCTURE COVERAGE: 10.47 ACRES (13.6%)
GROSS OPEN SPACE: 43.16 ACRES (56%)
DEVELOPED OPEN SPACE: 15.67 ACRES (NORTH OF PATHWAY)

STRUCTURES:

DUPLEX TYPE A: 57'-3.5"X85' (42)
DUPLEX TYPE B: 52'-11"X85' (56)

VERTICAL CONTROL:

VERTICAL DATUM IS NAVD 88, (3.38' ABOVE NGVD 29)

FLOOD PLAIN:

PORTIONS OF PROJECT AREA ARE INSIDE THE 100 YEAR FLOOD PLAIN PER FEMA FIRM MAP NUMBERS 41043C0527G DATED SEPT. 29, 2010 AND 41043C0529G DATED SEPT. 29, 2010.

TOPOGRAPHY:

TOPOGRAPHIC FEATURES ARE BASED ON K+D ENGINEERING TOPOGRAPHIC SURVEY.

WETLAND NOTE:

WETLANDS WERE LOCATED PER MARTIN DELINEATION MAP DATED: MARCH 3RD, 2020.

DRAWING INDEX:

SHEET TITLE	SHEET NO.:
SITE PLAN AND COVER SHEET	C100
EXISTING CONDITIONS	C101
EXISTING CONSTRAINTS + GRADING PLAN	C102
SECTIONS AND DETAILS	C103
PUBLIC WATER	C104
DOMESTIC WATER	C105
SANITARY SEWER	C106
STORM DRAINAGE	C107
SITE DETAIL	C200
SITE DETAIL	C201
SITE DETAIL	C202
SITE DETAIL	C203
SITE DETAIL	C204
SITE DETAIL	C205
SITE DETAIL	C206
SITE DETAIL	C207
SITE DETAIL	C208

LEGEND

OHW	ORDINARY HIGH WATER
FL	FLOW LINE GRADE
SWQF	STORM WATER QUALITY FACILITY
	EXISTING SLOPE DIRECTION
M	EXISTING WATER METER
	EXISTING VALVE
IC	EXISTING IRRIGATION VALVE
P	EXISTING PHONE PEDESTAL
TV	EXISTING TV PEDESTAL
	EXISTING SIGN
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFER TREE
298	EXISTING GROUND CONTOUR
	PROJECT BOUNDARY
	FLOOD PLAIN LINE
	FLOOD WAY LINE
	FEMA 170' RIPARIAN BUFFER ZONE (BASED ON OHW)
	OAK CREEK TRANSITION LINE
	RIPARIAN LIMITS (BASED ON OHW AND WETLANDS)
	WETLANDS MARKED BY MARTIN REPORT DATED MARCH 3RD, 2020
1.0%	PROPOSED SLOPE + DIRECTION
	PROPOSED STREET / STOP SIGN
	PROPOSED CLEANOUT
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED BLOW-OFF ASSEMBLY
	PROPOSED CATCH BASIN
	PROPOSED LIGHT POLE
WQ	PROPOSED TREATMENT MANHOLE
SD	PROPOSED STORM DRAIN MANHOLE
SS	PROPOSED SEWER MANHOLE
8"SD	PROPOSED STORM PIPE REFERENCE
6"SS	PROPOSED SEWER PIPE REFERENCE
8"DW	PROPOSED DOMESTIC WATER PIPE REFERENCE
16"FM	PROPOSED FIRE WATER PIPE REFERENCE
	PROPOSED PHASE LINE

Legend

Description Quantity Unit

VICINITY MAP
SCALE: 1"=1,000'

KEY PLAN

SITE PLAN AND COVER SHEET

LAKE VIEW PLANNED DEVELOPMENT
CITY OF ALBANY, LINN COUNTY, OREGON

BY	DATE
	REVISIONS

K&D ENGINEERING, INC.
276 N.W. HICKORY ST.
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

NOT FOR CONSTRUCTION

HORZ. SCALE:	1"=100'
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	JLD
CHCK BY:	
PROJECT No.:	24-25A

SHEET No.: C100

Date: 1/3/2025 Time: 14:27
Scale: 1=1(F5)
File: dwg\2024\24-25\PD Prelim\24-25-pd-cvr.dwg (Jacob)

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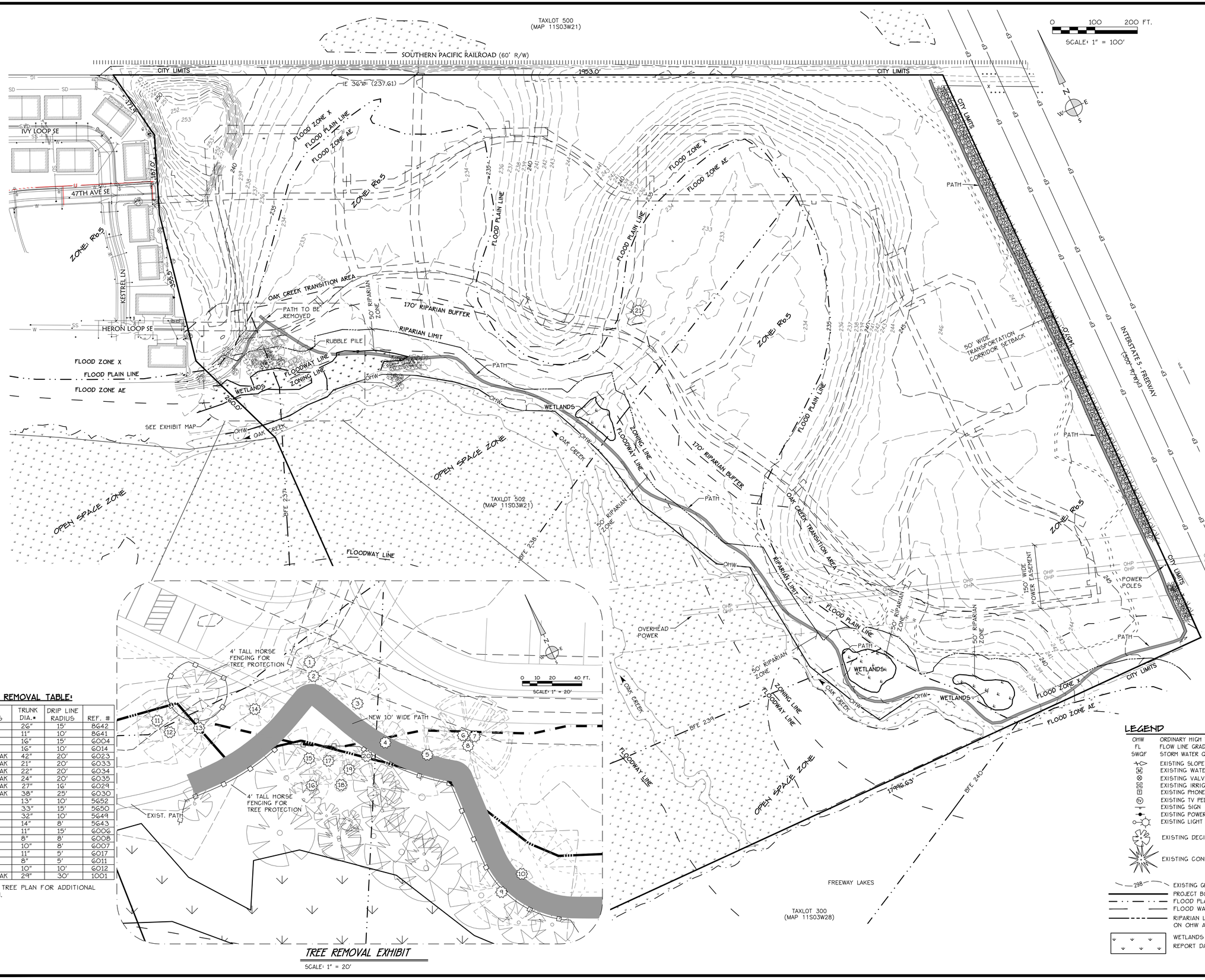

TREE REMOVAL TABLE:

	TREE SPECIES	TRUNK DIA.*	DRIP LINE RADIUS	REF. #
1	ASH	26"	15'	8642
2	ASH	11"	10'	8641
3	ASH	16"	15'	6004
4	ASH	16"	10'	6014
5	WHITE OAK	42"	20'	6023
6	WHITE OAK	21"	20'	6033
7	WHITE OAK	22"	20'	6034
8	WHITE OAK	24"	20'	6035
9	WHITE OAK	27"	16'	6029
10	WHITE OAK	38"	25'	6030
11	ASH	13"	10'	5652
12	ASH	33"	15'	5650
13	ASH	32"	10'	5649
14	ASH	14"	8'	5643
15	ASH	11"	15'	6006
16	ASH	8"	8'	6008
17	ASH	10"	8'	6007
18	ASH	11"	5'	6017
19	ASH	8"	5'	6011
20	ASH	10"	10'	6012
21	WHITE OAK	24"	30'	1001

* REFER TO TREE PLAN FOR ADDITIONAL INFORMATION.

TREE REMOVAL EXHIBIT

SCALE: 1" = 20'

LEGEND

- OHW ORDINARY HIGH WATER
- FL FLOW LINE GRADE
- SWQF STORM WATER QUALITY FACILITY
- EXISTING SLOPE DIRECTION
- EXISTING WATER METER
- EXISTING VALVE
- EXISTING IRRIGATION VALVE
- EXISTING PHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING SIGN
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER TREE
- 298 EXISTING GROUND CONTOUR
- PROJECT BOUNDARY
- FLOOD PLAIN LINE
- FLOOD WAY LINE
- RIPARIAN LIMITS (BASED ON OHW AND WETLANDS)
- WETLANDS MARKED BY MARTIN REPORT DATED MARCH 3RD, 2020

EXISTING CONDITIONS

LAKE VIEW PLANNED DEVELOPMENT

CITY OF ALBANY, LINN COUNTY, OREGON

BY	REVISIONS	DATE

K&D ENGINEERING, INC.
276 N.W. HICKORY ST.
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

NOT FOR CONSTRUCTION

HORZ. SCALE:	1"=100'
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	JLD
CHCK BY:	DKW
PROJECT No.:	24-25A

SHEET No.: C101

Date: 2/12/2025 Time: 9:01
Scale: 1=1(P5)
File: dwg\2024\24-25\PD Prelim\24-25-pd-exist.dwg (Jacob)

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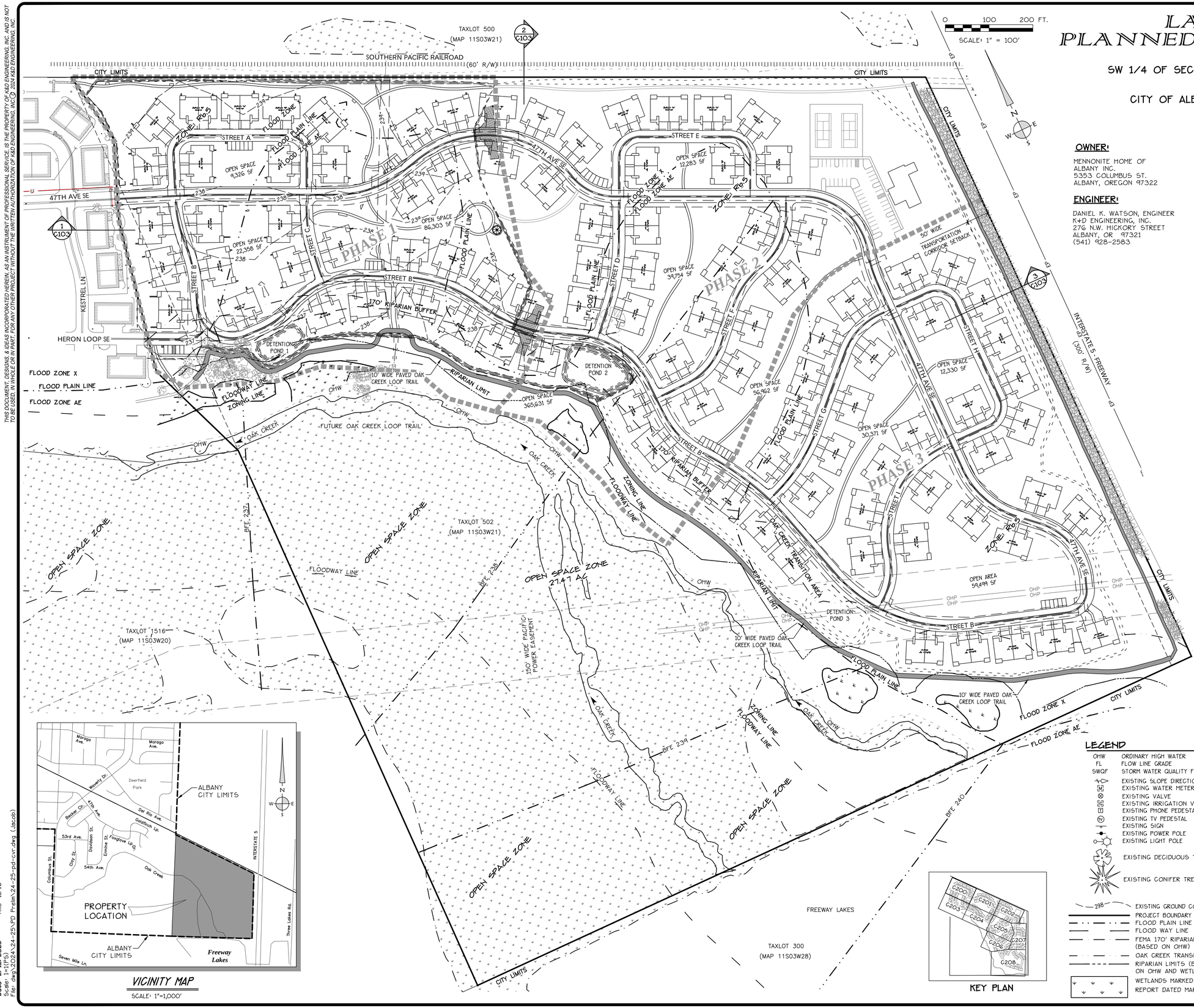
LAKEVIEW PLANNED DEVELOPMENT

LOCATED IN THE
SW 1/4 OF SECTION 21, T. 11 S., R. 03 W., W.M.
IN THE
CITY OF ALBANY, LINN COUNTY, OREGON
APRIL 15, 2025



OWNER:

MENNONITE HOME OF ALBANY INC.
5353 COLUMBUS ST.
ALBANY, OREGON 97322

ENGINEER:

DANIEL K. WATSON, ENGINEER
K+D ENGINEERING, INC.
276 N.W. HICKORY STREET
ALBANY, OR 97321
(541) 928-2583

ZONING:

OS - OPEN SPACE
RS6.5 - RESIDENTIAL SINGLE FAMILY

PROPERTY INFORMATION:

TAXLOT 502 (MAP 11S3W21)
5353 COLUMBUS STREET, SE
ALBANY, OREGON 97322

SITE STATISTICS:

GROSS AREA: 77.71 ACRES
DEVELOPMENT AREA: 42.65 ACRES
PROPOSED STRUCTURE COVERAGE: 10.47 ACRES (13.6%)
GROSS OPEN SPACE: 43.16 ACRES (56%)
DEVELOPED OPEN SPACE: 15.67 ACRES (NORTH OF PATHWAY)

STRUCTURES:

DUPLEX TYPE A: 57'-3.5"X85' (42)
DUPLEX TYPE B: 52'-11"X85' (56)
TOTAL UNITS: 196

PHASE 1:
DUPLEX TYPE A: 57'-3.5"X85' (13)
DUPLEX TYPE B: 52'-11"X85' (17)
TOTAL UNITS: 60

PHASE 2:
DUPLEX TYPE A: 57'-3.5"X85' (14)
DUPLEX TYPE B: 52'-11"X85' (18)
TOTAL UNITS: 64

PHASE 3:
DUPLEX TYPE A: 57'-3.5"X85' (15)
DUPLEX TYPE B: 52'-11"X85' (21)
TOTAL UNITS: 72

VERTICAL CONTROL:

VERTICAL DATUM IS NGVD 29

FLOOD PLAIN:

PORTIONS OF PROJECT AREA ARE INSIDE THE 100 YEAR FLOOD PLAIN PER FEMA FIRM MAP NUMBERS 41043C0527G DATED SEPT. 29, 2010 AND 41043C0529G DATED SEPT. 29, 2010.

TOPOGRAPHY:

TOPOGRAPHIC FEATURES ARE BASED ON K+D ENGINEERING TOPOGRAPHIC SURVEY.

WETLAND NOTE:

WETLANDS WERE LOCATED PER MARTIN DELINEATION MAP DATED: MARCH 3RD, 2020.

DRAWING INDEX:

SHEET TITLE	SHEET NO.:
SITE PLAN AND COVER SHEET	C100
EXISTING CONDITIONS	C101
EXISTING CONSTRAINTS + GRADING PLAN	C102
SECTIONS AND DETAILS	C103
PUBLIC WATER	C104
DOMESTIC WATER	C105
SANITARY SEWER	C106
STORM DRAINAGE	C107
SITE DETAIL	C200
SITE DETAIL	C201
SITE DETAIL	C202
SITE DETAIL	C203
SITE DETAIL	C204
SITE DETAIL	C205
SITE DETAIL	C206
SITE DETAIL	C207
SITE DETAIL	C208

LEGEND

OHW	ORDINARY HIGH WATER
FL	FLOW LINE GRADE
SWQF	STORM WATER QUALITY FACILITY
	EXISTING SLOPE DIRECTION
M	EXISTING WATER METER
	EXISTING VALVE
IC	EXISTING IRRIGATION VALVE
	EXISTING PHONE PEDESTAL
TV	EXISTING TV PEDESTAL
	EXISTING SIGN
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFER TREE
298	EXISTING GROUND CONTOUR
	PROJECT BOUNDARY
	FLOOD PLAIN LINE
	FLOOD WAY LINE
	FEMA 170' RIPARIAN BUFFER ZONE (BASED ON OHW)
	OAK CREEK TRANSITION LINE
	RIPARIAN LIMITS (BASED ON OHW AND WETLANDS)
	WETLANDS MARKED BY MARTIN REPORT DATED MARCH 3RD, 2020
1.0%	PROPOSED SLOPE + DIRECTION
	PROPOSED STREET / STOP SIGN
	PROPOSED CLEANOUT
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED BLOW-OFF ASSEMBLY
	PROPOSED CATCH BASIN
	PROPOSED LIGHT POLE
WQ	PROPOSED TREATMENT MANHOLE
SD	PROPOSED STORM DRAIN MANHOLE
SS	PROPOSED SEWER MANHOLE
8"SD	PROPOSED STORM PIPE REFERENCE
6"SS	PROPOSED SEWER PIPE REFERENCE
8"DW	PROPOSED DOMESTIC WATER PIPE REFERENCE
16"FM	PROPOSED FIRE WATER PIPE REFERENCE
	PROPOSED PHASE LINE

VICINITY MAP
SCALE: 1"=1,000'

KEY PLAN

SITE PLAN AND COVER SHEET

LAKEVIEW PLANNED DEVELOPMENT
CITY OF ALBANY, LINN COUNTY, OREGON

BY	REVISIONS	DATE

K&D
K&D ENGINEERING, INC.
276 N.W. HICKORY ST.
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

NOT FOR CONSTRUCTION

HORZ. SCALE:	1"=100'
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	JLD
CHCK BY:	
PROJECT No.:	24-25A

SHEET No.:
C100

Date: 2/12/2025 Time: 12:16
Scale: 1"=1'(FS)
File: dwg\2024\24-25\PD Prelim\24-25-pd-cvr.dwg (Jacob)

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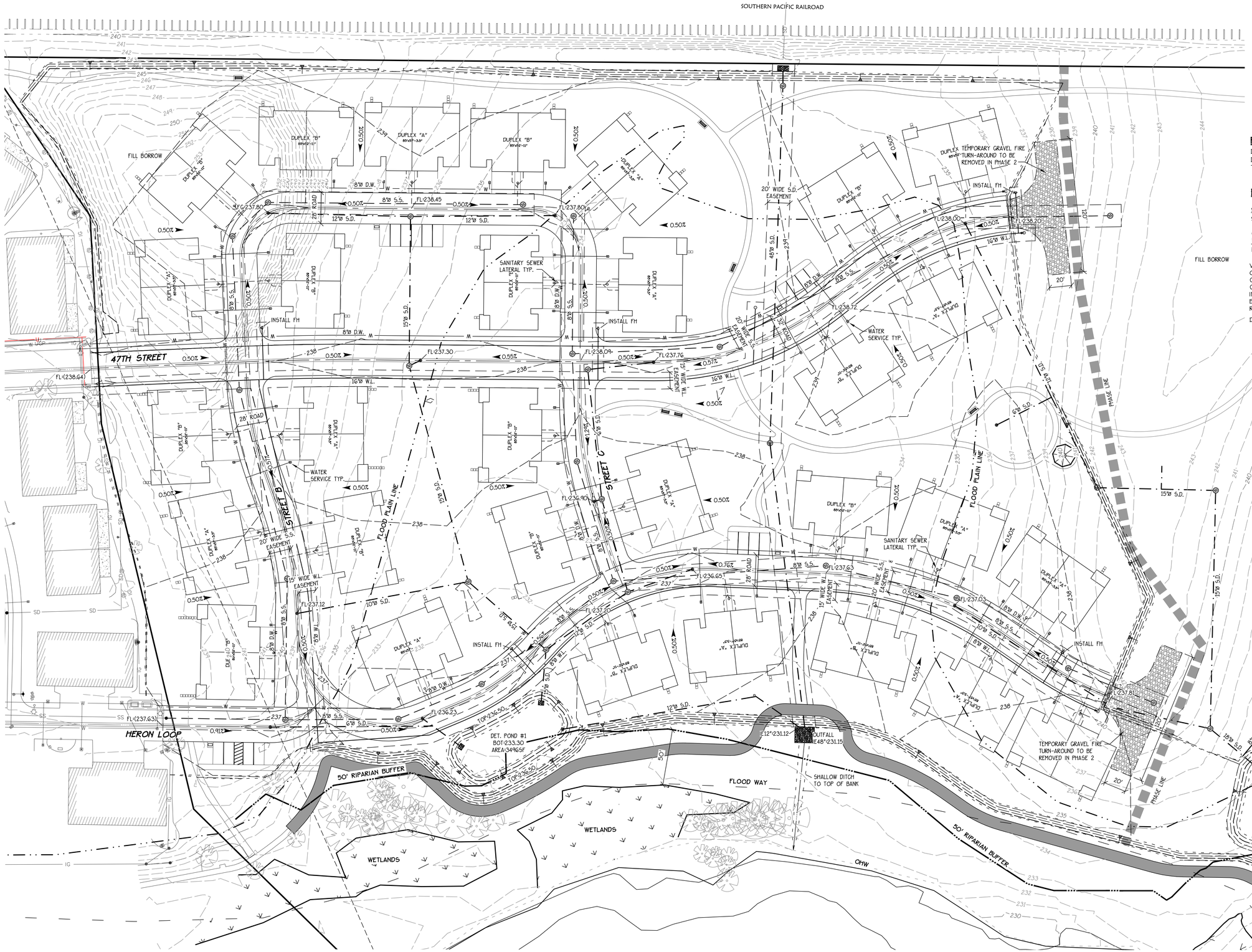

PHASE 1 SITE STATISTICS:

DUPLEX "A"(85'X57'-3.5"): 13
DUPLEX "B"(85'X52'-11"): 17
TOTAL UNITS: 60

EXCAVATION QUANTITIES

STRIPPINGS:
STRIPPINGS FROM SITE (6" DEPTH): **10,657 CU YDS.**

CUT:	27,571 CU YDS.
FILL:	57,367 CU YDS.
NET:	29,856 CU YDS. (FILL)

VOLUMES SHOWN REPRESENT UNADJUSTED QUANTITIES AS COMPUTED FROM A 6" STRIPPED GROUND SURFACE TO STREET SUBGRADE AND FINISH GRADE PAD ELEVATIONS. QUANTITY DOES NOT INCLUDE TRENCH SPOILS. STRIPPINGS TO BE PLACED BEHIND UNITS WHERE STRUCTURAL FILL IS NOT REQUIRED.

DISTURBED AREA: **13.19 ACRES**

PHASE 1 SITE PLAN

LAKE VIEW PLANNED DEVELOPMENT

CITY OF ALBANY, LINN COUNTY, OREGON

BY	DATE	REVISIONS

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276 N.W. HICKORY ST.
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

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HORZ. SCALE:	1"=40'
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	JLD
CHCK BY:	DKW
PROJECT No.:	24-25A

SHEET No.:
C300

Date: 4/9/2025 Time: 10:49
Scale: 1=1(PS)
File: dwg\2024\24-25\PD Prelim\24-25-pd-phase1.dwg (Jacob)

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CONNECT TO EXISTING PATH

5' WIDE CONCRETE SIDEWALK TYP.

UNIT "A" DUPLEXES

UNIT "B" DUPLEXES

STREET A

8"SS

8"DW

12"SD

15"SD

16"FW

20' TYP.

28' ROAD

20' WIDE S.S. EASEMENT

15' WIDE PUBLIC W.L. EASEMENT

4' WALK

47TH AVE SE

STREET B

STREET C

26' ROAD

FLOOD PLAIN LINE

1G" PUBLIC WATERLINE TO SERVE FUTURE NORTH DEVELOPMENT

FG-237.60

FL-238.45

FL-237.80

FL-238.09

FL-238.73

FL-238.64

FL-237.30

FL-237.76

FL-236.90

0.50%

0.55%

0.51%

SCALE: 1" = 20'

0 10 20 40 FT.

SEE SHEET C201

SEE SHEET C203

KEY PLAN

C200 C201 C202 C203 C204 C205 C206 C207 C208

SITE DETAIL

LAKE VIEW PLANNED DEVELOPMENT

CITY OF ALBANY, LINN COUNTY, OREGON

DATE	REVISIONS	BY

K&D ENGINEERING, INC.
276 N.W. HICKORY ST.
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

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HORZ. SCALE:	1"=20'
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	JLD
CHCK BY:	DKW
PROJECT No.:	24-25A

SHEET No.: C200

Date: 4/7/2025 Time: 14:34
Scale: 1=1(PS)
File: dwg\2024\24-25\PD Prelim\24-25-pd-layout.dwg (Jacob)

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SOUTHERN PACIFIC RAILROAD

EXIST. 36"Ø S.D.
IE=234.11
-IE 48"Ø=233.12

5' WIDE CONCRETE SIDEWALK TYP.

20' WIDE PUBLIC S.D. EASEMENT

UNIT "B" DUPLEXES

UNIT "A" DUPLEXES

47TH AVE SE

8"DW

8"SS

16"FW

8"SD

12"SD

15"SD

6"SD

10"SD

20' WIDE S.S. EASEMENT

15' WIDE PUBLIC WL EASEMENT

20' WIDE PUBLIC S.D. EASEMENT

28' ROAD

STREET E

STREET D

FL=238.00
FL=238.75
FL=238.72
FL=238.30
FL=237.94
FL=238.59

R=250'
R=44'
R=125'

L=320.8' S=0.0030

0.50%
0.64%

FLOOD PLAIN LINE

GAZEBO

5' WIDE CONCRETE SIDEWALK TYP.

20' TYP.

SCALE: 1" = 20'
0 10 20 40 FT.

SEE SHEET C200

SEE SHEET C202

SEE SHEET C204

KEY PLAN
C200 C201 C202 C203 C204 C205 C206 C207 C208

SITE DETAIL

LAKE VIEW
PLANNED DEVELOPMENT
CITY OF ALBANY, LINN COUNTY, OREGON

DATE	REVISIONS	BY

K&D ENGINEERING, INC.
276 N.W. HICKORY ST.
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

NOT FOR CONSTRUCTION

HORZ. SCALE:	1"=20'
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	JLD
CHCK BY:	DKW
PROJECT No.:	24-25A

SHEET No.: C201

Date: 4/7/2025 Time: 14:34
Scale: 1=1(P5)
File: dwg\2024\24-25\PD Prelim\24-25-pd-layout.dwg (Jacob)

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SOUTHERN PACIFIC RAILROAD

5' WIDE CONCRETE SIDEWALK TYP.

CONNECT TO EXIST. PATH

UNIT "A" DUPLEXES

UNIT "B" DUPLEXES

STREET E

20' WIDE S.S. EASEMENT

FUTURE PICKLE BALL COURTS

FUTURE PARKING LOT 41 SPACES

FUTURE COMMUNITY BUILDING 47745F

FLOOD PLAIN LINE

47TH AVE

28' ROAD

15' WIDE PUBLIC W.L. EASEMENT

STREET F

16"FW

8"DW

8"SS

12"SD

15"SD

10"SD

6"SD

0 10 20 40 FT.
SCALE: 1" = 20'

SEE SHEET C201

SEE SHEET C207

SEE SHEET C205

1G" PUBLIC WATERLINE TO SERVE FUTURE NORTH DEVELOPMENT

KEY PLAN

Date: 4/7/2025 Time: 14:34
Scale: 1=1(PS)
File: dwg\2024\24-25\PD Prelim\24-25-pd-layout.dwg (Jacob)

SITE DETAIL

LAKE VIEW PLANNED DEVELOPMENT

CITY OF ALBANY, LINN COUNTY, OREGON

BY	DATE	REVISIONS

K&D ENGINEERING, INC.
276 N.W. HICKORY ST.
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

NOT FOR CONSTRUCTION

HORZ. SCALE:	1"=20'
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	JLD
CHCK BY:	DKW
PROJECT No.:	24-25A

SHEET No.: C202

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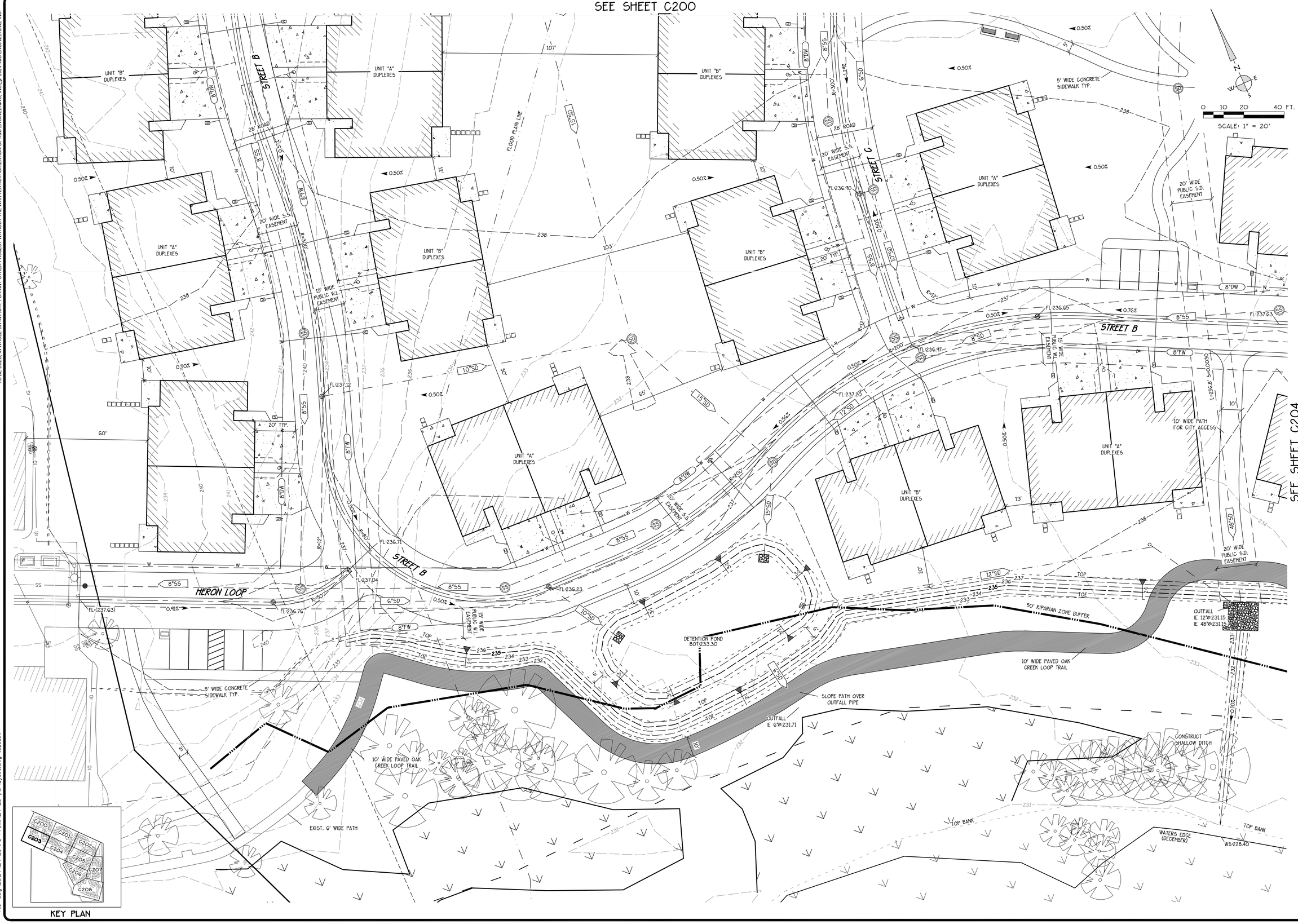
SEE SHEET C200

SEE SHEET C204



KEY PLAN

Date: 4/7/2025 Time: 14:34
Scale: 1=1(F5)
File: dwg\2024\24-25\PD Prelim\24-25-pd-layout.dwg (Jacob)

SITE DETAIL

LAKE VIEW PLANNED DEVELOPMENT

CITY OF ALBANY, LINN COUNTY, OREGON

DATE	REVISIONS	BY

K&D ENGINEERING, INC.
276 N.W. HICKORY ST.
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

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HORZ. SCALE:	1"=20'
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	JLD
CHCK BY:	DKW
PROJECT No.:	24-25A

SHEET No.: C203

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SEE SHEET C201

SEE SHEET C205

UNIT "A" DUPLEXES
UNIT "B" DUPLEXES
STREET B
STREET D
STREET F
28' ROAD
20' WIDE S.S. EASEMENT
15' WIDE PUBLIC W.L. EASEMENT
FLOOD PLAIN LINE
50' RIPARIAN BUFFER
10' WIDE PAVED OAK CREEK LOOP TRAIL
DETENTION POND BOT./233.10
SLOPE PATH OVER OUTFALL PIPE
OUTFALL IE 8"Ø/231.46
FL/237.03
FL/237.81
FL/237.06
FL/237.29
FL/237.34
FL/237.15
15"SD
10"SD
12"SD
18"SD
24"SD
8"SS
8"WL
8"FW
6"SD
0.50%
0.30%
0.62%
R=300'
R=200'
R=500'
R=12'
TOP
TOE

0 10 20 40 FT.
SCALE: 1" = 20'

KEY PLAN
C200 C201 C202 C203 C204 C205 C206 C207 C208

SITE DETAIL

LAKE VIEW
PLANNED DEVELOPMENT
CITY OF ALBANY, LINN COUNTY, OREGON

REVISIONS | BY | DATE

K&D ENGINEERING, INC.
276 N.W. HICKORY ST.
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

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HORZ. SCALE:	1"=20'
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	JLD
CHCK BY:	DKW
PROJECT No.:	24-25A

SHEET No.: C204

Date: 4/7/2025 Time: 14:34
Scale: 1=1(PS)
File: dwg\2024\24-25\PD Prelim\24-25-rpd-layout.dwg (Jacob)

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SEE SHEET C202

KEY PLAN
C200 C201 C202 C203 C204 C205 C206 C207 C208

SITE DETAIL

LAKE VIEW PLANNED DEVELOPMENT

CITY OF ALBANY, LINN COUNTY, OREGON

DATE	REVISIONS	BY

K&D ENGINEERING, INC.
276 N.W. HICKORY ST.
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

NOT FOR CONSTRUCTION

HORZ. SCALE:	1"=20'
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	JLD
CHCK BY:	DKW
PROJECT No.:	24-25A

SHEET No.:

C205

Date: 4/7/2025 Time: 14:34
Scale: 1=1(PS)
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SEE SHEET C205

SITE DETAIL

LAKE VIEW
PLANNED DEVELOPMENT

CITY OF ALBANY, LINN COUNTY, OREGON

DATE	REVISIONS	BY

K&D ENGINEERING, INC.
276 N.W. HICKORY ST.
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

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HORZ. SCALE:	1"=20'
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	BLE
CHCK BY:	DKW
PROJECT No.:	20-136

SHEET No.:
C206

Date: 4/7/2025
Scale: 1=1(FS)
File: dwg\2024\24-25\PD Prelim\24-25-pd-layout.dwg (Jacob)
Time: 14:34

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EXIST. PATH

EXIST. PATH

N E S W

0 10 20 40 FT.

SCALE: 1" = 20'

UNIT "A" DUPLEXES

UNIT "B" DUPLEXES

STREET H

8"WL

8"SS

8"FW

12"SD

15"SD

6"SD

28' ROAD

20' WIDE S.S. EASEMENT

20' WIDE SS EASEMENT

20' WIDE S.S. EASEMENT

20' WIDE 5.5 EASEMENT

15' WIDE PUBLIC W.L. EASEMENT

4' WALK

47TH AVE

STREET G

STREET I

0.50%

0.89%

FL:241.00

FL:241.70

FL:241.32

FL:241.40

FL:240.67

R=44'

R=12'

20' TYP.

SEE SHEET C202

SEE SHEET C208

SEE SHEET C205

SEE SHEET C206

KEY PLAN

C200 C201 C202 C203 C204 C205 C206 C207 C208

SITE DETAIL

LAKE VIEW
PLANNED DEVELOPMENT

CITY OF ALBANY, LINN COUNTY, OREGON

DATE	REVISIONS	BY

K&D ENGINEERING, INC.
276 N.W. HICKORY ST.
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

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HORZ. SCALE:	1"=20'
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	JLD
CHCK BY:	DKW
PROJECT No.:	24-25A

SHEET No.:

C207

Date: 4/7/2025 Time: 14:34
Scale: 1=1(PS)
File: dwg\2024\24-25\PD Prelim\24-25-pd-layout.dwg (Jacob)

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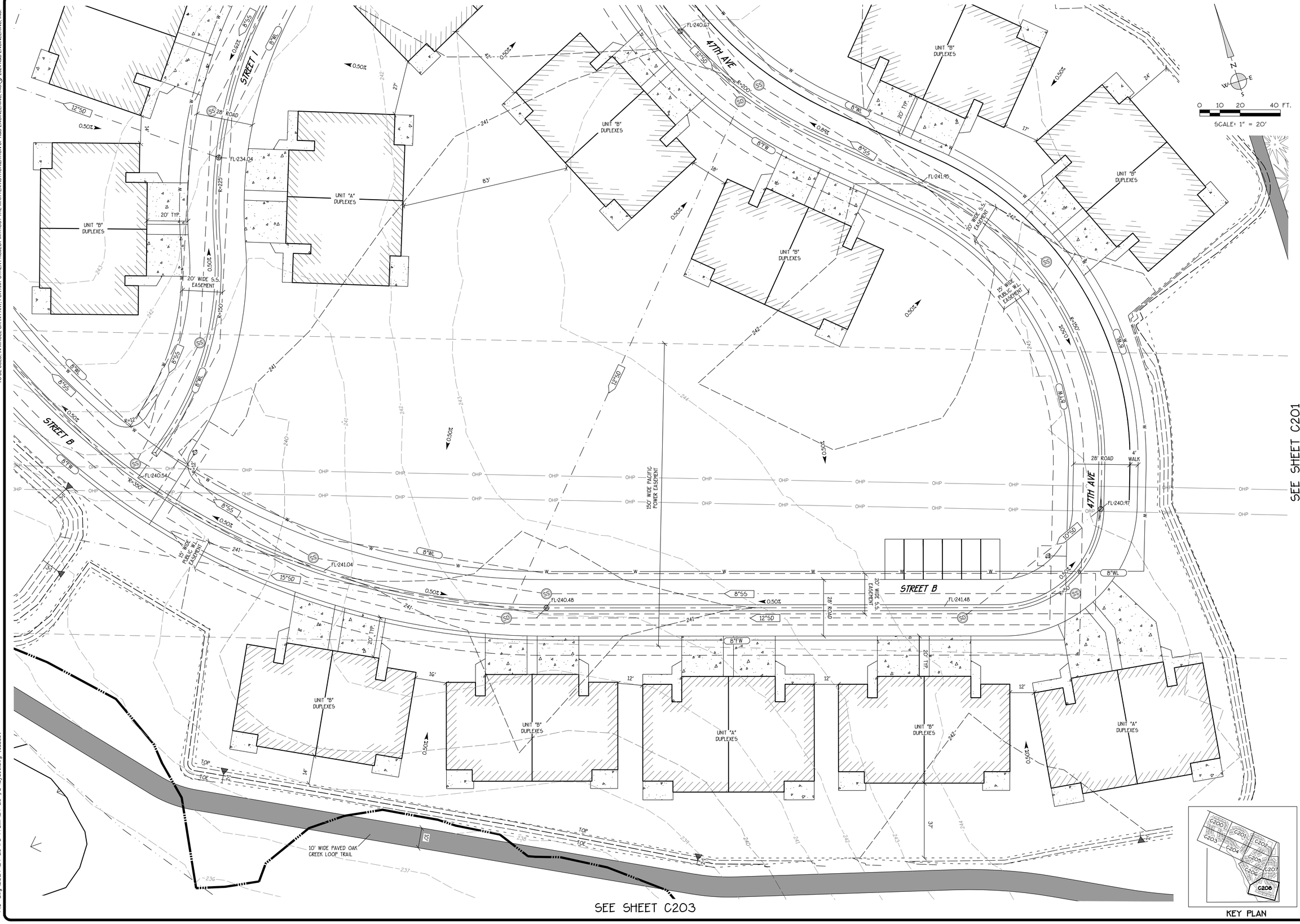


SEE SHEET C203

SEE SHEET C201

KEY PLAN

SITE DETAIL

LAKE VIEW PLANNED DEVELOPMENT

CITY OF ALBANY, LINN COUNTY, OREGON

BY	REVISIONS	DATE

K&D ENGINEERING, INC.
276 N.W. HICKORY ST.
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

NOT FOR CONSTRUCTION

HORZ. SCALE:	1"=20'
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	JLD
CHCK BY:	DKW
PROJECT No.:	24-25A

SHEET No.:

C208

Date: 4/7/2025 Time: 14:34
Scale: 1=1(FS)
File: dwg\2024\24-25\PD Prelim\24-25-pd-layout.dwg (Jacob)

0 300 600 FT.

SCALE: 1" = 300'

N W E S

LEGEND:

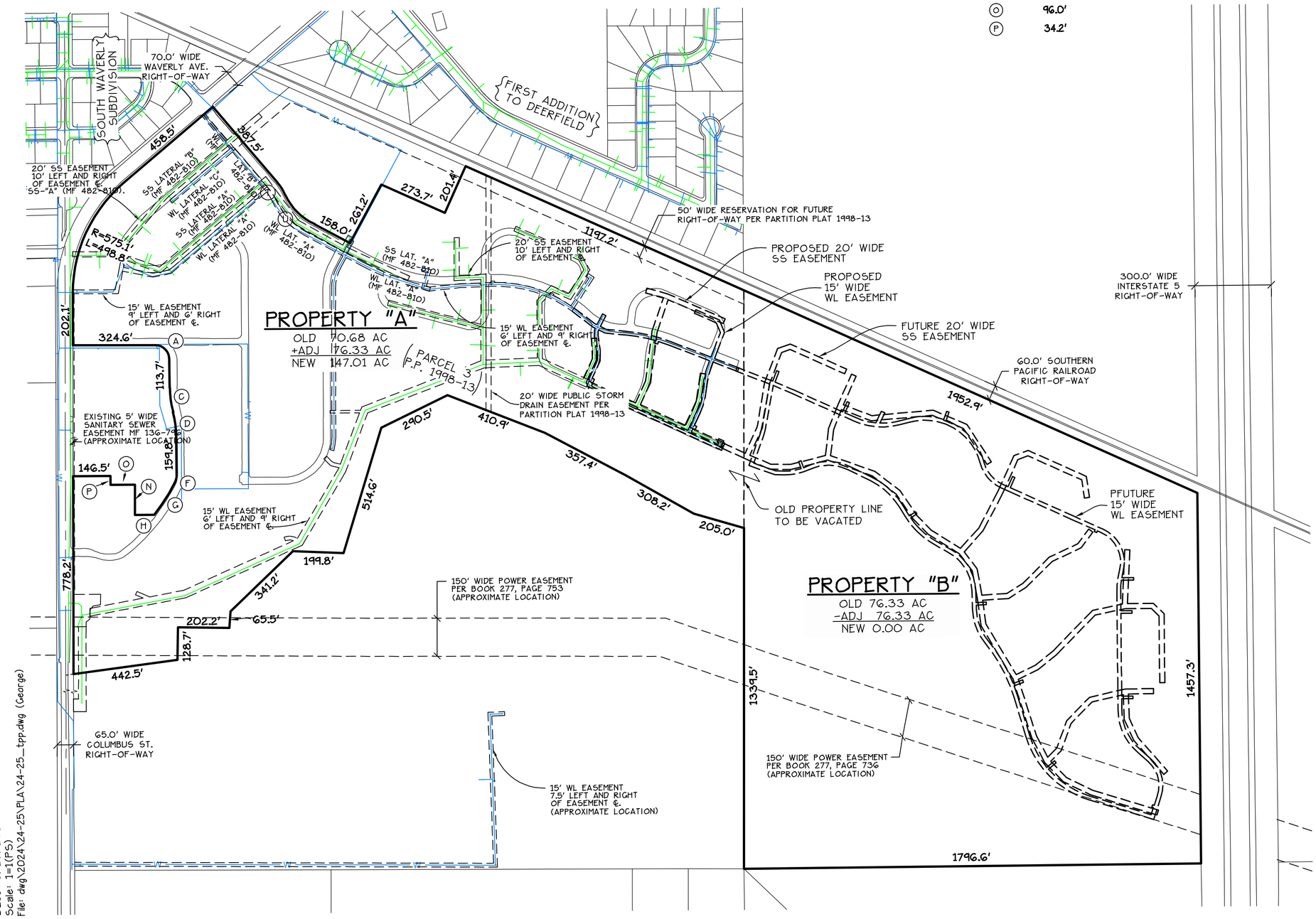
EXIST. LAMP POST	W — EXIST. WATER LINE
FH EXIST. FIRE HYDRANT	SS — EXIST. SEPTIC SYSTEM
V EXIST. WATER VALVES	SD — EXIST. STORM DRAIN SYSTEM
EXIST. UTILITY POLE	OHP — EXIST. OVERHEAD POWER
FIR TREE / DECIDUOUS TREE	FLOOD PLAIN LINE
EXIST. CATCH BASIN	RIPARIAN CORRIDOR
EXIST. CURB INLET	(H) LINE OR CURVE DATA; SEE CURVE TABLE OR COURSE TABLE
EXIST. MANHOLE SS / SD	W — PROPOSED PUBLIC WATER LINE
WL WATER LINE	SS — PROPOSED PUBLIC SEWER SYSTEM
SS SANITARY SEWER	

CURVE TABLE

CURVE	RADIUS	LENGTH
(A)	54.0'	84.3'
(C)	387.9'	98.0'
(D)	350.0'	88.6'
(F)	60.8'	29.9'
(G)	850.0'	150.9'
(M)	575.1'	498.8'
(T)	222.0'	62.3'
(U)	228.0'	165.8'

COURSE TABLE

LINE	DISTANCE
(H)	76.4'
(N)	119.0'
(O)	96.0'
(P)	34.2'



TENTATIVE PROPERTY LINE ADJUSTMENT REPLAT OF PARCEL 3, PARTITION PLAT No. 1998-13 AND OTHER LANDS

FOR

MENNONITE HOME OF ALBANY, INC.

LOCATED IN

JORDAN S. ROBINSON D.L.C. No. 55
SE 1/4 SEC. 20, T. 11 S., R. 3 W., W.M. +
THE SW 1/4 SEC. 21, T. 11 S., R. 3 W., W.M.

IN THE

CITY OF ALBANY, LINN COUNTY, OREGON

MAY 20, 2025

APPLICANT:

MENNONITE HOME OF ALBANY, INC.
5353 COLUMBUS STREET SE
ALBANY, OR 97322-7136

SURVEYOR:

K+D ENGINEERING, INC.
276 NW HICKORY ST.
ALBANY, OR 97321

NOTE:

DATA SHOWN ON THIS MAP IS BASED ON LINN COUNTY AND CITY OF ALBANY GIS DATABASES, ASSESSOR RECORDS, RECORD DEED INFORMATION AND RECORD SURVEY INFORMATION.

SUBJECT PROPERTIES

PROPERTY A
TAX LOT 1500 (MAP 11S-03W-20)
2423 47TH AVE SE
ALBANY, OR 97321

OWNER:
MENNONITE HOME OF ALBANY, INC.
5353 COLUMBUS STREET SE
ALBANY, OR 97322-7136

ZONING: TAX LOT 1500 = RS 6.5
NORTH, EAST, SOUTH = RS 6.5
WEST = RS 6.5 + RS 5

PROPERTY B
TAX LOT 502 (MAP 11S-03W-21)
NO SITE ADDRESS

OWNER:
MENNONITE HOME OF ALBANY, INC.
5353 COLUMBUS STREET SE
ALBANY, OR 97322-7136

ZONING: TAX LOT 502 = RS 6.5
NORTH = UGA-UGM-20
EAST = EFU
SOUTH = UGA-EFU
WEST = RS 6.5

TOTAL GROSS AREA:

147.01 ACRES

ADJUSTMENT STATS:

PROPERTY A

ORIGINAL AREA:	70.68 ACRES
ADJUSTMENT:	+ 76.33 ACRES
NEW AREA:	147.01 ACRES

PROPERTY B

ORIGINAL AREA:	76.33 ACRES
ADJUSTMENT:	- 76.33 ACRES
NEW AREA:	0.00 ACRES

K&D
K & D ENGINEERING, Inc.
276 N.W. Hickory Street P.O. Box 725
Albany, Oregon 97321
(541) 928-2583

SHEET 2 OF 2

Date: 5/27/2025 Time: 13:17
Scale: 1=1(PS)
File: dwg\2024\24-25\PLA\24-25_tpp.dwg (George)

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EXCAVATION QUANTITIES

STRIPPINGS:

STRIPPINGS FROM SITE (6" DEPTH): **34,407 CU YDS.**

CUT:	108,229 CU YDS.
FILL:	137,572 CU YDS.
NET:	29,343 CU YDS. (FILL)

VOLUMES SHOWN REPRESENT UNADJUSTED QUANTITIES AS COMPUTED FROM A 6" STRIPPED GROUND SURFACE TO STREET SUBGRADE AND FINISH GRADE PAD ELEVATIONS. QUANTITY DOES NOT INCLUDE TRENCH SPOILS. STRIPPINGS TO BE PLACED BEHIND UNITS WHERE STRUCTURAL FILL IS NOT REQUIRED.

DISTURBED AREA: **42.65 ACRES**

GRADING PLAN & SITE CONSTRAINTS

LAKE VIEW PLANNED DEVELOPMENT

CITY OF ALBANY, LINN COUNTY, OREGON

BY	REVISIONS	DATE

K&D ENGINEERING, INC.
276 N.W. HICKORY ST.
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

NOT FOR CONSTRUCTION

HORZ. SCALE:	1"=100'
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	JLD
CHCK BY:	DKW
PROJECT No.:	24-25A

SHEET No.:

C102

Date: 2/12/2025 Time: 10:21
Scale: 1=1(FS)
File: dwg\2024\24-25\PD Prelim\24-25-pd-grd-constraints.dwg (Jacob)

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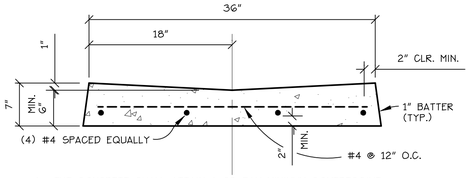
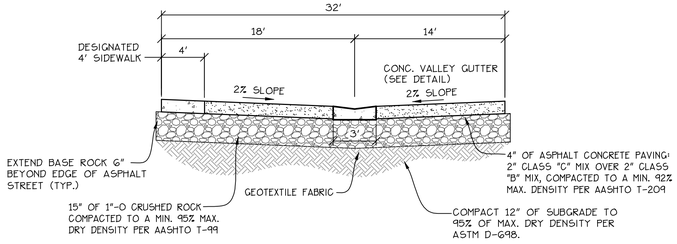


1. THE CONCRETE SHALL ATTAIN A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 3300 P.S.I.
2. PROVIDE A 3" MINIMUM 1"-0 CRUSHED ROCK BASE UNDER VALLEY GUTTER
3. SAW-CUT CONTRACTION JOINTS @ 15' C.C. INTERVALS, 2" DEEP.

3' WIDE VALLEY GUTTER

NO SCALE

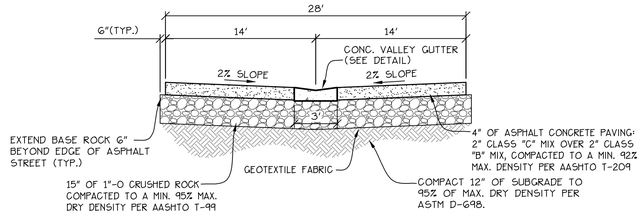


LEFT OUTER CONCRETE EDGE F.G. IS 0.39' HIGHER THAN F.G. STREET ℄.
RIGHT OUTER ASPHALT EDGE F.G. IS 0.33' HIGHER THAN F.G. STREET ℄.

32' WIDE STREET SECTION

47th AVE

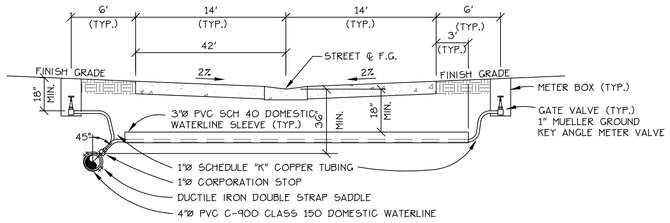
NO SCALE



OUTER ASPHALT EDGE F.G. IS 0.33' HIGHER THAN F.G. STREET ℄.

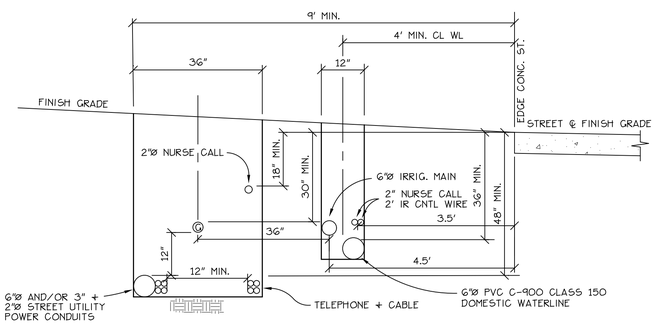
28' WIDE STREET SECTION

NO SCALE



DOMESTIC WATER SERVICE CONNECTION DETAIL

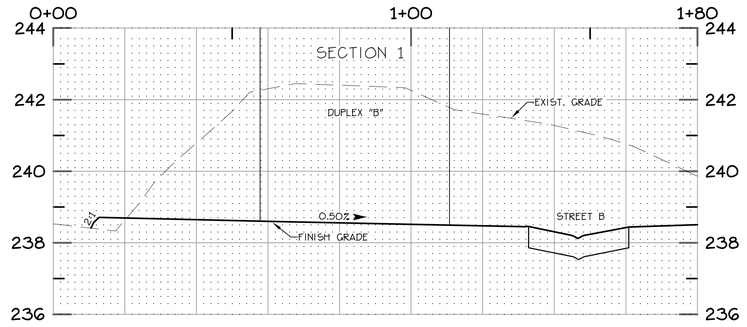
NO SCALE

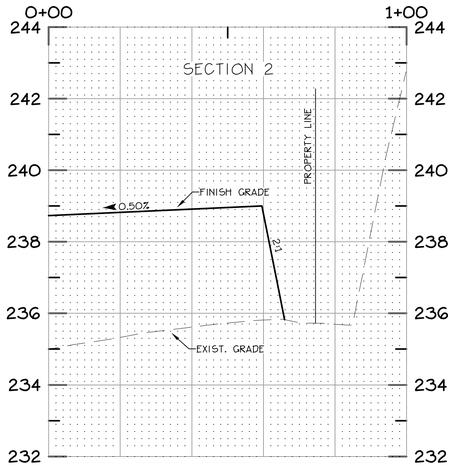


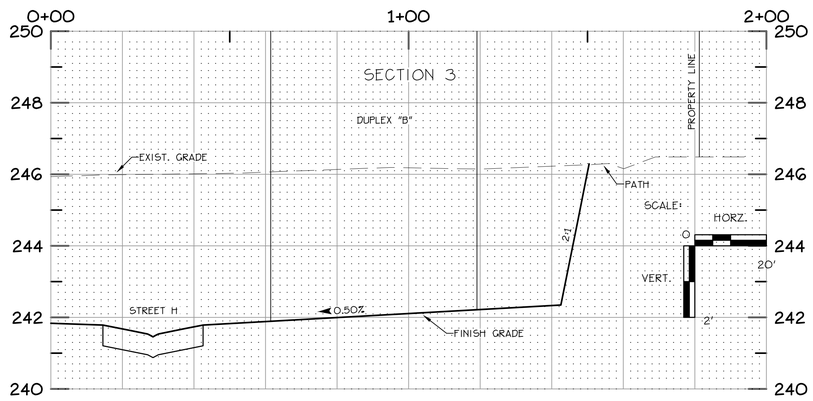
NOTES:
1. POWER, TELEPHONE, CABLE TV, AND ALARM CONDUITS SHALL BE ELECTRICAL PVC SCH. 40 (GREY) .
2. CONTRACTOR SHALL PROVIDE ALL POWER, TELEPHONE, AND ALARM CONDUITS AND SWEEPS. TCI SHALL PROVIDE ALL CABLE TV CONDUITS AND SWEEPS.
3. IRRIGATION SYSTEM EXCEPT STREET CROSSING SLEEVES TO BE INSTALLED BY OTHERS.
4. TRENCH BACKFILL SHALL BE BACKFILLED WITH NATIVE MATERIAL COMPACTED TO 93% OF MAX. DENSITY AS DETERMINED BY ASTM D-1557.
5. NATURAL GAS TO BE SUPPLIED TO DUPLEXES. GAS COMPANY TO COORDINATE WITH CONTRACTOR DURING UTILITIY INSTALLATION.

DOMESTIC WATER - UTILITY SHARED TRENCH 47th

NO SCALE







SECTIONS AND DETAILS

LAKE VIEW
PLANNED DEVELOPMENT

CITY OF ALBANY, LINN COUNTY, OREGON

BY	REVISIONS	DATE

K&D ENGINEERING, INC.
276 N.W. HICKORY ST.
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

NOT FOR CONSTRUCTION

HORZ. SCALE:	1"=20'
VERT. SCALE:	1"=4'
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	JLD
CHCK BY:	DKW
PROJECT No.:	24-25A

SHEET No.:
C103

Date: 3/17/2025 Time: 14:45
Scale: 1=1(F5)
File: dwg\2024\24-25\PD Prelim\24-25-pd-dtl.dwg (Jacob)

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PUBLIC WATER

LAKE VIEW PLANNED DEVELOPMENT

CITY OF ALBANY, LINN COUNTY, OREGON

DATE	REVISIONS	BY

K&D ENGINEERING, INC.
276 N.W. HICKORY ST.
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

NOT FOR CONSTRUCTION

HORZ. SCALE:	1"=100'
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	JLD
CHCK BY:	DKW
PROJECT No.:	24-25A

SHEET No.:

C104

Date: 4/7/2025 Time: 14:43
Scale: 1=1
File: dwg\2024\24-25\PD Prelim\24-25-pd-util.dwg (Jacob)

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DOMESTIC WATER

LAKE VIEW PLANNED DEVELOPMENT

CITY OF ALBANY, LINN COUNTY, OREGON

DATE	REVISIONS	BY

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P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

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HORZ. SCALE:	1"=100'
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	JLD
CHCK BY:	DKW
PROJECT No.:	24-25A

SHEET No.: C105

Date: 4/7/2025 Time: 14:43
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SANITARY SEWER

LAKE VIEW PLANNED DEVELOPMENT

CITY OF ALBANY, LINN COUNTY, OREGON

BY	REVISIONS	DATE

K&D ENGINEERING, INC.
276 N.W. HICKORY ST.
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

NOT FOR CONSTRUCTION

HORZ. SCALE:	1"=100'
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	JLD
CHCK BY:	DKW
PROJECT No.:	24-25A

SHEET No.:

C106

Date: 4/7/2025 Time: 14:43
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File: dwg\2024\24-25\PD Prelim\24-25-pd-utl.dwg (Jacob)

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STORM DRAINAGE

LAKE VIEW PLANNED DEVELOPMENT

CITY OF ALBANY, LINN COUNTY, OREGON

DATE	REVISIONS	BY

K&D ENGINEERING, INC.
276 N.W. HICKORY ST.
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

NOT FOR CONSTRUCTION

HORZ. SCALE:	1"=100'
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	JLD
CHCK BY:	DKW
PROJECT No.:	24-25A

SHEET No.:

C107

Date: 4/7/2025 Time: 14:43
Scale: 1=1
File: dwg\2024\24-25\FD Prelim\24-25-pd-util.dwg (Jacob)

DRAWING INDEX

COVER SHEET
- T1 COVER SHEET 1

ARCHITECTURE
- A0.0 PROJECT DATA, SYMBOLS AND ABBREVIATIONS
- A0.1 FIRE PROTECTION INFORMATION
- A1.0 ARCHITECTURAL SITE PLAN
- A1.1a COTTAGE A PLANS
- A4.1 SCHEDULES
- A5.1a EXTERIOR ELEVATIONS
- A5.2a BUILDING SECTIONS
- A6.1 WALL SECTIONS
- A6.2 EXTERIOR DETAILS
- A7.1 INTERIOR ELEVATIONS

MENNONITE VILLAGE

COTTAGE A

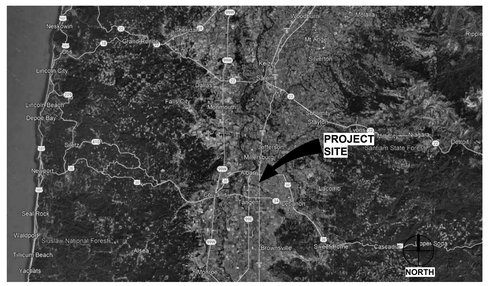
5353 COLUMBUS ST. SE, ALBANY, OR 97322

DESIGN DEVELOPMENT SET

DATE: FEBRUARY 14, 2025

COMM. NO. 23102.00

VICINITY MAP



LOCATION MAP

SFCS SFCS.com Architecture Engineering Planning Interiors

ROANOKE OFFICE (CORPORATE)
305 SOUTH JEFFERSON STREET
ROANOKE, VA 24011-2003
800.873.2788

CHARLOTTE OFFICE
1927 SOUTH TRYON STREET, SUITE 207
CHARLOTTE, NC 28203
704.372.7327

PHILADELPHIA OFFICE
1777 SENTRY PARKWAY WEST
VEVA 17, SUITE 220
BLUE BELL, PA 19422
610.825.1288

LOUISVILLE OFFICE
2115 LEXINGTON ROAD, SUITE 100
LOUISVILLE, KY 40206
502.414.4545

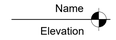
ARCHITECTURAL ABBREVIATIONS

AB	ANCHOR BOLT
ADD	ADDENDUM
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ARCH	ARCHITECTURAL
BLDG	BUILDING
BLKG	BLOCKING
BR	BEDROOM
CG	CORNER GUARD
CI	CAST IRON
CJ	CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONF	CONFERENCE
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CR	CHAIR RAIL
CW	CASEWORK
DEFS	DIRECT APPLIED EXTERIOR FINISH SYSTEM
DIA	DIAMETER
DWG	DRAWING
EB	EXPANSION BOLT
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EPS	EXTRUDED POLYSTYRENE
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXT	EXTERIOR
F	FILLER
FE	FIRE EXTINGUISHER
FE	FINISHED END
FEC	FIRE EXTINGUISHER CABINET
FL	FLOOR
FRT	FIRE RETARDANT TREATED
FRP	FIBERGLASS REINFORCED POLYESTER
FSD	FIRE SEPARATION DISTANCE
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
HORZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HR	HANDRAIL
ID	INSIDE DIAMETER
IL	INDEPENDENT LIVING
INT	INTERIOR
ISOL	ISOLATION
JAN	JANITOR CLOSET
LF	LINEAR FOOT
LOC	LIMITS OF CONSTRUCTION
LP	LOW POINT
MACH	MACHINE
MAINT	MAINTENANCE
MECH	MECHANICAL
MO	MASONRY OPENING
MTD	MOUNTED
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
PD	PARKING DRAIN
PT	PRESSURE TREATED
R	RADIUS
RE	REFER
RECPT	RECEPTION
RES	RESIDENT
RM	ROOM
RO	ROUGH OPENING
SA	SELF-ADHERING
SCHED	SCHEDULED
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
STOR	STORAGE
STRUCT	STRUCTURAL
TLT	TOILET
TOJ	TOP OF JOIST
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TRN	TRAINING
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W/	WITH
WHL CHR	WHEELCHAIR
W/O	WITHOUT
WRB	WEATHER RESISTANT BARRIER

ARCHITECTURAL SYMBOLS

Dimension Line

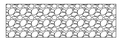
New Construction



Building Elevation

Limits Of Construction

Earth


Porous Fill
(Stone Or Gravel)

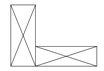
Cast-in-place Concrete

Brick

Concrete Masonry Units

Steel

Finish Wood


Wood Blocking

Plywood

Batt Insulation

Rigid Insulation

Gypsum Wall Board

Glass

Sand, Cement, Grout

NOTE: THESE ARE STANDARD SYMBOLS AND ALL SYMBOLS NOTED ON THIS SHEET MAY NOT APPLY.

ARCHITECTURAL SHEET NUMBERING SERIES

A0. GENERAL INFORMATION, FIRE PROTECTION PLANS

AD1. ARCHITECTURAL DEMOLITION PLANS

AS1. ARCHITECTURAL SITE PLANS

A1. FLOOR PLANS, ROOF PLAN

A2. ENLARGED PLANS

A3. REFLECTED CEILING PLANS

A4. SCHEDULES

A5. EXTERIOR ELEVATIONS, BUILDING SECTIONS

A6. WALL SECTIONS, EXTERIOR DETAILS

A7. INTERIOR ELEVATIONS, DETAILS, SECTIONS

A8. VERTICAL CIRCULATION

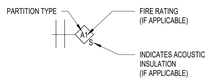
A9. SPECIAL CONSTRUCTION

NOTE: THESE ARE STANDARD SHEET SERIES NUMBERS AND ALL SHEET SERIES NOTED ON THIS SHEET MAY NOT APPLY.

ARCHITECTURAL SYMBOLS

North Symbol

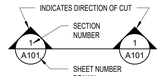
Column Grid Line



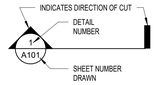
Partition Information

Door Information

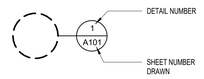
Room Information



Plan & Vertical Section Reference

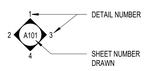


Section Detail Reference

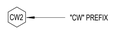


Plan Detail Reference

Enlarged Plan Reference



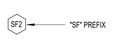
Elevation: Multiple Elevation



Curtain Wall Type

Glass Type

Window Type



Storefront Type

Toilet Accessories

Revision Number

Plan Note

Supplemental Drawing Reference Number

Equipment Not In Contract

Equipment Number

Matchline

Center Line

Plan Spot Elevation

NOTE: THESE ARE STANDARD SYMBOLS AND ALL SYMBOLS NOTED ON THIS SHEET MAY NOT APPLY.

PROJECT DATA

PROJECT DESCRIPTION

THE WORK INCLUDES THE CONSTRUCTION OF TWO DIFFERENT DUPLEX COTTAGE TYPES.
ALL COTTAGES ARE ONE-STORY, WOOD CONSTRUCTION.

DESIGN CRITERIA

2023 OREGON RESIDENTIAL SPECIALTY CODE
2023 OREGON ELECTRICAL SPECIALTY CODE
2023 OREGON MECHANICAL SPECIALTY CODE
2023 OREGON PLUMBING SPECIALTY CODE

SQUARE FOOTAGE			QUANTITY
COTTAGE A:	2514	SF TOTAL SLAB	13
	1691	SF HEATED, 545 SF GARAGE	
	278	PORCHES	
COTTAGE B:	2241	SF TOTAL SLAB	17
	1499	SF HEATED, 568 SF GARAGE	
	174	PORCHES	

CODE INFORMATION

CONSTRUCTION TYPE: TYPE V-B, COMBUSTIBLE

EXTERIOR WALLS:	NOT FIRE-RESISTANCE RATED IF MINIMUM FIRE SEPARATION DISTANCE IS GREATER THAN OR EQUAL TO 3 FEET PER ORSC TABLE R302.1. EXCEPTION 1: WALLS, PROJECTIONS, OPENINGS, OR PENETRATIONS IN WALLS PERPENDICULAR TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE.
DWELLING SEPARATION:	AT LEAST ONE-HOUR SEPARATION EXTENDING FROM TOP OF THE LOWEST FLOOR TO THE UNDERSIDE OF ROOF SHEATHING. SEE ORSC R302.3 FOR EXCEPTIONS.
GARAGE OPENINGS:	DOORS BETWEEN A GARAGE AND RESIDENCE SHALL BE SOLID WOOD OR STEEL DOORS NOT LESS THAN 1-3/8" OR 20 MINUTE FIRE RATED DOORS.
GARAGE CONSTRUCTION:	MINIMUM 1/2" GYPSUM BOARD ON GARAGE SIDE OF WALL SEPARATING GARAGE AND RESIDENCE PER TABLE R302.6. AREA OF GARAGE FLOOR USED FOR PARKING SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
ATTIC VENTILATION:	THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. THE MINIMUM NET FREE ARE SHALL BE 1/300 IF CONDITIONS NOTED ON R806.2 ARE MET.
ATTIC ACCESS:	MINIMUM 20" X 30" CLEAR OPENING
ACCESSIBILITY:	PROVIDE MINIMUM FIXTURE CLEARANCES AS REQUIRED BY FIGURE R307.1 AND AS NOTED IN THE PLUMBING CODE (FOR SHOWER CLEARANCES).

ENERGY EFFICIENCY

BUILDING COMPONENT	STANDARD BASE CASE		
	REQUIRED PERFORMANCE	EQUIVALENT VALUE	PROVIDED THIS PROJECT
WALL INSULATION - ABOVE GRADE	U-0.059c	R-21 INTERMEDIATE	R-21
WALL INSULATION - BELOW GRADE	C-0.063	R-15 c.i. / R-21	N/A
FLAT CEILINGS	U-0.021	R-49	R-49
VAULTED CEILINGS	U-0.033	R-30 RAFTER OR R-30a SCISSOR TRUSS	N/A
UNDERFLOORS	U-0.033	R-30	N/A
SLAB-EDGE PERIMETER	F-0.520	R-15	R-15
HEATED SLAB INTERIOR	N/A	R-10	N/A
WINDOWS	U-0.27	U-0.27	
SKYLIGHTS	U-0.50	U-0.50	N/A
EXTERIOR DOORS	U-0.20	U-0.20	

GENERAL NOTES

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

PROJECT TITLE

Mennonite VILLAGE

COTTAGES

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER : DES	DRAWN : DRW
ARCHITECT : ARC	CHECKED : CHK
ENGINEER : DES	APPROVED : APP

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

PROJECT DATA, SYMBOLS AND ABBREVIATIONS

DATE: FEBRUARY 14, 2025

COMM. NO. 23102.00

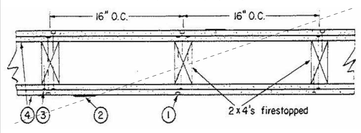
DRAWING A0.0

2 HR BEARING WALL - UL U301

Design No. U301
December 2, 2024

Bearing Wall Rating — 2 Hr.
Finish Rating — 66 Min.
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. Nailheads — Exposed or covered with joint compound.

2. Joints — Exposed joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape.

3. Nails — 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam, 1/4 in. diam heads, and 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam heads.

4. Gypsum Board* — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with the 1-7/8 in. nails spaced 6 in. OC. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8 in. OC. Vertical joints located over studs. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.
When used in widths other than 48 in., gypsum board to be installed horizontally.

When Steel Framing Members* (Item 6 or any alternate clips) are used, base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced max 24 in. OC; face layer attached with 1-5/8 in. long Type S bugle-head steel screws spaced max 12 in. OC.

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, AGX-11, LightRoc

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1

CABOT MANUFACTURING ULC — Type X, 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing

CERTAINTEED GYPSUM INC — Types EGRG, GlasRoc, GlasRoc-2, Type C, Type X-1, Type LWTX

CGC INC — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX, ULX, USGX, WRC, WRX

CERTAINTEED GYPSUM INC — Types LGFC2A, LGFC6A, LGFC-C/A, LGFC-WD, LGLLX, CLLX

GEORGIA-PACIFIC GYPSUM L L C — Types 5, 6, 9, C, DAP, DD, DA, DAPC, DGG, DS, GPF5/6, LS, TG-C, Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, GreenGlass Type X, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing Type- DGLW, Soffit-Type DGLW, Type LW2X, Veneer Plaster Base - Type LW2X, Water Rated - Type LW2X, Sheathing - Type LW2X, Soffit - Type LW2X, Type DGL2W, Water Rated - Type DGL2W, Sheathing - Type DGL2W

NATIONAL GYPSUM CO — Types eXP-C, FSK, FSK-C, FSK-G, FSW, FSW-3, FSW-5, FSW-6, FSW-8, FSW-C, FSW-G, FSMR-C, FSL, RSX, FSLX

NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2, PG-3, PG-3W, PG-4, PG-5, PG-5W, PG-5WS, PG-9, PG-11, PG-C, PGS-WRS, PGI

PANEL REY S A — Types PRC, PRC2, PRX, RHX, MDX, ETX, GREX, GRIX

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1

THAI GYPSUM PRODUCTS PCL — Type C or Type X

UNITED STATES GYPSUM CO — Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX, ULX, USGX, WRC, WRX

USG BORAL DRYWALL SFZ LLC — Types C, SCX, USGX

USG MEXICO S A DE C V — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

4A. Gypsum Board* — (As an alternate to Item 4) — Nom 3/4 in. thick, installed as described in Item 4.
CGC INC — Types AR, IP-AR

UNITED STATES GYPSUM CO — Types AR, IP-AR

USG MEXICO S A DE C V — Types AR, IP-AR

4B. Gypsum Board* — (As an alternate to Items 4 and 4A) — 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 4. Joint covering (Item 2) not required.
CGC INC — Type SHX

UNITED STATES GYPSUM CO — Type SHX

USG MEXICO S A DE C V — Type SHX

4C. Gypsum Board* — (As an alternate to Items 4, 4A or 4B — Not Shown) — For Direct Application to Studs Only- For use on one or both sides of the wall as the base layer or one or both sides of the wall as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, F4Jone at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
RAY-BAR ENGINEERING CORP — Type RB-LBG.

4D. Gypsum Board* — As an Alternate to Item 4 — 5/8 in. thick applied either horizontally or vertically. Inner layers fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. Outer layers fastened to framing with 1-7/8 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc

4E. Gypsum Board* — (As an alternate to Items 4 through 4D) — 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically and secured as described in Item 4.
GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board

4F. Gypsum Board* — (As an alternate to Item 4) — Not to be used with Item 6, 6A, 6B or 6C. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically and secured as described in Item 4.
NATIONAL GYPSUM CO — Type SBWB

4G. Gypsum Board * — (As an alternate to Items 4 through 4F) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 4.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types QuietRock ES

4H. Gypsum Board* — (As an alternate to Item 4) — Not to be used with Item 6, 6A, 6B, or 6C. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically or horizontally and secured as described in Item 4.
CERTAINTEED GYPSUM INC — Type SilentFX

4I. Gypsum Board* — (As an alternate to Item 4) — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with 1-1/4 in. long Type W steel screws spaced 8 in. OC. Outer layer attached to studs over inner layer with 2 in. long Type W steel screws spaced 8 in. OC offset 6 in. from base layer. Vertical joints located over studs. Vertical and horizontal joints between inner and outer layers staggered. Outer layer joints covered with joint tape and compound, screwheads covered with joint compound. As an alternate to the joint compound nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Wallboard other than 48 in. wide must be applied horizontally.
The SoundBreak XP Type X Gypsum Board is not to be used with Item 6, 6A, 6B, or 6C.
NATIONAL GYPSUM CO — Types eXP-C, FSK, FSK-C, FSK-G, FSW, FSW-3, FSW-5, FSW-6, FSW-C, FSW-G, FSMR-C, SBWB

4J. Gypsum Board* — (As an alternate to Items 4) — For Direct Application to Studs Only- For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.140 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, max 5/16 in. diam by max 0.140 in. thick, compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
MAYCO INDUSTRIES INC — "X-Ray Shielded Gypsum"

4K. Gypsum Board* — For use with Item 7 — 5/8 in. thick, two layers applied vertically. Inner layer attached to resilient channels with 1 in. long steel screws spaced 8 in. OC. Outer layer attached to resilient channels over inner layer with 1-5/8 in. long steel screws spaced 8 in. OC. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side. Insulation, Items 8 or 9 is required.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, AGX-11

NATIONAL GYPSUM CO — Types eXP-C, FSK, FSK-C, FSK-G, FSW, FSW-3, FSW-5, FSW-6, FSW-C, FSW-G, FSMR-C, SBWB

CERTAINTEED GYPSUM INC — Types EGRG, GlasRoc, GlasRoc-2, Type C, Type X-1, Easi-Lite Type X, SilentFX

4L. Gypsum Board* — (As an alternate to Items 4) — For Direct Application to Studs Only- For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

4M. Gypsum Board* — (As an alternate to Item 4) — 5/8 in. thick, 4 ft. wide, two layers applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Secured as described in Item 4.
CERTAINTEED GYPSUM INC — 5/8" Easi-Lite Type X

4N. Gypsum Board* — (As an alternate to 5/8 in. Type FSW in Items 4 or 4I) — Nom. 5/16 in. thick gypsum panels applied vertically or horizontally. Two layers of 5/16 in. for every single layer of 5/8 in. gypsum board described in Item 4 or 4I. Horizontal joints on the same side need not be staggered. Inner layer of each double 5/16 in. layer attached with fasteners, as described in Item 4 or 4I, spaced 24 in. OC. Outer layer of each double 5/16 in. layer attached per Item 4 or 4I.
NATIONAL GYPSUM CO — Type FSW

4O. Wall and Partition Facings and Accessories* — (As an alternate to Items 4 through 4N) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 4.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527

4P. Gypsum Board* — (As an alternate to Item 4) — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with 1-1/4 in. long Type W steel screws spaced 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. Outer layer attached to studs over inner layer with 1-7/8 in. long Type W steel screws spaced 10 in. OC offset 5 in. from base layer with the last two screws 4 and 1 in. from the edges of the board. Vertical joints located over studs. Vertical and horizontal joints between inner and outer layers staggered. Outer layer joints covered with joint tape and compound, screwheads covered with joint compound. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type LGFC6A, Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

4Q. Gypsum Board* — (As an alternate to Item 4. For use with Item 13) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board UL Classified for Fire Resistance (CKNX) eligible for use in Design Nos. U305 and L501 or GS12. Two layers, applied either horizontally or vertically, and screwed to studs with 1-5/8 in. long Type W coarse thread steel screws at 8 in. OC at perimeter and in the field with the last two screws 4 and 3/4 in. from the edges of the board when applied as the base layer. For the face layer, screw length to be increased to 2-1/2 in. All joints in face layers staggered with joints in base layers. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

4R. Gypsum Board* — As an Alternate to Item 4 — 5/8 in. thick applied either horizontally or vertically. Inner layers fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. Outer layers fastened to framing with 1-7/8 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.
CERTAINTEED GYPSUM INC — Types EGRG, GlasRoc, GlasRoc-2, Type C, Type X-1, Easi-Lite Type X, SilentFX

4S. Gypsum Board* — (As an alternate to Item 4. For use with Item 13A) — 5/8 in. thick, two layers applied vertically. Inner layer attached to studs with the 1-7/8 in. nails spaced 6 in. OC. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8 in. OC. Vertical joints located over studs. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.
AMERICAN GYPSUM CO — Types AGX-1

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1

CABOT MANUFACTURING ULC — "5/8 Type X"

CGC INC — Type SCX

PANEL REY S A — Type PRX

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1

THAI GYPSUM PRODUCTS PCL — Type X

UNITED STATES GYPSUM CO — Type SCX

USG BORAL DRYWALL SFZ LLC — Types SCX

USG MEXICO S A DE C V — Type SCX

4T. Gypsum Board* — (As an alternate to Item 4. For use with Item 13B) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 4 above. Two layers applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. All joints in outer layers staggered with joints in inner layers. Inner layer attached to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Outer layer attached to studs over inner layer with the 2-1/2 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC.
4U. Gypsum Board* — (As an alternate to Item 4. For use with Item 13C) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 4 above. Two layers applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. All joints in outer layers staggered with joints in inner layers. Inner layer attached to studs with 1-1/4 in. long Type W screws spaced 8 in. OC at perimeter and in the field. Outer layer attached to studs over inner layer with 1-7/8 in. long Type W screws spaced 8 in. OC.
5. Molded Plastic* — Not Shown, Optional — Solid vinyl siding mechanically secured over the outer layer to framing members in accordance with manufacturer's recommended installation details.
ALSIDE, DIV OF ASSOCIATED MATERIALS INC

GENTEK BUILDING PRODUCTS LTD

VYTEC CORP

6. Steel Framing Members* — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
A. Furring Channels — Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Wallboard attached to furring channels as described in Item 4.
B. Steel Framing Members* — Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75)

6A. Steel Framing Members* — (Optional, Not Shown, As an alternate to Item 6) — Furring channels and Steel Framing Members as described below:
A. Furring Channels — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 4.

B. Steel Framing Members* — Used to attach furring channels (Item 6Aa) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

6B. Steel Framing Members* — (Optional, Not Shown, As an alternate to Item 6) — Furring channels and Steel Framing Members as described below:
A. Furring Channels — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6Bb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 4.

B. Steel Framing Members* — Used to attach furring channels (Item 6Ba) to studs. Clips spaced 48 in. OC., and secured to studs with 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

6C. Steel Framing Members* — (Optional, Not Shown, As an alternate to Item 6) —Resilient channels and Steel Framing Members as described below:
a. Resilient Channels — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 4.
b. Steel Framing Members* — Used to attach resilient channels (Item 6Ca) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

6D. Steel Framing Members* — (Optional, Not Shown, As an alternate to Item 6) — Used as an alternate method to attach resilient channels to wall studs. A resilient sound isolation accessory shall be used at each attachment point of the resilient channels and spaced max 24 in. O.C. Channel ends butted and centered under the structural members and attached with one accessory at each end. Additional accessories used to hold resilient channels that support the gypsum board end joints. The accessory envelops the mounting edge of the resilient channel. The accessory and resilient channel are fastened to the structural members with the screws supplied with the accessory and per the accessory manufacturer's installation instructions.
PAC INTERNATIONAL L L C — Type RC-1 Boost

6E Steel Framing Members* — (Optional, Not Shown, As an alternate to Item 6) — Furring channels and Steel Framing Members as described below:
a Furring Channels — Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 4.
b Steel Framing Members* — Used to attach furring channels (Item 6Ea) to studs. Clips spaced maximum 48 in. OC. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.
CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

7. Furring Channel — Optional — Not Shown — For use on one side of the wall with Item 4K — Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Item 8 or 9 is required.

8. Batts and Blankets* — Required for use with resilient channels, Item 7, min. 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the nom 4 in. face of the studs with staples placed 24 in. OC.
ROCKWOOL — Type SAFEnSOUND, min. 1.8 pcf.

THERMAFIBER/OWENS CORNING — Type SAFB, SAFB FF

9. Batts and Blankets* — (As an alternate to Item 8) — Min. 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the stud cavities. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

9A. Fiber, Sprayed* — (Optional) — As an alternate to Batts and Blankets (Item 8), Required for use with resilient channels, Item 7, Not for use with Item 6, 6A, 6B, or 6C. — Spray applied mineral wool insulation. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See Fiber, Sprayed (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

10. Wall and Partition Facings and Accessories* — (Optional, Not Shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 or QR-510

11. Cementitious Backer Units* — (Optional Item Not Shown — For Use On Face Of 2 Hr Systems With All Standard Items Required) — 7/16 in., 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide. Applied horizontally or vertically with vertical joints centered over studs. Face layer fastened over gypsum board to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC.
NATIONAL GYPSUM CO — Type DuraBacker, PermaBase, DuraBacker Plus, or PermaBase Plus

12. Wall and Partition Facings and Accessories* — (Optional, Not Shown) - When the Wall Assembly is used as an External Wall, on the External side of the wall one of the following Wall and Partition and Facing Accessories may be used, refer to Items (A) to (C) below.
A. Non insulated system with metal channels — Install moisture barrier over the Gypsum Board Item 4 and Install Acry Metal Channels vertically at a horizontal spacing not greater than 24 inches OC., over the moisture barrier. Acry Metal Channels attached through the moisture barrier and the Gypsum Board to the Wood Studs using fasteners specified by the manufacturer and fasteners spaced max., 24 in. OC. Install Acrytec Panels on Acry Metal Channels using 1-1/4" long corrosion coated stainless steel screws spaced at a max spacing of 24 inches OC, along with manufacturer's approved adhesive [3M 540 or Tremco Vulcum 116). Adhesive to be applied in a zigzag pattern along every channel. Joint treatment in between panels shall be Tremco ilmod 600 pre compressed polyurethane foam sealant.
B. Insulated system with metal channels — Install moisture barrier over the Gypsum Board Item 4. Install galvanized Z girt channels specified by the manufacturer over the moisture barrier and the Gypsum Board Item 4. Z girt channels to be installed horizontally at a max. spacing of 24" OC. Z girt channels attached through the Gypsum Board and the moisture barrier to the wood studs with screws provided by the manufacturer at a max spacing of 24 inches OC. Install mineral wool insulation between the Z girts. Maximum thickness of mineral wool insulation not to exceed 6 in. As per manufacturer's instructions install Acry Metal Channels vertically over the Z girts at a max horizontal spacing of 24 in. OC. Acrytec Panels installed on Acry channel with 1-1/4" long corrosion coated stainless steel screws at a max spacing of 24 in. OC, along with manufacturers approved adhesive (3M 540 or Tremco Vulcum 116). Adhesive to be applied in a zigzag pattern along every channel. Joint treatment in between panels to be Tremco ilmod 600 pre compressed polyurethane foam sealant.
C. Non insulated wood strapping system — Install moisture barrier over the Gypsum Board Item 4 and Install 1" x 3" wood strapping vertically at a horizontal spacing not greater than 24 inches OC., over the moisture barrier. 1" x 3" wood strapping attached through the moisture barrier and the Gypsum Board to the Wood studs using fasteners specified by the manufacturer and fasteners spaced max., 24 in. OC. Acrytec Panels to be installed on the 1" x 3" wood strapping using manufacturers approved stainless steel fasteners spaced at maximum 24 inches OC along with Tremco Vulcum 116 adhesive applied in a zigzag pattern along every wood strap. Joint treatment in between panels to be Tremco ilmod 600 pre compressed polyurethane foam sealant.
D. Insulated Wood Strapping System — Install moisture barrier over the Gypsum Board Item 4. Install Extruded Polystyrene Insulation over moisture barrier and the Gypsum Board Item 4, max thickness of insulation not to exceed 4 inches. Install 1" x 3" wood strapping vertically at a horizontal spacing not greater than 24 inches OC. Wood strapping attached through the Insulation, the Gypsum Board and moisture barrier to the Wood Studs using fasteners specified by the manufacturer and fasteners spaced max. 24 in. OC. Acrytec Panels to be installed over the wood strapping using manufacturers approved stainless steel fasteners at a max spacing of 24 in. OC and Tremco Vulcum 116 adhesive applied in a zigzag pattern along every wood strap. Joint treatment in between panels to be Tremco ilmod 600 pre compressed polyurethane foam sealant.
ACRYTEC PANEL INDUSTRIES — Nominal 5/8 inch thick Acrytec Panel.

13. Foamed Plastic* — (Optional, Not Shown - For use with Item 4Q) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
Holcim Solutions and Products US, LLC — Nexseal™ 2.0 or Nexseal™ 2.0 LE Spray Foam and Sucraseal Spray Foam. For use in Bearing and Non-Load Bearing Walls.

13A. Foamed Plastic* — (Optional, Not Shown - For use with Item 4S) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
HOLCIM SOLUTIONS AND PRODUCTS US, LLC — Types GacoEZSpray F4500, GacoProFill FR6500R, Gaco 052N, GacoOnePass F1850, GacoOnePass Low GWP F1880, and Gaco WallFoam 183M.

13B. Foamed Plastic* — (Optional, Not Shown - For use with Item 4T) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
CARLISLE SPRAY FOAM INSULATION — Types SealTite ONE, SealTite Pro Closed Cell (CC), SealTite Pro Open Cell (OC), SealTite Pro OCX, SealTite Pro No Trim 21, SealTite Pro One Zero, Foamulate CCX, Foamulate 70, and Foamulate HFO.

13C. Foamed Plastic* - (Optional, Not Shown – For use with Item 4U) - Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.

BASF CORP – Types Enertite® NM, Enertite® G, FE178®, Spraytite® 178, Spraytite® 81206, Wallthite® 200, Wallthite® US , Wallthite® US-N, Wallthite® HP+, Spraytite® Comfort XL, Wallthite® XL , Wallthite® MAX, Wallthite® LWP, Wallthite® Plus and Enertite® Max

14. Foamed Plastic* — (Optional, Not Shown - For use over Gypsum Board, Item 4) - Polyisocyanurate foamed plastic boards, any thickness applied vertically with vertical joints located over studs. May be used with Molded Plastic, Item 5 or any exterior facing, as authorized by the Authority Having Jurisdiction and installed in accordance with the manufacturer's installation instructions.
HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — "Xci Class A", "Xci 286", "Xci Foil (Class A)", "Xci CG", "Xci Foil", "Xci CG NH", "Xci Foil NH"

ATLAS ROOFING CORP — "EnergyShield®", "EnergyShield® CGF", "EnergyShield® XR", "EnergyShield® Pro Wall Insulation", "EnergyShield® CGF Pro", "EnergyShield® Ply Pro"

15. Building Units* — (Optional, Not Shown - For use over Gypsum Board, Item 4) Polyisocyanurate composite foamed plastic boards, any thickness, applied vertically with vertical joints located over studs. May be used with Molded Plastic, Item 5 or any exterior facing, as authorized by the Authority Having Jurisdiction and installed in accordance with the manufacturer's installation instructions.
HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — "Xci NB", "Xci Ply"

ATLAS ROOFING CORP — "EnergyShield® Ply"

16. Building Units – (Optional Item Not Shown – For use over Gypsum Board, Item 4) 1 in., 2 in. or 3 in. thick, 4 ft. wide – Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with wafer head screws of adequate length to penetrate framing by a minimum of of ¾ in., spaced a max 8 in. o.c.

NATIONAL GYPSUM CO – Type PBCI

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.
Last Updated on 2024-12-02

GENERAL NOTES

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

PROJECT TITLE

Mennonite VILLAGE

COTTAGES

SFCS | Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER : DES	DRAWN : DRW
ARCHITECT : ARC	CHECKED : CHK
ENGINEER : DES	APPROVED : APP

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

FIRE PROTECTION INFORMATION

DATE: FEBRUARY 14, 2025
COMM. NO. 23102.00
DRAWING A0.1

N
PLAN NORTH

GENERAL NOTES

REFER TO CIVIL DRAWINGS FOR OVERALL SITE INFORMATION

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

PROJECT TITLE

Mennonite VILLAGE

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DESIGNER : DES	DRAWN : DRW
ARCHITECT : ARC	CHECKED : CHK
ENGINEER : DES	APPROVED : APP

NO.	REVISION DESCRIPTION	DATE

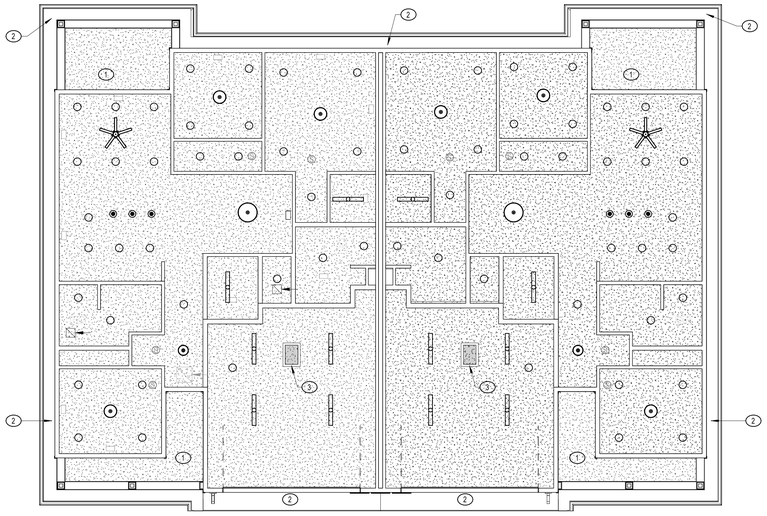
DRAWING TITLE

ARCHITECTURAL SITE PLAN

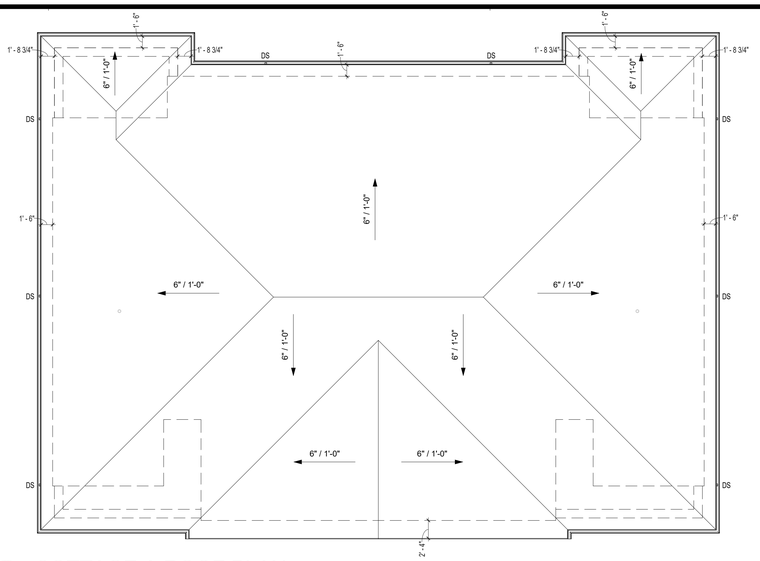
DATE: FEBRUARY 14, 2025

COMM. NO. 23102.00

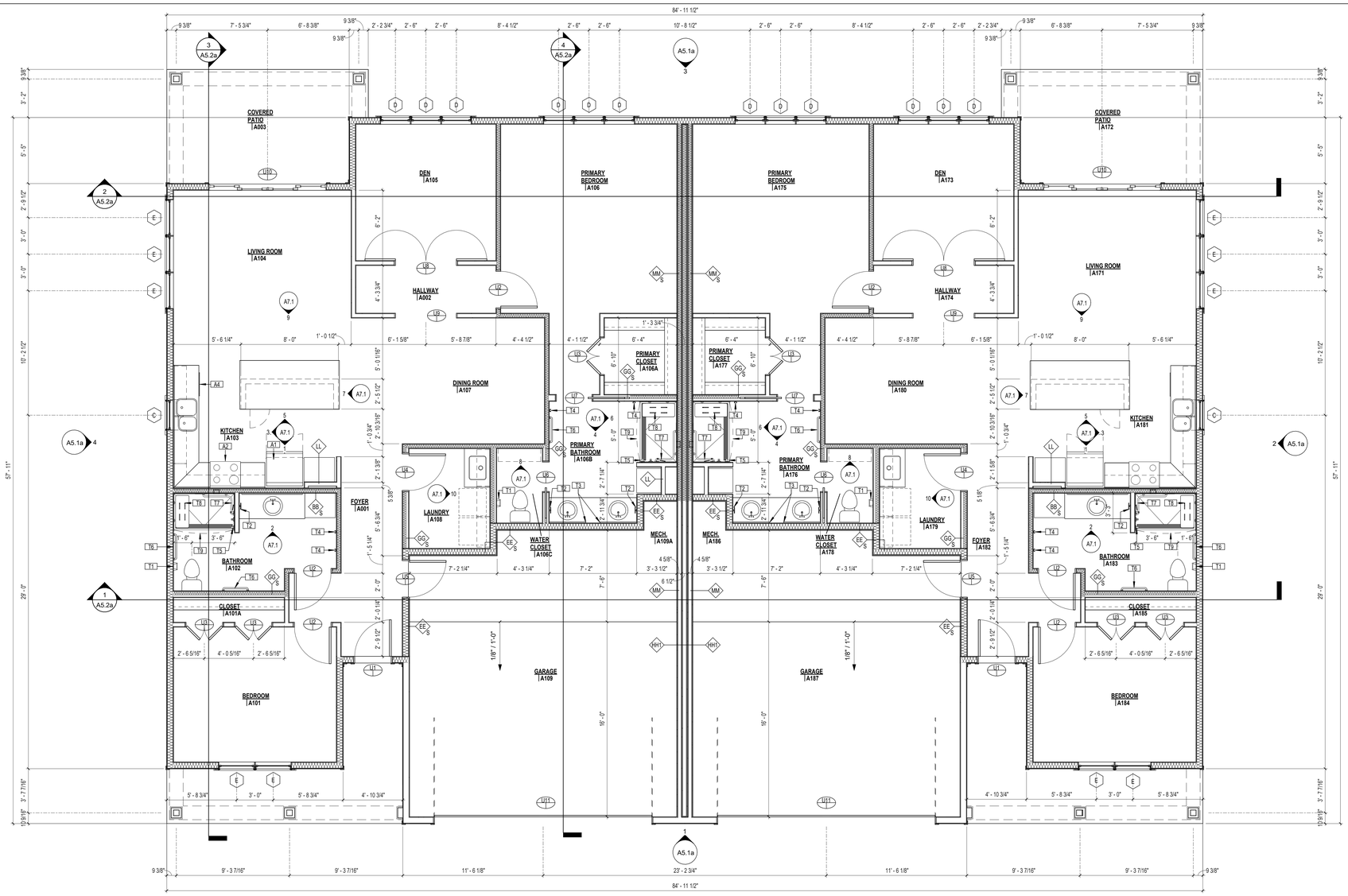
DRAWING A1.0



3 A1.1a COTTAGE A REFLECTED CEILING PLAN
1/8" = 1'-0"

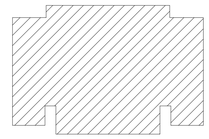


2 A1.1a COTTAGE A ROOF PLAN
1/8" = 1'-0"



1 A1.1a COTTAGE A FLOOR PLAN
1/4" = 1'-0"

KEYPLAN



N
PLAN NORTH

GENERAL NOTES

1. PARTITIONS ARE TO BE TYPE CC UNLESS NOTED OTHERWISE.
2. SEE A4 SERIES FOR WALL PARTITION TYPES.
3. SEE A4 SERIES FOR WINDOW TYPES, TOILET ACCESSORIES, AND APPLIANCE SCHEDULE.
4. SEE A7 SERIES FOR KITCHEN AND BATH ELEVATIONS.
5. SEE INTERIOR DESIGN SHEETS (ID_) FOR FINISHES.
6. EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR SHEATHING.
7. INTERIOR DIMENSIONS ARE TO FACE OF INTERIOR SHEATHING.
8. INSTALL DOORS SO THE BACK OF THE FRAME IS 4" TYP TO FACE OF WALL AT INSIDE CORNER, UNLESS NOTED OTHERWISE.
9. PROVIDE ICE & WATER SHIELD AT ALL EAVES, RAKES, VALLEYS, RIDGES, CRICKETS, PENETRATIONS, AND SLOPES < 4:12.
10. ALL CEILINGS TO BE 1/2" GWB ATTACHED TO BOTTOM OF WOOD TRUSSES (8' - 11 1/2" AFF) UNLESS NOTED OTHERWISE.
11. WASHER AND DRYER NOT PROVIDED. LOCATIONS ARE DASHED IN FOR REFERENCE. RE: PLUMB AND ELEC.

PLAN NOTES

1. 1/2" EXTERIOR GYPSUM
2. VENTED FIBER CEMENT SOFFIT
3. TRIMMED ATTIC ACCESS PANEL

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

PROJECT TITLE

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DESIGNER : DES	DRAWN : DRW
ARCHITECT : ARC	CHECKED : CHK
ENGINEER : DES	APPROVED : APP

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
COTTAGE A PLANS

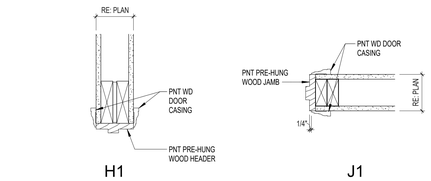
DATE: FEBRUARY 14, 2025
COMM. NO. 23102.00
DRAWING A1.1a

APPLIANCE SCHEDULE

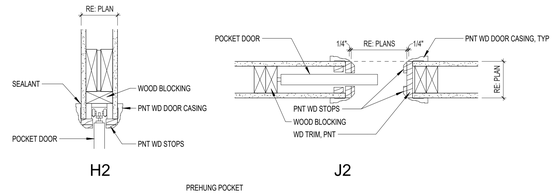
MARK	ITEM	MANUFACTURER	MODEL NO	REMARKS	CLASSIFICATION
A1	REFRIGERATOR	GE	PYE22KYNFS	COUNTERTOP DEPTH	STANDARD
A2	STOVE	GE	GRS500PVSS		STANDARD
A3	BUILT IN MIRCOWAVE	GE	GCBK09N1WSS		STANDARD
A4	DISHWASHER	GE	GDT550PYRFS		STANDARD

TOILET ACCESSORY SCHEDULE

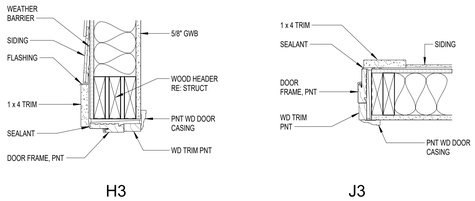
MARK	ITEM	MODEL NO	MANUFACTURER	MT. HT.	SIZE	REMARKS
T1	TOILET PAPER HOLDER	Y5709CH	MOEN			STANDARD
T2	TOWEL RING	DN0786CH	MOEN			STANDARD
T3	MIRROR - BEVELED EDGE				VARIES, RE: PLANS	STANDARD
T4	ROBE HOOK	YB2103CH	MOEN	TOP @ 48" AFF		STANDARD
T5	18" GRAB BAR - VERTICAL	16030TRCOL	AQUATIC			FACTORY INSTALLED OPTION BY AQUATIC
T6	24" TOWEL/GRAB BAR	YG0724CH	MOEN	CENTERLINE AT 34"	24"	STANDARD
T7	L-SHAPE GRAB BAR	16030TRCOL	AQUATIC			FACTORY INSTALLED OPTION BY AQUATIC
T8	FOLD DOWN SEAT	16030TRCOL	AQUATIC			FACTORY INSTALLED OPTION BY AQUATIC
T9	CURVED SHOWER ROD	16030TRCOL	AQUATIC	TOP @ 84" AFF	60"	FACTORY INSTALLED OPTION BY AQUATIC



PREHUNG WOOD



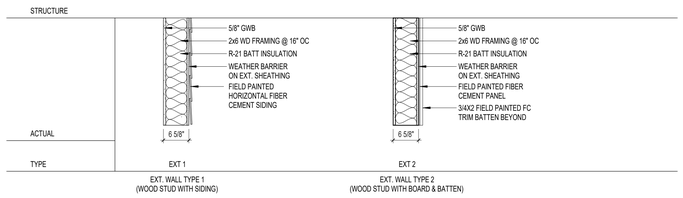
PREHUNG POCKET



HEAD & JAMB DETAILS

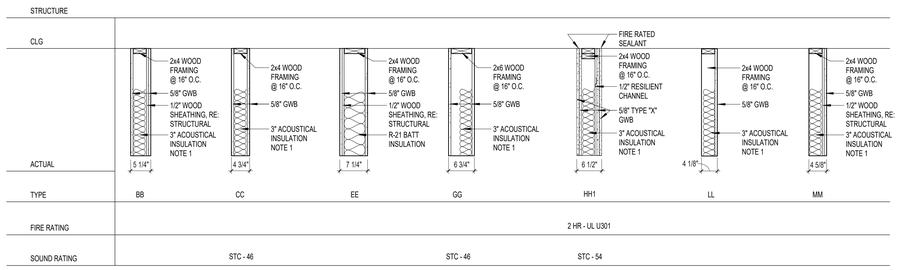
1 1 1/2" = 1'-0"

A4.1



PARTITION TYPES - EXTERIOR

3/4" = 1'-0"



PARTITION NOTES:

NOTE 1: SOUND RATING WHERE NOTED ON PLANS.

NOTE 2: LINE OF SUBSTRATE.

NOTE 3: FOR GWB PARTITIONS RECEIVING CERAMIC TILE APPLICATIONS, PROVIDE 1/2" TILE BACKER BOARD.

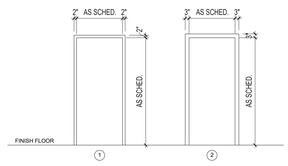
NOTE 4: GWB SHALL BE ACOUSTICALLY SEALED TO STRUCTURE AT SOUND RATED PARTITIONS. APPLY SEALANT AROUND ALL CUT OUTS IN GWB WALL. CAULK SIDES AND BACK OF ELECTRICAL BOXES.

NOTE 5: DESIGNATED STC RATINGS APPLY TO SOUND RATED PARTITIONS

NOTE 6: PROVIDE MOLD & MOISTURE RESISTANCE GYPSUM BOARD AT ALL BATHROOMS AND LAUNDRY ROOMS

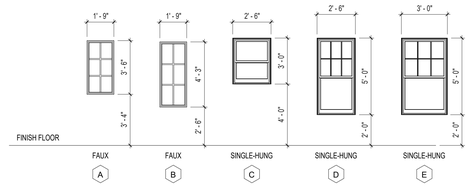
PARTITION TYPES - INTERIOR

3/4" = 1'-0"



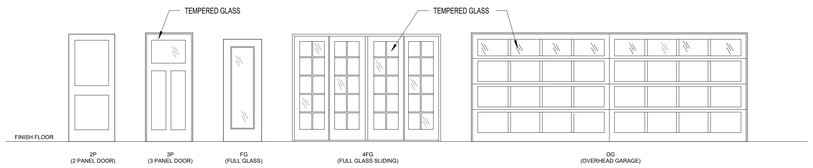
DOOR FRAME ELEVATIONS

1/4" = 1'-0"



WINDOW ELEVATIONS

1/4" = 1'-0"



DOOR ELEVATIONS

1/4" = 1'-0"

DOOR SCHEDULE

ROOM	DOOR ELEV	DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	FIRE RATING	FRAME ELEV	FRAME HEAD	FRAME JAMB	HARDWARE LOCK	HARDWARE CLOS	HARDWARE ACCESS CNTRL	Comments
U1	3P		3' - 0"	6' - 8"			H3	J3				
U2	2P		3' - 0"	6' - 8"		1	H1	J1				
U3	2P		(2) 1' - 6"	6' - 8"		1	H1	J1				
U4	2P		3' - 0"	6' - 8"		1	H1	J1				
U5	2P		3' - 0"	6' - 8"		1	H1	J1				SOLID WOOD DOOR
U6	2P		2' - 6"	6' - 8"		1	H2	J2				POCKET DOOR
U7	2P		3' - 0"	6' - 8"		1	H2	J2				POCKET DOOR
U8	FG		(2) 2' - 6"	6' - 8"		1	H1	J1				
U9			5' - 0"	6' - 8"		2	H1	J1				60" CASED OPENING
U10	FG		9' - 8"	7' - 0"		1	H3	J3				4 SLIDING GLASS PANELS
U11	OG		17' - 10"	7' - 0"			-	-				OVERHEAD GARAGE DOOR

DOOR TYPE ABBREVIATIONS

- AL - ALUMINUM
- HC - WOOD HOLLOW CORE
- HM - HOLLOW METAL
- MSR - MEDIUM DENSITY FIBER BOARD STILE AND RIAL
- MDF - MEDIUM DENSITY FIBER BOARD
- OS - SECTIONAL OVERHEAD DOOR
- OCD - OVERHEAD COILING DOOR
- WD - WOOD SOLID CORE
- WSR - WOOD STILE & RAIL

GENERAL NOTES

1. DOORS ARE TO BE INSTALLED SO THE BACK OF THE FRAME IS 4", TYP. TO FACE OF WALL AT INSIDE CORNER, UNLESS NOTED OTHERWISE.

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

PROJECT TITLE

Mennonite VILLAGE

COTTAGES

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
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DESIGNER : DES	DRAWN : DRW
ARCHITECT : ARC	CHECKED : CHK
ENGINEER : DES	APPROVED : APP

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

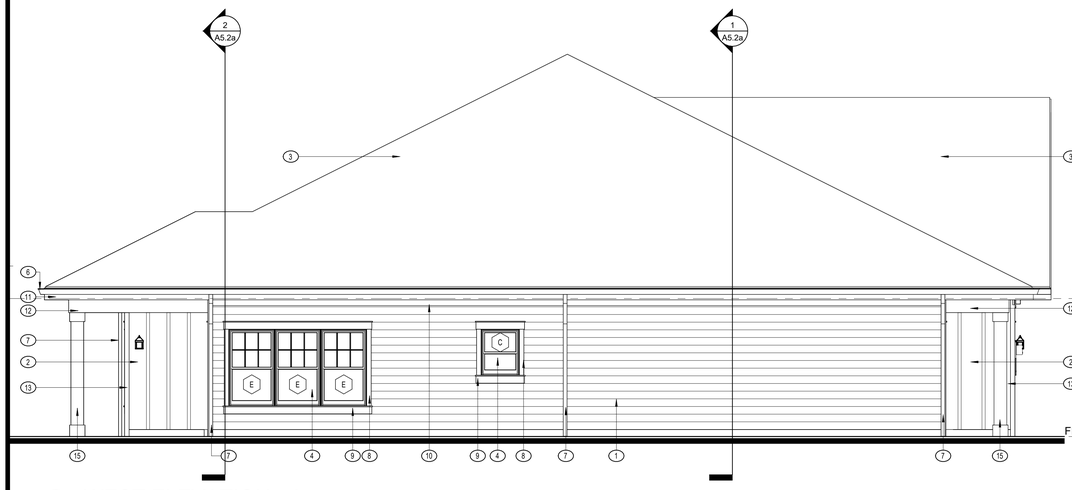
SCHEDULES

DATE: FEBRUARY 14, 2025

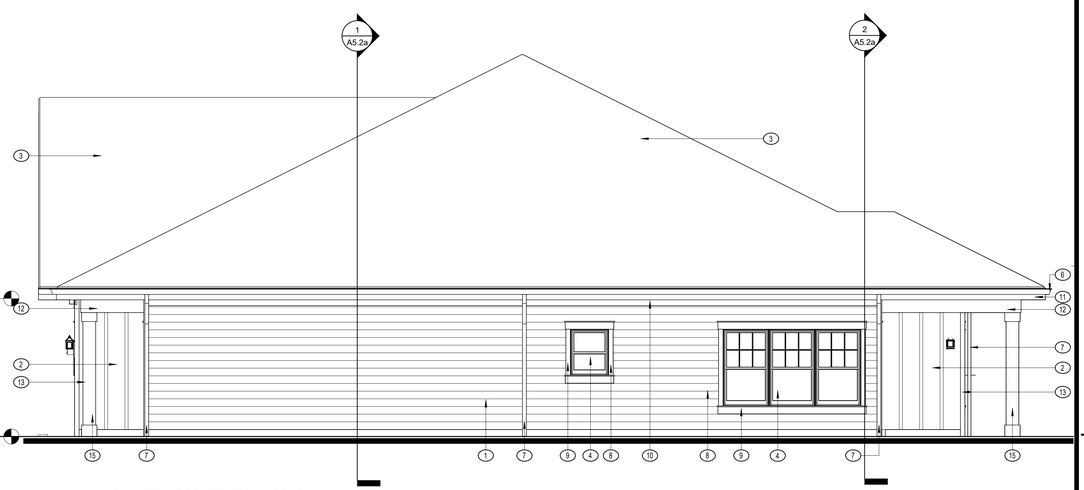
COMM. NO. 23102.00

DRAWING A4.1

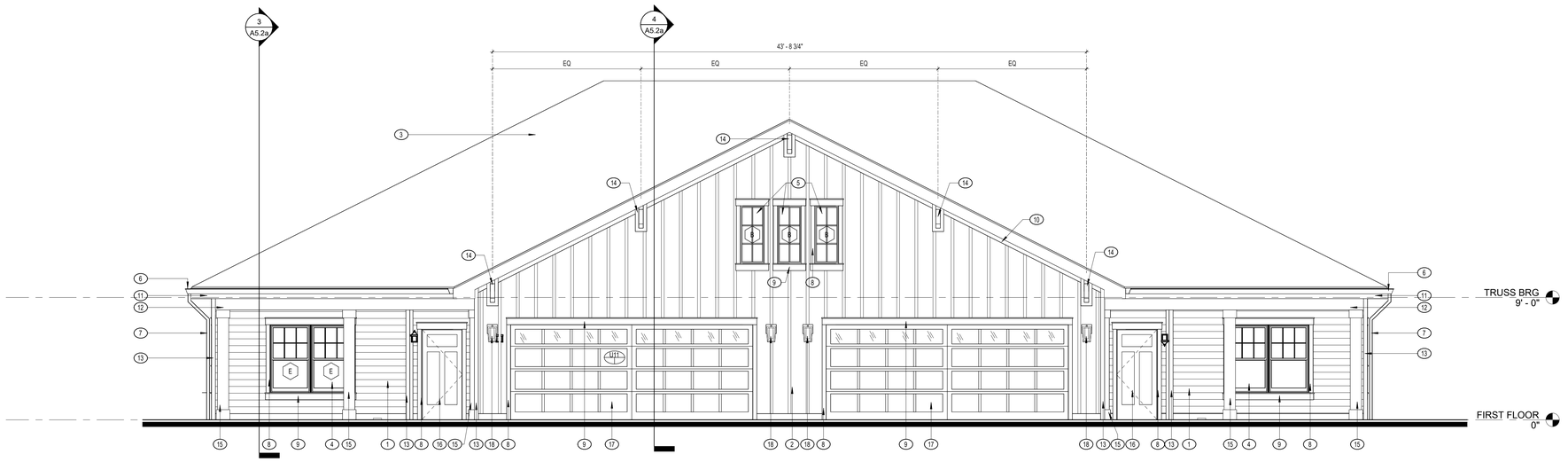
3 A5.1a NORTH ELEVATION - A
1/4" = 1'-0"



4 A5.1a WEST ELEVATION - A
1/4" = 1'-0"

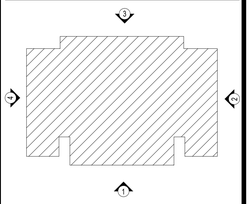


2 A5.1a EAST ELEVATION - A
1/4" = 1'-0"



1 A5.1a SOUTH ELEVATION - A
1/4" = 1'-0"

KEYPLAN



N
PLAN NORTH

KEY NOTES

1. 6" HORIZONTAL FIBER CEMENT SIDING.
2. FIBER CEMENT BOARD AND BATTEN.
3. ASPHALT FIBERGLASS SHINGLES.
4. SCHEDULED WINDOW.
5. SCHED FAUX VINYL WINDOW.
6. ALUMINUM TOPPER SYSTEM AT GUTTER. SEE ROOF PLAN FOR GUTTER LOCATIONS.
7. ALUMINUM DOWNSPOUT TO MATCH GUTTER FINISH. SEE ROOF PLAN FOR DOWNSPOUT LOCATIONS.
8. 3 1/2" SIDE F.C. TRIM AT WINDOWS AND DOORS, TYP.
9. 5 1/2" TOP AND BOTTOM F.C. TRIM AT WINDOWS AND DOORS, TYP.
10. 6" FIBER CEMENT TRIM BOARD, TYP.
11. 10" FIBER CEMENT FASCIA BOARD, TYP.
12. 12" FIBER CEMENT BOARD, TYP.
13. 3 1/2" F.C. CORNER TRIM
14. DECORATIVE FYPON BRACKET.
15. SIMULATED WOOD COLUMN COVER.
16. SCHEDULED DOOR.
17. SCHEDULED INSULATED GARAGE DOOR.
18. EXTERIOR SCONCE, RE: ELEC.

DESIGN DEVELOPMENT SET

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PROJECT TITLE

Mennonite VILLAGE

COTTAGES

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ENGINEER : DES	APPROVED : APP

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DRAWING TITLE
EXTERIOR ELEVATIONS

DATE: FEBRUARY 14, 2025
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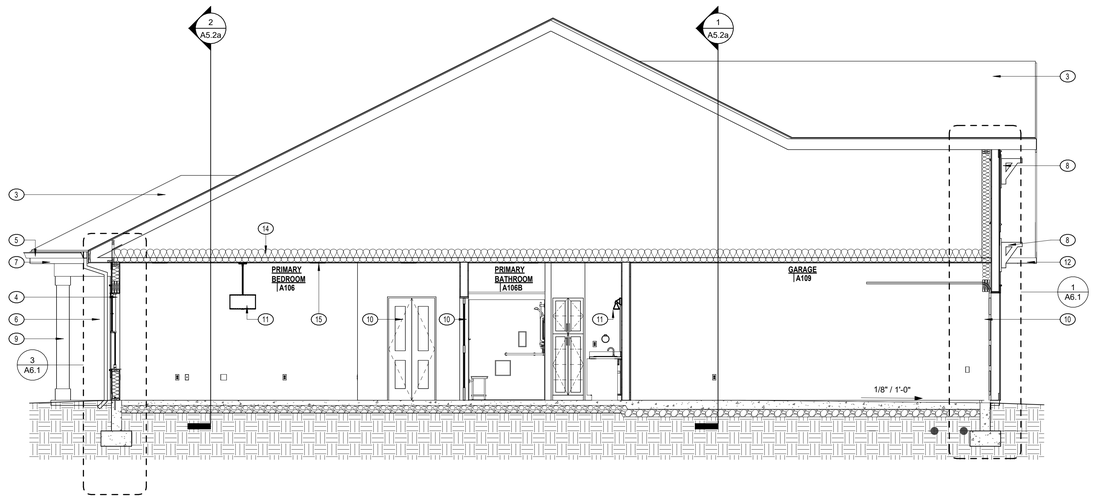
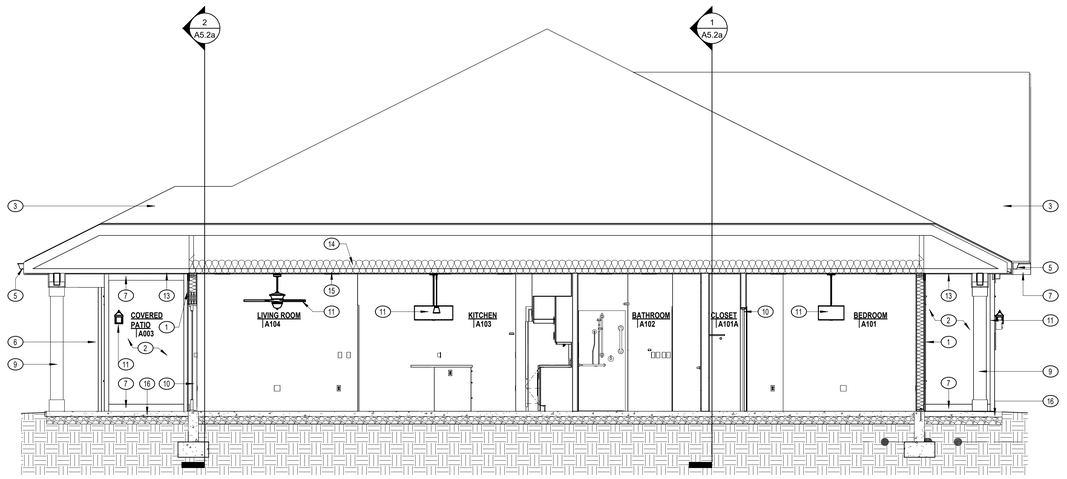
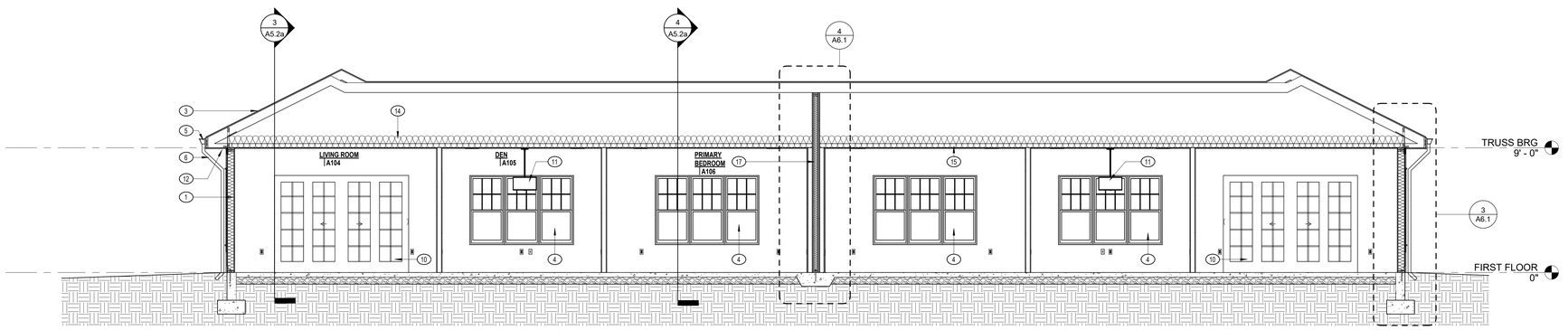
DRAWING A5.1a



SECTION 4A
4 / A5.2a — 1/4" = 1'-0"



SECTION 3A
3 / A5.2a — 1/4" = 1'-0"



SECTION 2A
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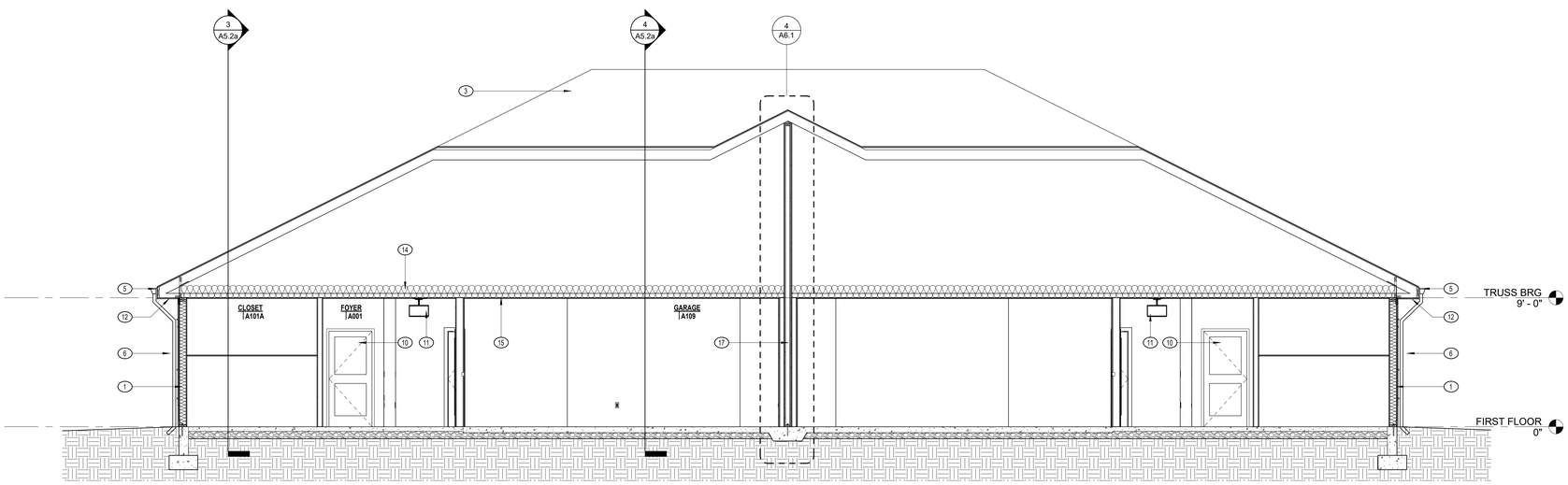
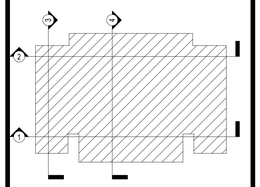


SECTION 1A
1 / A5.2a — 1/4" = 1'-0"

KEYPLAN



N
PLAN NORTH

GENERAL NOTES

1. EXT 1 WALL TYPE
2. EXT 2 WALL TYPE
3. ASPHALT SHINGLES
4. SCHEDULED WINDOW
5. ALUMINUM GUTTER
6. ALUMINUM DOWNSPOUT
7. FIBER CEMENT TRIM
8. DECORATIVE BRACKET
9. FIBER CEMENT COLUMN
10. SCHEDULED DOOR
11. LIGHT FIXTURE, RE: ELEC DWGS.
12. FIBER CEMENT SOFFIT
13. EXTERIOR GYPSUM
14. R-49 BATT INSULATION
15. SCHEDULED CEILING
16. CONCRETE SLAB ON GRADE
17. 2 HR WALL ASSEMBLY UL U301

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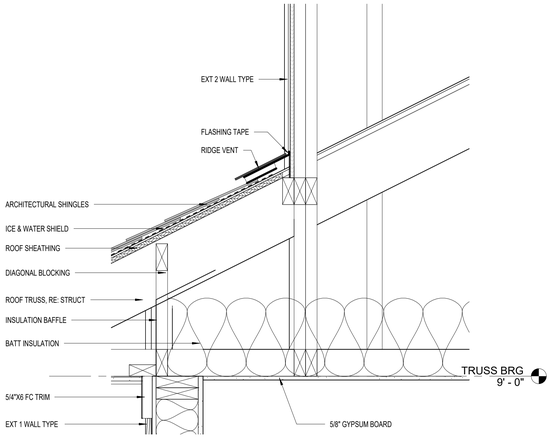
DRAWING TITLE

BUILDING SECTIONS

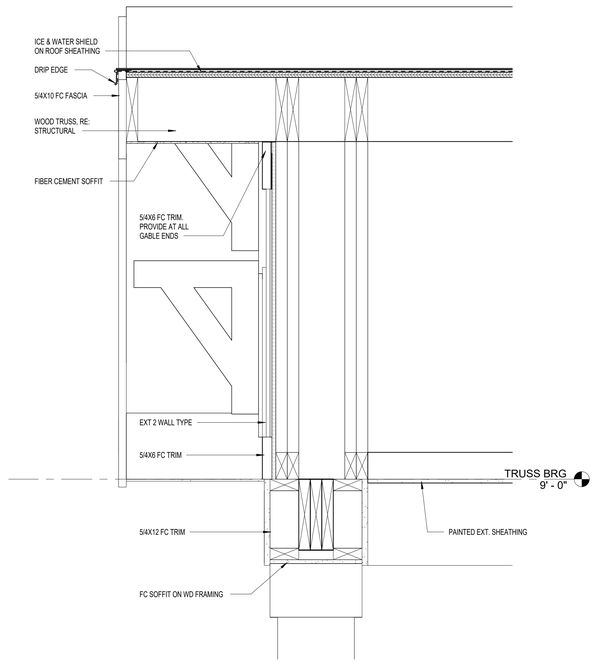
DATE: FEBRUARY 14, 2025

COMM. NO. 23102.00

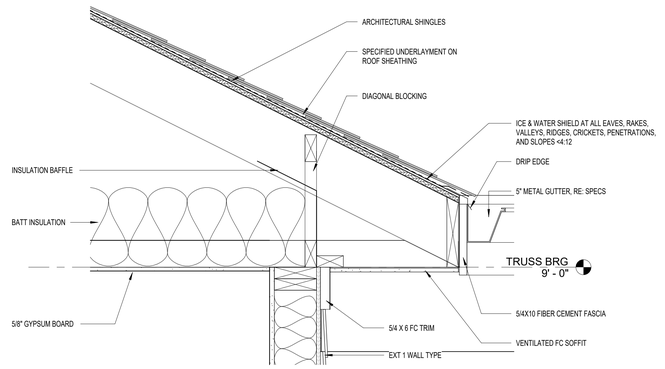
DRAWING A5.2a



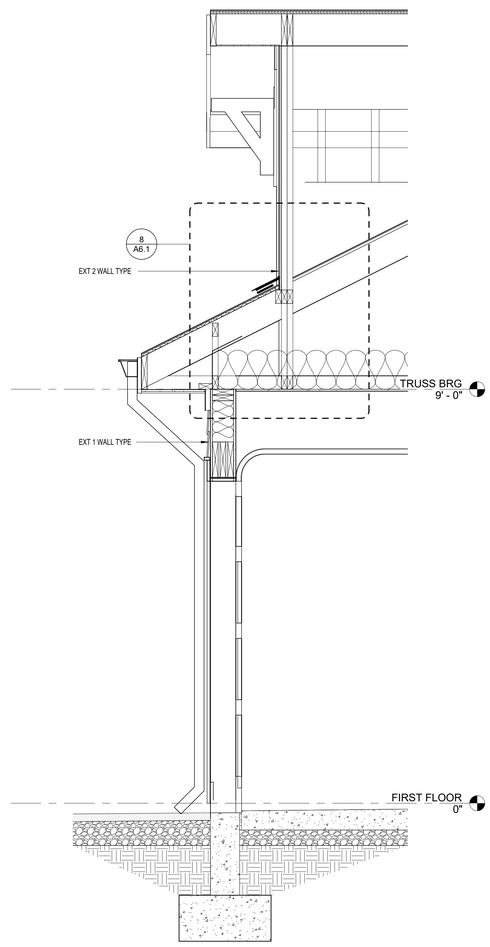
8 A6.1 TYP. DORMER
1 1/2" = 1'-0"



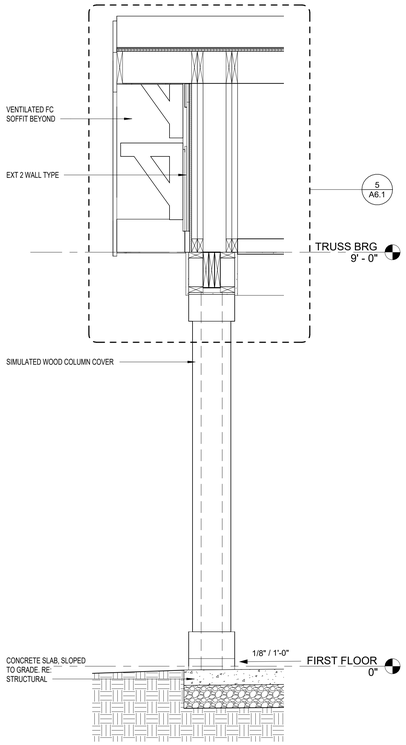
5 A6.1 TYP. PORCH COLUMN
1 1/2" = 1'-0"



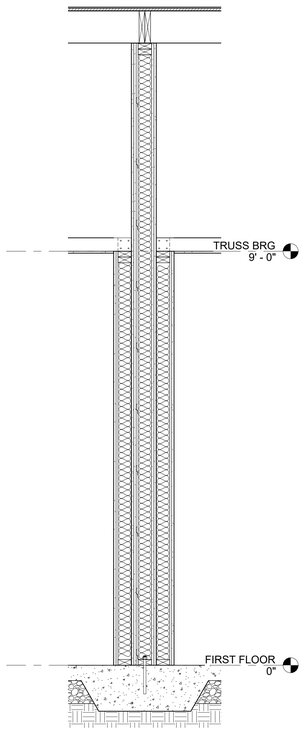
2 A6.1 TYP. EAVE
1 1/2" = 1'-0"



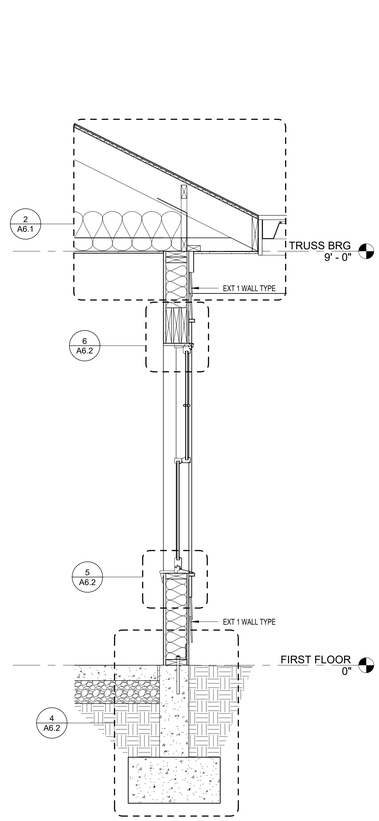
7 A6.1 TYP. DORMER SECTION
3/4" = 1'-0"



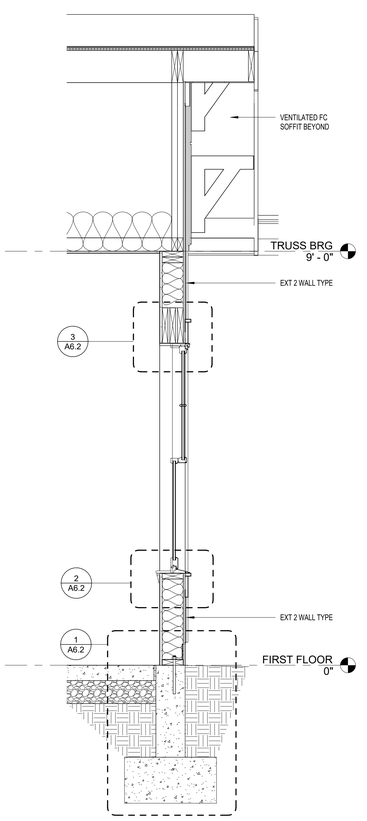
6 A6.1 TYP. PORCH SECTION
3/4" = 1'-0"



4 A6.1 TYP. UNIT SEPARATION WALL
3/4" = 1'-0"



3 A6.1 TYP. SIDING WALL SECTION
3/4" = 1'-0"



1 A6.1 TYP. B&B WALL SECTION
3/4" = 1'-0"

GENERAL NOTES

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NOT FOR CONSTRUCTION

PROJECT TITLE

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WALL SECTIONS

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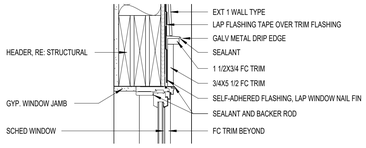
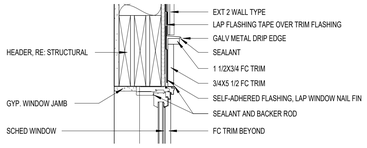
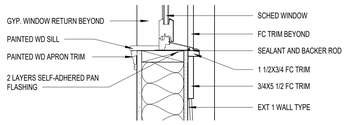


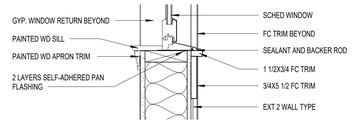
6 A6.2 TYP. WINDOW HEAD - SIDING
1 1/2" = 1'-0"



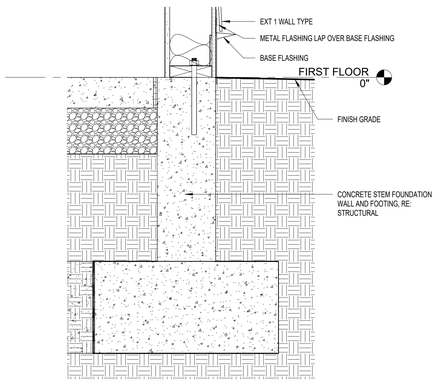
3 A6.2 TYP. WINDOW HEAD - B&B
1 1/2" = 1'-0"



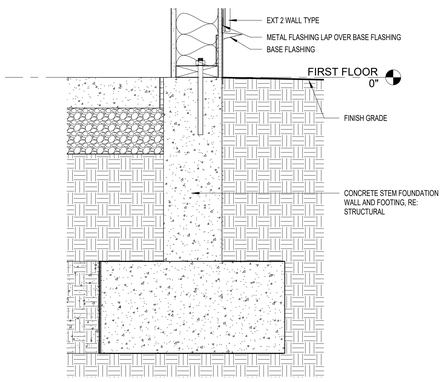
5 A6.2 TYP. WINDOW SILL - SIDING
1 1/2" = 1'-0"



2 A6.2 TYP. WINDOW SILL - B&B
1 1/2" = 1'-0"



4 A6.2 TYP. FOUNDATION - SIDING
1 1/2" = 1'-0"



1 A6.2 TYP. FOUNDATION - B&B
1 1/2" = 1'-0"

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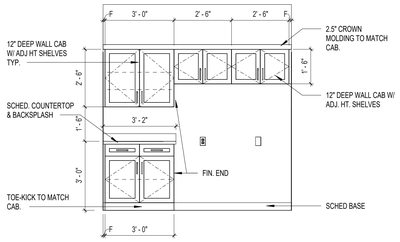
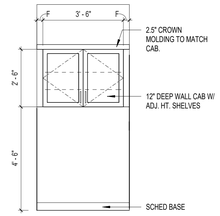
NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
EXTERIOR DETAILS

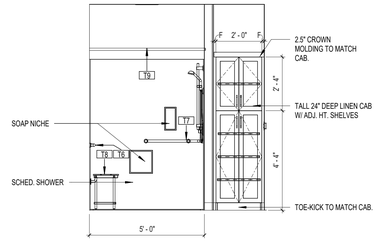
DATE: FEBRUARY 14, 2025
COMM. NO. 23102.00
DRAWING A6.2



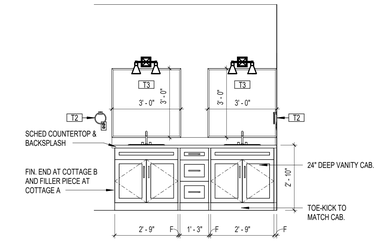
10 TYP. LAUNDRY ROOM
A7.1 3/8" = 1'-0"



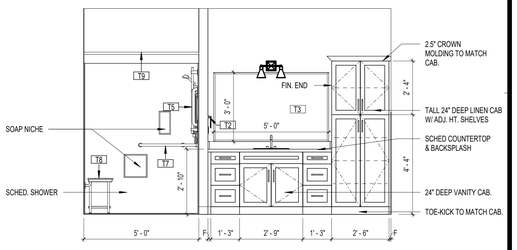
8 TYP. W.C. UPPER SHELVING
A7.1 3/8" = 1'-0"



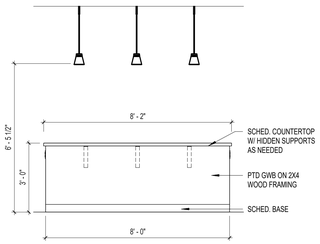
6 TYP. PRIMARY BATHROOM SHOWER
A7.1 3/8" = 1'-0"



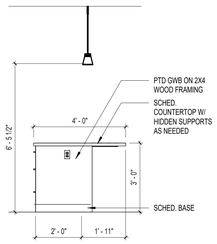
4 TYP. PRIMARY BATHROOM VANITY
A7.1 3/8" = 1'-0"



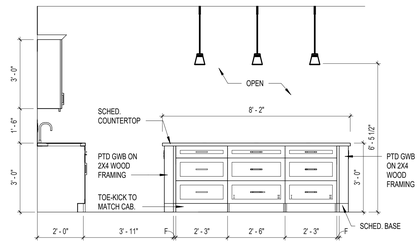
2 TYP. BATHROOM VANITY
A7.1 3/8" = 1'-0"



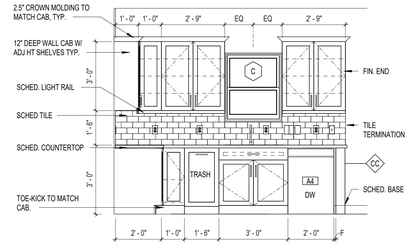
9 TYP. KITCHEN ISLAND BACK
A7.1 3/8" = 1'-0"



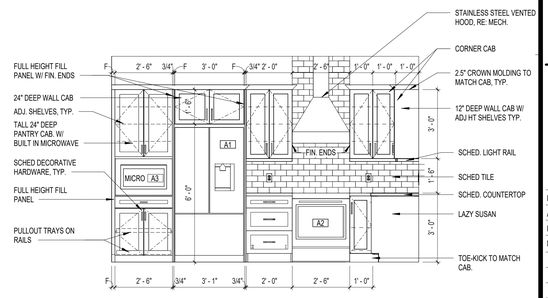
7 TYP. KITCHEN ISLAND SIDE
A7.1 3/8" = 1'-0"



5 TYP. KITCHEN ISLAND
A7.1 3/8" = 1'-0"



3 TYP. KITCHEN SINK
A7.1 3/8" = 1'-0"



1 TYP. KITCHEN
A7.1 3/8" = 1'-0"

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DRAWING TITLE

INTERIOR ELEVATIONS

DATE: FEBRUARY 14, 2025

COMM. NO. 23102.00

DRAWING A7.1

DRAWING INDEX

COVER SHEET
- T2 COVER SHEET 2

ARCHITECTURE
- A0.0 PROJECT DATA, SYMBOLS AND ABBREVIATIONS
- A0.1 FIRE PROTECTION INFORMATION
- A1.0 ARCHITECTURAL SITE PLAN
- A1.1b COTTAGE B PLANS
- A4.1 SCHEDULES
- A5.1b EXTERIOR ELEVATIONS
- A5.2b BUILDING SECTIONS
- A6.1 WALL SECTIONS
- A6.2 EXTERIOR DETAILS
- A7.1 INTERIOR ELEVATIONS

MENNONITE VILLAGE

COTTAGE B

5353 COLUMBUS ST. SE, ALBANY, OR 97322

DEISGN DEVELOPMENT SET

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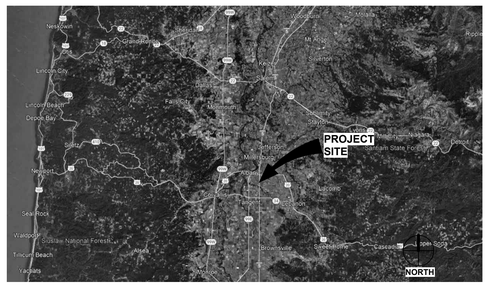
VICINITY MAP



LOCATION MAP

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LOUISVILLE OFFICE
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LOUISVILLE, KY 40206
502.414.4545

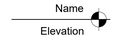
ARCHITECTURAL ABBREVIATIONS

AB	ANCHOR BOLT
ADD	ADDENDUM
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ARCH	ARCHITECTURAL
BLDG	BUILDING
BLKG	BLOCKING
BR	BEDROOM
CG	CORNER GUARD
CI	CAST IRON
CJ	CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONF	CONFERENCE
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CR	CHAIR RAIL
CW	CASEWORK
DEFS	DIRECT APPLIED EXTERIOR FINISH SYSTEM
DIA	DIAMETER
DWG	DRAWING
EB	EXPANSION BOLT
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EPS	EXTRUDED POLYSTYRENE
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXT	EXTERIOR
F	FILLER
FE	FIRE EXTINGUISHER
FE	FINISHED END
FEC	FIRE EXTINGUISHER CABINET
FL	FLOOR
FRT	FIRE RETARDANT TREATED
FRP	FIBERGLASS REINFORCED POLYESTER
FSD	FIRE SEPARATION DISTANCE
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
HORZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HR	HANDRAIL
ID	INSIDE DIAMETER
IL	INDEPENDENT LIVING
INT	INTERIOR
ISOL	ISOLATION
JAN	JANITOR CLOSET
LF	LINEAR FOOT
LOC	LIMITS OF CONSTRUCTION
LP	LOW POINT
MACH	MACHINE
MAINT	MAINTENANCE
MECH	MECHANICAL
MO	MASONRY OPENING
MTD	MOUNTED
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
PD	PARKING DRAIN
PT	PRESSURE TREATED
R	RADIUS
RE	REFER
RECPT	RECEPTION
RES	RESIDENT
RM	ROOM
RO	ROUGH OPENING
SA	SELF-ADHERING
SCHED	SCHEDULED
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
STOR	STORAGE
STRUCT	STRUCTURAL
TLT	TOILET
TOJ	TOP OF JOIST
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TRN	TRAINING
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W/	WITH
WHL CHR	WHEELCHAIR
W/O	WITHOUT
WRB	WEATHER RESISTANT BARRIER

ARCHITECTURAL SYMBOLS

Dimension Line

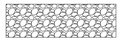
New Construction



Building Elevation

Limits Of Construction

Earth


Porous Fill
(Stone Or Gravel)

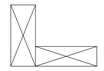
Cast-in-place Concrete

Brick

Concrete Masonry Units

Steel

Finish Wood


Wood Blocking

Plywood

Batt Insulation

Rigid Insulation

Gypsum Wall Board

Glass

Sand, Cement, Grout

NOTE: THESE ARE STANDARD SYMBOLS AND ALL SYMBOLS NOTED ON THIS SHEET MAY NOT APPLY.

ARCHITECTURAL SHEET NUMBERING SERIES

A0. GENERAL INFORMATION, FIRE PROTECTION PLANS

AD1. ARCHITECTURAL DEMOLITION PLANS

AS1. ARCHITECTURAL SITE PLANS

A1. FLOOR PLANS, ROOF PLAN

A2. ENLARGED PLANS

A3. REFLECTED CEILING PLANS

A4. SCHEDULES

A5. EXTERIOR ELEVATIONS, BUILDING SECTIONS

A6. WALL SECTIONS, EXTERIOR DETAILS

A7. INTERIOR ELEVATIONS, DETAILS, SECTIONS

A8. VERTICAL CIRCULATION

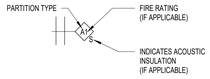
A9. SPECIAL CONSTRUCTION

NOTE: THESE ARE STANDARD SHEET SERIES NUMBERS AND ALL SHEET SERIES NOTED ON THIS SHEET MAY NOT APPLY.

ARCHITECTURAL SYMBOLS

North Symbol

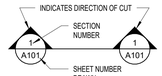
Column Grid Line



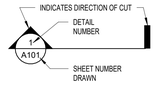
Partition Information

Door Information

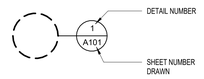
Room Information



Plan & Vertical Section Reference

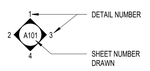


Section Detail Reference

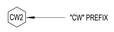


Plan Detail Reference

Enlarged Plan Reference



Elevation: Multiple Elevation



Curtain Wall Type

Glass Type

Window Type

Storefront Type

Toilet Accessories

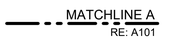
Revision Number

Plan Note

Supplemental Drawing Reference Number

Equipment Not In Contract

Equipment Number



Matchline

Center Line

Plan Spot Elevation

NOTE: THESE ARE STANDARD SYMBOLS AND ALL SYMBOLS NOTED ON THIS SHEET MAY NOT APPLY.

PROJECT DATA

PROJECT DESCRIPTION

THE WORK INCLUDES THE CONSTRUCTION OF TWO DIFFERENT DUPLEX COTTAGE TYPES. ALL COTTAGES ARE ONE-STORY, WOOD CONSTRUCTION.

DESIGN CRITERIA

2023 OREGON RESIDENTIAL SPECIALTY CODE
2023 OREGON ELECTRICAL SPECIALTY CODE
2023 OREGON MECHANICAL SPECIALTY CODE
2023 OREGON PLUMBING SPECIALTY CODE

SQUARE FOOTAGE			**QUANTITY**
COTTAGE A:	2514	SF TOTAL SLAB	13
	1691	SF HEATED, 545 SF GARAGE	
	278	PORCHES	
COTTAGE B:	2241	SF TOTAL SLAB	17
	1499	SF HEATED, 568 SF GARAGE	
	174	PORCHES	

CODE INFORMATION

CONSTRUCTION TYPE: TYPE V-B, COMBUSTIBLE

EXTERIOR WALLS:	NOT FIRE-RESISTANCE RATED IF MINIMUM FIRE SEPARATION DISTANCE IS GREATER THAN OR EQUAL TO 3 FEET PER ORSC TABLE R302.1. EXCEPTION 1: WALLS, PROJECTIONS, OPENINGS, OR PENETRATIONS IN WALLS PERPENDICULAR TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE.
DWELLING SEPARATION:	AT LEAST ONE-HOUR SEPARATION EXTENDING FROM TOP OF THE LOWEST FLOOR TO THE UNDERSIDE OF ROOF SHEATHING. SEE ORSC R302.3 FOR EXCEPTIONS.
GARAGE OPENINGS:	DOORS BETWEEN A GARAGE AND RESIDENCE SHALL BE SOLID WOOD OR STEEL DOORS NOT LESS THAN 1-3/8" OR 20 MINUTE FIRE RATED DOORS.
GARAGE CONSTRUCTION:	MINIMUM 1/2" GYPSUM BOARD ON GARAGE SIDE OF WALL SEPARATING GARAGE AND RESIDENCE PER TABLE R302.6. AREA OF GARAGE FLOOR USED FOR PARKING SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
ATTIC VENTILATION:	THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. THE MINIMUM NET FREE ARE SHALL BE 1/300 IF CONDITIONS NOTED ON R806.2 ARE MET.
ATTIC ACCESS:	MINIMUM 20" X 30" CLEAR OPENING
ACCESSIBILITY:	PROVIDE MINIMUM FIXTURE CLEARANCES AS REQUIRED BY FIGURE R307.1 AND AS NOTED IN THE PLUMBING CODE (FOR SHOWER CLEARANCES).

ENERGY EFFICIENCY

BUILDING COMPONENT	STANDARD BASE CASE		
	REQUIRED PERFORMANCE	EQUIVALENT VALUE	PROVIDED THIS PROJECT
WALL INSULATION - ABOVE GRADE	U-0.059c	R-21 INTERMEDIATE	R-21
WALL INSULATION - BELOW GRADE	C-0.063	R-15 c.i. / R-21	N/A
FLAT CEILINGS	U-0.021	R-49	R-49
VAULTED CEILINGS	U-0.033	R-30 RAFTER OR R-30a SCISSOR TRUSS	N/A
UNDERFLOORS	U-0.033	R-30	N/A
SLAB-EDGE PERIMETER	F-0.520	R-15	R-15
HEATED SLAB INTERIOR	N/A	R-10	N/A
WINDOWS	U-0.27	U-0.27	
SKYLIGHTS	U-0.50	U-0.50	N/A
EXTERIOR DOORS	U-0.20	U-0.20	

GENERAL NOTES

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

PROJECT TITLE

Mennonite VILLAGE

COTTAGES

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER : DES	DRAWN : DRW
ARCHITECT : ARC	CHECKED : CHK
ENGINEER : DES	APPROVED : APP

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

PROJECT DATA, SYMBOLS AND ABBREVIATIONS

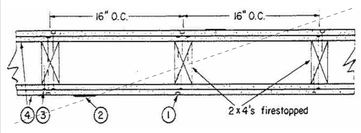
DATE: FEBRUARY 14, 2025
COMM. NO. 23102.00
DRAWING A0.0

2 HR BEARING WALL - UL U301

Design No. U301
December 2, 2024

Bearing Wall Rating — 2 Hr.
Finish Rating — 66 Min.
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. Nailheads — Exposed or covered with joint compound.

2. Joints — Exposed joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape.

3. Nails — 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam, 1/4 in. diam heads, and 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam heads.

4. Gypsum Board* — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with the 1-7/8 in. nails spaced 6 in. OC. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8 in. OC. Vertical joints located over studs. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.
When used in widths other than 48 in., gypsum board to be installed horizontally.

When Steel Framing Members* (Item 6 or any alternate clips) are used, base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced max 24 in. OC; face layer attached with 1-5/8 in. long Type S bugle-head steel screws spaced max 12 in. OC.

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, AGX-11, LightRoc

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1

CABOT MANUFACTURING ULC — Type X, 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing

CERTAINTEED GYPSUM INC — Types EGRG, GlasRoc, GlasRoc-2, Type C, Type X-1, Type LWTX

CGC INC — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX, ULX, USGX, WRC, WRX

CERTAINTEED GYPSUM INC — Types LGFC2A, LGFC6A, LGFC-C/A, LGFC-WD, LGLLX, CLLX

GEORGIA-PACIFIC GYPSUM L L C — Types 5, 6, 9, C, DAP, DD, DA, DAPC, DGG, DS, GPF5/6, LS, TG-C, Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, GreenGlass Type X, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing Type- DGLW, Soffit-Type DGLW, Type LW2X, Veneer Plaster Base - Type LW2X, Water Rated - Type LW2X, Sheathing - Type LW2X, Soffit - Type LW2X, Type DGL2W, Water Rated - Type DGL2W, Sheathing - Type DGL2W

NATIONAL GYPSUM CO — Types eXP-C, FSK, FSK-C, FSK-G, FSW, FSW-3, FSW-5, FSW-6, FSW-8, FSW-C, FSW-G, FSMR-C, FSL, RSX, FSLX

NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2, PG-3, PG-3W, PG-4, PG-5, PG-5W, PG-5WS, PG-9, PG-11, PG-C, PGS-WRS, PGI

PANEL REY S A — Types PRC, PRC2, PRX, RHX, MDX, ETX, GREX, GRIX

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1

THAI GYPSUM PRODUCTS PCL — Type C or Type X

UNITED STATES GYPSUM CO — Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX, ULX, USGX, WRC, WRX

USG BORAL DRYWALL SFZ LLC — Types C, SCX, USGX

USG MEXICO S A DE C V — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

4A. Gypsum Board* — (As an alternate to Item 4) — Nom 3/4 in. thick, installed as described in Item 4.
CGC INC — Types AR, IP-AR

UNITED STATES GYPSUM CO — Types AR, IP-AR

USG MEXICO S A DE C V — Types AR, IP-AR

4B. Gypsum Board* — (As an alternate to Items 4 and 4A) — 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 4. Joint covering (Item 2) not required.
CGC INC — Type SHX

UNITED STATES GYPSUM CO — Type SHX

USG MEXICO S A DE C V — Type SHX

4C. Gypsum Board* — (As an alternate to Items 4, 4A or 4B — Not Shown) — For Direct Application to Studs Only- For use on one or both sides of the wall as the base layer or one or both sides of the wall as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, F4Lone at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
RAY-BAR ENGINEERING CORP — Type RB-LBG.

4D. Gypsum Board* — As an Alternate to Item 4 — 5/8 in. thick applied either horizontally or vertically. Inner layers fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. Outer layers fastened to framing with 1-7/8 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc

4E. Gypsum Board* — (As an alternate to Items 4 through 4D) — 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically and secured as described in Item 4.
GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board

4F. Gypsum Board* — (As an alternate to Item 4) — Not to be used with Item 6, 6A, 6B or 6C. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically and secured as described in Item 4.
NATIONAL GYPSUM CO — Type SBWB

4G. Gypsum Board * — (As an alternate to Items 4 through 4F) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 4.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types QuietRock ES

4H. Gypsum Board* — (As an alternate to Item 4) — Not to be used with Item 6, 6A, 6B, or 6C. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically or horizontally and secured as described in Item 4.
CERTAINTEED GYPSUM INC — Type SilentFX

4I. Gypsum Board* — (As an alternate to Item 4) — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with 1-1/4 in. long Type W steel screws spaced 8 in. OC. Outer layer attached to studs over inner layer with 2 in. long Type W steel screws spaced 8 in. OC offset 6 in. from base layer. Vertical joints located over studs. Vertical and horizontal joints between inner and outer layers staggered. Outer layer joints covered with joint tape and compound, screwheads covered with joint compound. As an alternate to the joint compound nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Wallboard other than 48 in. wide must be applied horizontally.
The SoundBreak XP Type X Gypsum Board is not to be used with Item 6, 6A, 6B, or 6C.
NATIONAL GYPSUM CO — Types eXP-C, FSK, FSK-C, FSK-G, FSW, FSW-3, FSW-5, FSW-6, FSW-C, FSW-G, FSMR-C, SBWB

4J. Gypsum Board* — (As an alternate to Items 4) — For Direct Application to Studs Only- For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.140 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, max 5/16 in. diam by max 0.140 in. thick, compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
MAYCO INDUSTRIES INC — "X-Ray Shielded Gypsum"

4K. Gypsum Board* — For use with Item 7 — 5/8 in. thick, two layers applied vertically. Inner layer attached to resilient channels with 1 in. long steel screws spaced 8 in. OC. Outer layer attached to resilient channels over inner layer with 1-5/8 in. long steel screws spaced 8 in. OC. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side. Insulation, Items 8 or 9 is required.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, AGX-11

NATIONAL GYPSUM CO — Types eXP-C, FSK, FSK-C, FSK-G, FSW, FSW-3, FSW-5, FSW-6, FSW-C, FSW-G, FSMR-C, SBWB

CERTAINTEED GYPSUM INC — Types EGRG, GlasRoc, GlasRoc-2, Type C, Type X-1, Easi-Lite Type X, SilentFX

4L. Gypsum Board* — (As an alternate to Items 4) — For Direct Application to Studs Only- For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

4M. Gypsum Board* — (As an alternate to Item 4) — 5/8 in. thick, 4 ft. wide, two layers applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Secured as described in Item 4.
CERTAINTEED GYPSUM INC — 5/8" Easi-Lite Type X

4N. Gypsum Board* — (As an alternate to 5/8 in. Type FSW in Items 4 or 4I) — Nom. 5/16 in. thick gypsum panels applied vertically or horizontally. Two layers of 5/16 in. for every single layer of 5/8 in. gypsum board described in Item 4 or 4I. Horizontal joints on the same side need not be staggered. Inner layer of each double 5/16 in. layer attached with fasteners, as described in Item 4 or 4I, spaced 24 in. OC. Outer layer of each double 5/16 in. layer attached per Item 4 or 4I.
NATIONAL GYPSUM CO — Type FSW

4O. Wall and Partition Facings and Accessories* — (As an alternate to Items 4 through 4N) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 4.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527

4P. Gypsum Board* — (As an alternate to Item 4) — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with 1-1/4 in. long Type W steel screws spaced 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. Outer layer attached to studs over inner layer with 1-7/8 in. long Type W steel screws spaced 10 in. OC offset 5 in. from base layer with the last two screws 4 and 1 in. from the edges of the board. Vertical joints located over studs. Vertical and horizontal joints between inner and outer layers staggered. Outer layer joints covered with joint tape and compound, screwheads covered with joint compound. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type LGFC6A, Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

4Q. Gypsum Board* — (As an alternate to Item 4. For use with Item 13) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board UL Classified for Fire Resistance (CKNX) eligible for use in Design Nos. U305 and L501 or GS12. Two layers, applied either horizontally or vertically, and screwed to studs with 1-5/8 in. long Type W coarse thread steel screws at 8 in. OC at perimeter and in the field with the last two screws 4 and 3/4 in. from the edges of the board when applied as the base layer. For the face layer, screw length to be increased to 2-1/2 in. All joints in face layers staggered with joints in base layers. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

4R. Gypsum Board* — As an Alternate to Item 4 — 5/8 in. thick applied either horizontally or vertically. Inner layers fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. Outer layers fastened to framing with 1-7/8 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.
CERTAINTEED GYPSUM INC — Types EGRG, GlasRoc, GlasRoc-2, Type C, Type X-1, Easi-Lite Type X, SilentFX

4S. Gypsum Board* — (As an alternate to Item 4. For use with Item 13A) — 5/8 in. thick, two layers applied vertically. Inner layer attached to studs with the 1-7/8 in. nails spaced 6 in. OC. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8 in. OC. Vertical joints located over studs. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.
AMERICAN GYPSUM CO — Types AGX-1

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1

CABOT MANUFACTURING ULC — "5/8 Type X"

CGC INC — Type SCX

PANEL REY S A — Type PRX

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1

THAI GYPSUM PRODUCTS PCL — Type X

UNITED STATES GYPSUM CO — Type SCX

USG BORAL DRYWALL SFZ LLC — Types SCX

USG MEXICO S A DE C V — Type SCX

4T. Gypsum Board* — (As an alternate to Item 4. For use with Item 13B) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 4 above. Two layers applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. All joints in outer layers staggered with joints in inner layers. Inner layer attached to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Outer layer attached to studs over inner layer with the 2-1/2 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC.
4U. Gypsum Board* — (As an alternate to Item 4. For use with Item 13C) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 4 above. Two layers applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. All joints in outer layers staggered with joints in inner layers. Inner layer attached to studs with 1-1/4 in. long Type W screws spaced 8 in. OC at perimeter and in the field. Outer layer attached to studs over inner layer with 1-7/8 in. long Type W screws spaced 8 in. OC.
5. Molded Plastic* — Not Shown, Optional — Solid vinyl siding mechanically secured over the outer layer to framing members in accordance with manufacturer's recommended installation details.
ALSIDE, DIV OF ASSOCIATED MATERIALS INC

GENTEK BUILDING PRODUCTS LTD

VYTEC CORP

6. Steel Framing Members* — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
A. Furring Channels — Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Wallboard attached to furring channels as described in Item 4.
B. Steel Framing Members* — Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75)

6A. Steel Framing Members* — (Optional, Not Shown, As an alternate to Item 6) — Furring channels and Steel Framing Members as described below:
A. Furring Channels — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 4.

B. Steel Framing Members* — Used to attach furring channels (Item 6Aa) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

6B. Steel Framing Members* — (Optional, Not Shown, As an alternate to Item 6) — Furring channels and Steel Framing Members as described below:
A. Furring Channels — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6Bb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 4.

B. Steel Framing Members* — Used to attach furring channels (Item 6Ba) to studs. Clips spaced 48 in. OC., and secured to studs with 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

6C. Steel Framing Members* — (Optional, Not Shown, As an alternate to Item 6) —Resilient channels and Steel Framing Members as described below:
a. Resilient Channels — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 4.
b. Steel Framing Members* — Used to attach resilient channels (Item 6Ca) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

6D. Steel Framing Members* — (Optional, Not Shown, As an alternate to Item 6) — Used as an alternate method to attach resilient channels to wall studs. A resilient sound isolation accessory shall be used at each attachment point of the resilient channels and spaced max 24 in. O.C. Channel ends butted and centered under the structural members and attached with one accessory at each end. Additional accessories used to hold resilient channels that support the gypsum board end joints. The accessory envelops the mounting edge of the resilient channel. The accessory and resilient channel are fastened to the structural members with the screws supplied with the accessory and per the accessory manufacturer's installation instructions.
PAC INTERNATIONAL L L C — Type RC-1 Boost

6E Steel Framing Members* — (Optional, Not Shown, As an alternate to Item 6) — Furring channels and Steel Framing Members as described below:
a Furring Channels — Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 4.
b Steel Framing Members* — Used to attach furring channels (Item 6Ea) to studs. Clips spaced maximum 48 in. OC. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.
CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

7. Furring Channel — Optional — Not Shown — For use on one side of the wall with Item 4K — Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Item 8 or 9 is required.

8. Batts and Blankets* — Required for use with resilient channels, Item 7, min. 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the nom 4 in. face of the studs with staples placed 24 in. OC.
ROCKWOOL — Type SAFEnSOUND, min. 1.8 pcf.

THERMAFIBER/OWENS CORNING — Type SAFB, SAFB FF

9. Batts and Blankets* — (As an alternate to Item 8) — Min. 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the stud cavities. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

9A. Fiber, Sprayed* — (Optional) — As an alternate to Batts and Blankets (Item 8), Required for use with resilient channels, Item 7, Not for use with Item 6, 6A, 6B, or 6C. — Spray applied mineral wool insulation. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See Fiber, Sprayed (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

10. Wall and Partition Facings and Accessories* — (Optional, Not Shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 or QR-510

11. Cementitious Backer Units* — (Optional Item Not Shown — For Use On Face Of 2 Hr Systems With All Standard Items Required) — 7/16 in., 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide. Applied horizontally or vertically with vertical joints centered over studs. Face layer fastened over gypsum board to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC.
NATIONAL GYPSUM CO — Type DuraBacker, PermaBase, DuraBacker Plus, or PermaBase Plus

12. Wall and Partition Facings and Accessories* — (Optional, Not Shown) - When the Wall Assembly is used as an External Wall, on the External side of the wall one of the following Wall and Partition and Facing Accessories may be used, refer to Items (A) to (C) below.
A. Non insulated system with metal channels — Install moisture barrier over the Gypsum Board Item 4 and Install Acry Metal Channels vertically at a horizontal spacing not greater than 24 inches OC., over the moisture barrier. Acry Metal Channels attached through the moisture barrier and the Gypsum Board to the Wood Studs using fasteners specified by the manufacturer and fasteners spaced max., 24 in. OC. Install Acrylec Panels on Acry Metal Channels using 1-1/4" long corrosion coated stainless steel screws spaced at a max spacing of 24 inches OC, along with manufacturer's approved adhesive [3M 540 or Tremco Vulcum 116). Adhesive to be applied in a zigzag pattern along every channel. Joint treatment in between panels shall be Tremco ilmod 600 pre compressed polyurethane foam sealant.
B. Insulated system with metal channels — Install moisture barrier over the Gypsum Board Item 4. Install galvanized Z girt channels specified by the manufacturer over the moisture barrier and the Gypsum Board Item 4. Z girt channels to be installed horizontally at a max. spacing of 24" OC. Z girt channels attached through the Gypsum Board and the moisture barrier to the wood studs with screws provided by the manufacturer at a max spacing of 24 inches OC. Install mineral wool insulation between the Z girts. Maximum thickness of mineral wool insulation not to exceed 6 in. As per manufacturer's instructions install Acry Metal Channels vertically over the Z girts at a max horizontal spacing of 24 in. OC. Acrylec Panels installed on Acry channel with 1-1/4" long corrosion coated stainless steel screws at a max spacing of 24 in. OC, along with manufacturers approved adhesive (3M 540 or Tremco Vulcum 116). Adhesive to be applied in a zigzag pattern along every channel. Joint treatment in between panels to be Tremco ilmod 600 pre compressed polyurethane foam sealant.
C. Non insulated wood strapping system — Install moisture barrier over the Gypsum Board Item 4 and Install 1" x 3" wood strapping vertically at a horizontal spacing not greater than 24 inches OC., over the moisture barrier. 1" x 3" wood strapping attached through the moisture barrier and the Gypsum Board to the Wood studs using fasteners specified by the manufacturer and fasteners spaced max., 24 in. OC. Acrylec Panels to be installed on the 1" x 3" wood strapping using manufacturers approved stainless steel fasteners spaced at maximum 24 inches OC along with Tremco Vulcum 116 adhesive applied in a zigzag pattern along every wood strap. Joint treatment in between panels to be Tremco ilmod 600 pre compressed polyurethane foam sealant.
D. Insulated Wood Strapping System — Install moisture barrier over the Gypsum Board Item 4. Install Extruded Polystyrene Insulation over moisture barrier and the Gypsum Board Item 4, max thickness of insulation not to exceed 4 inches. Install 1" x 3" wood strapping vertically at a horizontal spacing not greater than 24 inches OC. Wood strapping attached through the Insulation, the Gypsum Board and moisture barrier to the Wood Studs using fasteners specified by the manufacturer and fasteners spaced max. 24 in. OC. Acrylec Panels to be installed over the wood strapping using manufacturers approved stainless steel fasteners at a max spacing of 24 in. OC and Tremco Vulcum 116 adhesive applied in a zigzag pattern along every wood strap. Joint treatment in between panels to be Tremco ilmod 600 pre compressed polyurethane foam sealant.
ACRYTEC PANEL INDUSTRIES — Nominal 5/8 inch thick Acrylec Panel.

13. Foamed Plastic* — (Optional, Not Shown - For use with Item 4Q) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
Holcim Solutions and Products US, LLC — Nexseal™ 2.0 or Nexseal™ 2.0 LE Spray Foam and Sucraseal Spray Foam. For use in Bearing and Non-Load Bearing Walls.

13A. Foamed Plastic* — (Optional, Not Shown - For use with Item 4S) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
HOLCIM SOLUTIONS AND PRODUCTS US, LLC — Types GacoEZSpray F4500, GacoProFill FR6500R, Gaco 052N, GacoOnePass F1850, GacoOnePass Low GWP F1880, and Gaco WallFoam 183M.

13B. Foamed Plastic* — (Optional, Not Shown - For use with Item 4T) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
CARLISLE SPRAY FOAM INSULATION — Types SeaTite ONE, SeaTite Pro Closed Cell (CC), SeaTite Pro Open Cell (OC), SeaTite Pro OCX, SeaTite Pro No Trim 21, SeaTite Pro One Zero, Foamulate CCX, Foamulate 70, and Foamulate HFO.

13C. Foamed Plastic* - (Optional, Not Shown – For use with Item 4U) - Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.

BASF CORP – Types Enertite® NM, Enertite® G, FE178®, Spraytite® 178, Spraytite® 81206, Walltite® 200, Walltite® US , Walltite® US-N, Walltite® HP+, Spraytite® Comfort XL, Walltite® XL , Walltite® MAX, Walltite® LWP, Walltite® Plus and Enertite® Max

14. Foamed Plastic* — (Optional, Not Shown - For use over Gypsum Board, Item 4) - Polyisocyanurate foamed plastic boards, any thickness applied vertically with vertical joints located over studs. May be used with Molded Plastic, Item 5 or any exterior facing, as authorized by the Authority Having Jurisdiction and installed in accordance with the manufacturer's installation instructions.
HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — "Xci Class A", "Xci 286", "Xci Foil (Class A)", "Xci CG", "Xci Foil", "Xci CG NH", "Xci Foil NH"

ATLAS ROOFING CORP — "EnergyShield®", "EnergyShield® CGF", "EnergyShield® XR", "EnergyShield® Pro Wall Insulation", "EnergyShield® CGF Pro", "EnergyShield® Ply Pro"

15. Building Units* — (Optional, Not Shown - For use over Gypsum Board, Item 4) Polyisocyanurate composite foamed plastic boards, any thickness, applied vertically with vertical joints located over studs. May be used with Molded Plastic, Item 5 or any exterior facing, as authorized by the Authority Having Jurisdiction and installed in accordance with the manufacturer's installation instructions.
HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — "Xci NB", "Xci Ply"

ATLAS ROOFING CORP — "EnergyShield® Ply"

16. Building Units – (Optional Item Not Shown – For use over Gypsum Board, Item 4) 1 in., 2 in. or 3 in. thick, 4 ft. wide – Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with wafer head screws of adequate length to penetrate framing by a minimum of of ¼ in., spaced a max 8 in. o.c.

NATIONAL GYPSUM CO – Type PBCI

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.
Last Updated on 2024-12-02

GENERAL NOTES

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

PROJECT TITLE

Mennonite VILLAGE

COTTAGES

SFCS | Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER : DES	DRAWN : DRW
ARCHITECT : ARC	CHECKED : CHK
ENGINEER : DES	APPROVED : APP

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

FIRE PROTECTION INFORMATION

DATE: FEBRUARY 14, 2025
COMM. NO. 23102.00
DRAWING A0.1

PHASE 1 LIMITS

COTTAGE B
COTTAGE B
COTTAGE A
COTTAGE B
COTTAGE A
COTTAGE B
COTTAGE B
COTTAGE A
COTTAGE A
COTTAGE B
COTTAGE B
COTTAGE A
COTTAGE B
COTTAGE A
COTTAGE B
COTTAGE A
COTTAGE B
COTTAGE B
COTTAGE A
COTTAGE B
COTTAGE A
COTTAGE A
COTTAGE B
COTTAGE A
COTTAGE B
COTTAGE B
COTTAGE A
COTTAGE B
COTTAGE A
COTTAGE B

PHASE 1 LIMITS

N
PLAN NORTH

GENERAL NOTES

REFER TO CIVIL DRAWINGS FOR OVERALL SITE INFORMATION

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

PROJECT TITLE

Mennonite VILLAGE

COTTAGES

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER : DES	DRAWN : DRW
ARCHITECT : ARC	CHECKED : CHK
ENGINEER : DES	APPROVED : APP

NO.	REVISION DESCRIPTION	DATE

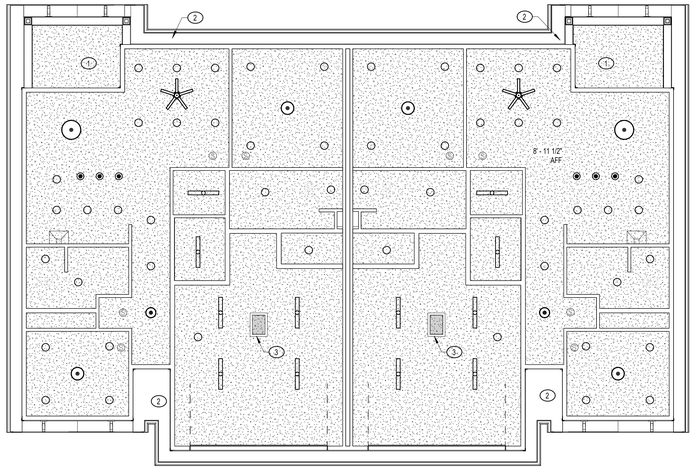
DRAWING TITLE

ARCHITECTURAL SITE PLAN

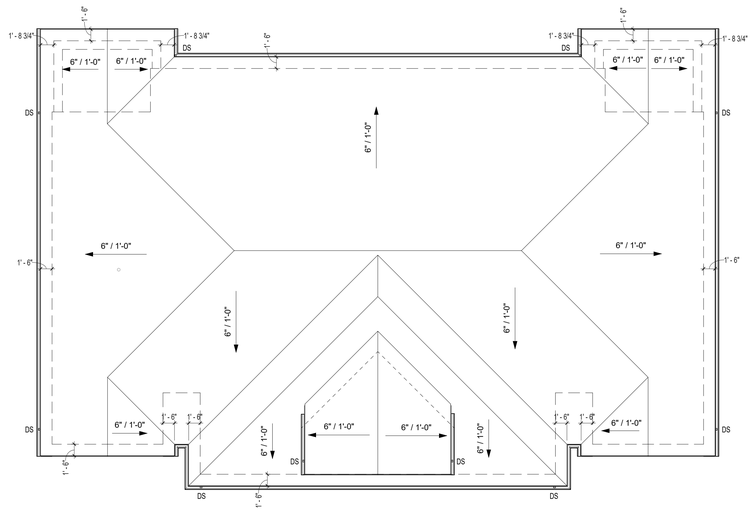
DATE: FEBRUARY 14, 2025

COMM. NO. 23102.00

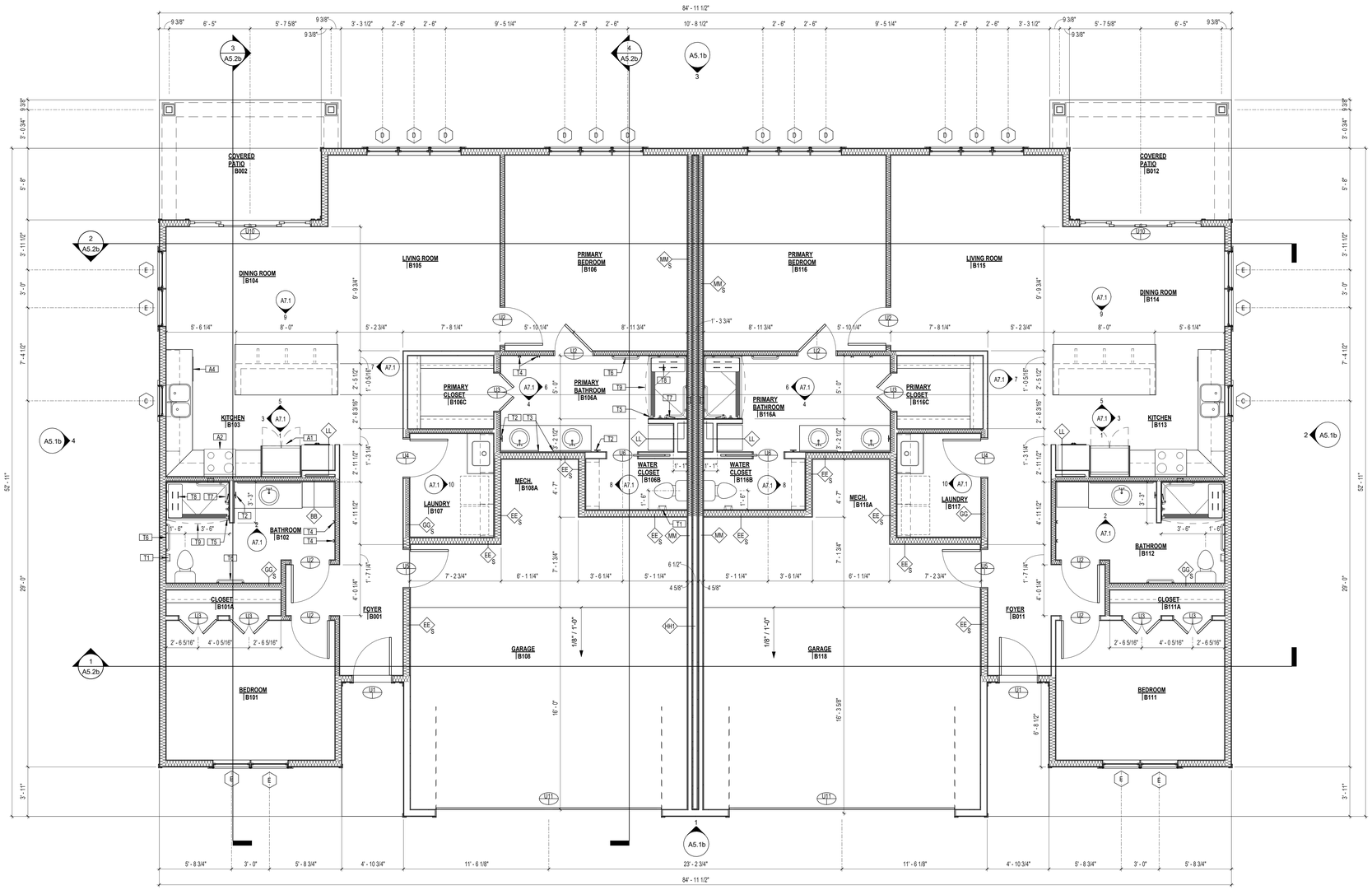
DRAWING A1.0



3 A1.1b COTTAGE B REFLECTED CEILING PLAN
1/8" = 1'-0"

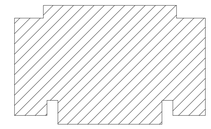


2 A1.1b COTTAGE B ROOF PLAN
1/8" = 1'-0"



1 A1.1b COTTAGE B FLOOR PLAN
1/4" = 1'-0"

KEYPLAN



N
PLAN NORTH

GENERAL NOTES

1. PARTITIONS ARE TO BE TYPE CC UNLESS NOTED OTHERWISE.
2. SEE A4 SERIES FOR WALL PARTITION TYPES.
3. SEE A4 SERIES FOR WINDOW TYPES, TOILET ACCESSORIES, AND APPLIANCE SCHEDULE.
4. SEE A7 SERIES FOR KITCHEN AND BATH ELEVATIONS.
5. SEE INTERIOR DESIGN SHEETS (ID_) FOR FINISHES.
6. EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR SHEATHING.
7. INTERIOR DIMENSIONS ARE TO FACE OF INTERIOR SHEATHING.
8. INSTALL DOORS SO THE BACK OF THE FRAME IS 4" TYP TO FACE OF WALL AT INSIDE CORNER, UNLESS NOTED OTHERWISE.
9. PROVIDE ICE & WATER SHIELD AT ALL EAVES, RAKES, VALLEYS, RIDGES, CRICKETS, PENETRATIONS, AND SLOPES < 4:12.
10. ALL CEILINGS TO BE 1/2" GWB ATTACHED TO BOTTOM OF WOOD TRUSSES (8' - 11 1/2" AFF) UNLESS NOTED OTHERWISE.
11. WASHER AND DRYER NOT PROVIDED. LOCATIONS ARE DASHED IN FOR REFERENCE. RE: PLUMB AND ELEC.

PLAN NOTES

1. 1/2" EXTERIOR GYPSUM
2. VENTED FIBER CEMENT SOFFIT
3. TRIMMED ATTIC ACCESS PANEL

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

PROJECT TITLE

Mennonite VILLAGE

COTTAGES

SFCS | Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER : DES	DRAWN : DRW
ARCHITECT : ARC	CHECKED : CHK
ENGINEER : ENG	APPROVED : APP

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
COTTAGE B PLANS

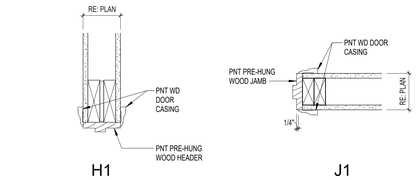
DATE: FEBRUARY 14, 2025
COMM. NO. 23102.00
DRAWING A1.1b

APPLIANCE SCHEDULE

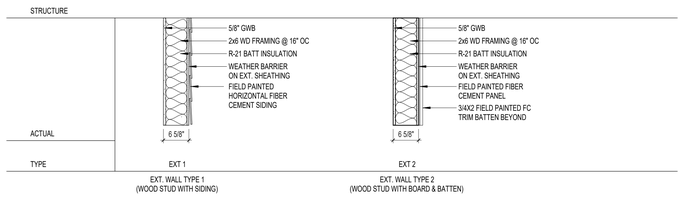
MARK	ITEM	MANUFACTURER	MODEL NO	REMARKS	CLASSIFICATION
A1	REFRIGERATOR	GE	PYE22KYNFS	COUNTERTOP DEPTH	STANDARD
A2	STOVE	GE	GRS500PVSS		STANDARD
A3	BUILT IN MIRCOWAVE	GE	GCBK09N1WSS		STANDARD
A4	DISHWASHER	GE	GDT550PYRFS		STANDARD

TOILET ACCESSORY SCHEDULE

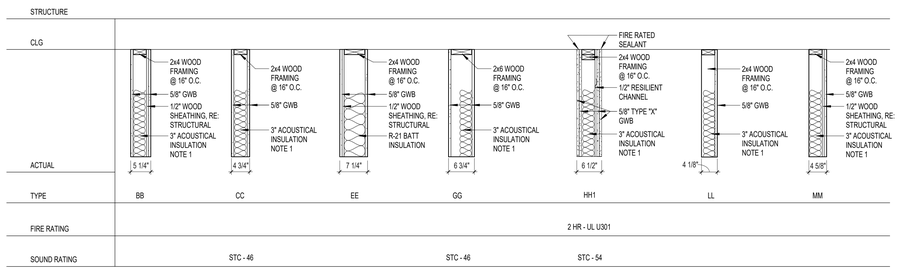
MARK	ITEM	MODEL NO	MANUFACTURER	MT. HT.	SIZE	REMARKS
T1	TOILET PAPER HOLDER	YS709CH	MOEN			STANDARD
T2	TOWEL RING	DN0786CH	MOEN			STANDARD
T3	MIRROR - BEVELED EDGE				VARIES, RE: PLANS	STANDARD
T4	ROBE HOOK	YB2103CH	MOEN	TOP @ 48" AFF		STANDARD
T5	18" GRAB BAR - VERTICAL	16030TRCOL	AQUATIC			FACTORY INSTALLED OPTION BY AQUATIC
T6	24" TOWEL/GRAB BAR	YG0724CH	MOEN	CENTERLINE AT 34"	24"	STANDARD
T7	L-SHAPE GRAB BAR	16030TRCOL	AQUATIC			FACTORY INSTALLED OPTION BY AQUATIC
T8	FOLD DOWN SEAT	16030TRCOL	AQUATIC			FACTORY INSTALLED OPTION BY AQUATIC
T9	CURVED SHOWER ROD	16030TRCOL	AQUATIC	TOP @ 84" AFF	60"	FACTORY INSTALLED OPTION BY AQUATIC



1 A4.1 HEAD & JAMB DETAILS
1 1/2" = 1'-0"



PARTITION TYPES - EXTERIOR
3/4" = 1'-0"



PARTITION NOTES:

NOTE 1: SOUND RATING WHERE NOTED ON PLANS.

NOTE 2: LINE OF SUBSTRATE.

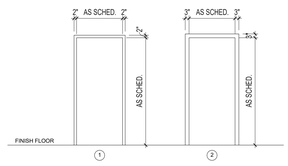
NOTE 3: FOR GWB PARTITIONS RECEIVING CERAMIC TILE APPLICATIONS, PROVIDE 1/2" TILE BACKER BOARD.

NOTE 4: GWB SHALL BE ACOUSTICALLY SEALED TO STRUCTURE AT SOUND RATED PARTITIONS. APPLY SEALANT AROUND ALL CUT OUTS IN GWB WALL. CAULK SIDES AND BACK OF ELECTRICAL BOXES.

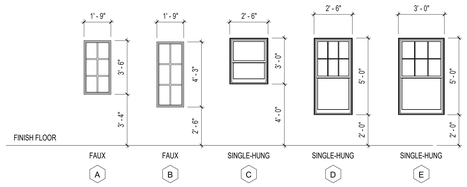
NOTE 5: DESIGNATED STC RATINGS APPLY TO SOUND RATED PARTITIONS

NOTE 6: PROVIDE MOLD & MOISTURE RESISTANCE GYPSUM BOARD AT ALL BATHROOMS AND LAUNDRY ROOMS

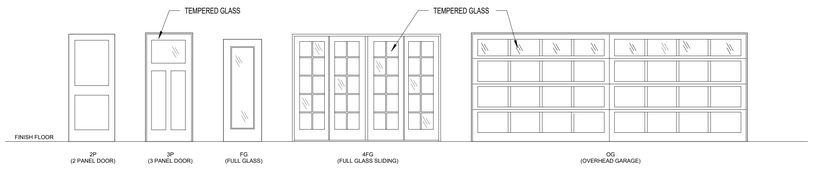
PARTITION TYPES - INTERIOR
3/4" = 1'-0"



DOOR FRAME ELEVATIONS
1/4" = 1'-0"



WINDOW ELEVATIONS
1/4" = 1'-0"



DOOR ELEVATIONS
1/4" = 1'-0"

DOOR SCHEDULE

ROOM	DOOR ELEV	DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	FIRE RATING	FRAME ELEV	FRAME HEAD	FRAME JAMB	HARDWARE LOCK	HARDWARE CLOS	HARDWARE ACCESS CNTRL	Comments
U1	3P		3' - 0"	6' - 8"			H3	J3				
U2	2P		3' - 0"	6' - 8"		1	H1	J1				
U3	2P		(2) 1' - 6"	6' - 8"		1	H1	J1				
U4	2P		3' - 0"	6' - 8"		1	H1	J1				
U5	2P		3' - 0"	6' - 8"		1	H1	J1				SOLID WOOD DOOR
U6	2P		2' - 6"	6' - 8"		1	H2	J2				POCKET DOOR
U7	2P		3' - 0"	6' - 8"		1	H2	J2				POCKET DOOR
U8	FG		(2) 2' - 6"	6' - 8"		1	H1	J1				
U9			5' - 0"	6' - 8"		2	H1	J1				60" CASED OPENING
U10	FG		9' - 8"	7' - 0"		1	H3	J3				4 SLIDING GLASS PANELS
U11	OG		17' - 10"	7' - 0"			-	-				OVERHEAD GARAGE DOOR

DOOR TYPE ABBREVIATIONS

- AL - ALUMINUM
- HC - WOOD HOLLOW CORE
- HM - HOLLOW METAL
- MSR - MEDIUM DENSITY FIBER BOARD STILE AND RIAL
- MDF - MEDIUM DENSITY FIBER BOARD
- OS - SECTIONAL OVERHEAD DOOR
- OCD - OVERHEAD COILING DOOR
- WD - WOOD SOLID CORE
- WSR - WOOD STILE & RAIL

GENERAL NOTES

1. DOORS ARE TO BE INSTALLED SO THE BACK OF THE FRAME IS 4", TYP. TO FACE OF WALL AT INSIDE CORNER, UNLESS NOTED OTHERWISE.

DESIGN DEVELOPMENT SET

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PROJECT TITLE

Mennonite VILLAGE

COTTAGES

SFCS Architecture Engineering Planning Interiors
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DESIGNER : DES	DRAWN : DRW
ARCHITECT : ARC	CHECKED : CHK
ENGINEER : DES	APPROVED : APP

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DRAWING TITLE
SCHEDULES

DATE: FEBRUARY 14, 2025
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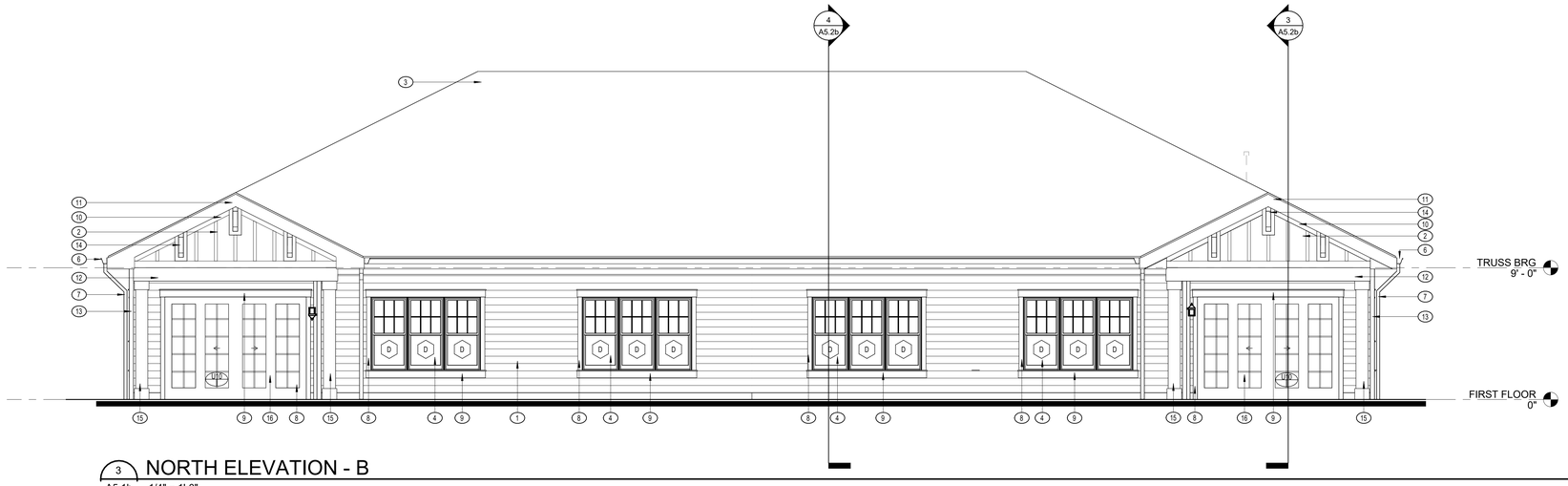
DRAWING A4.1



3 A5.1b NORTH ELEVATION - B
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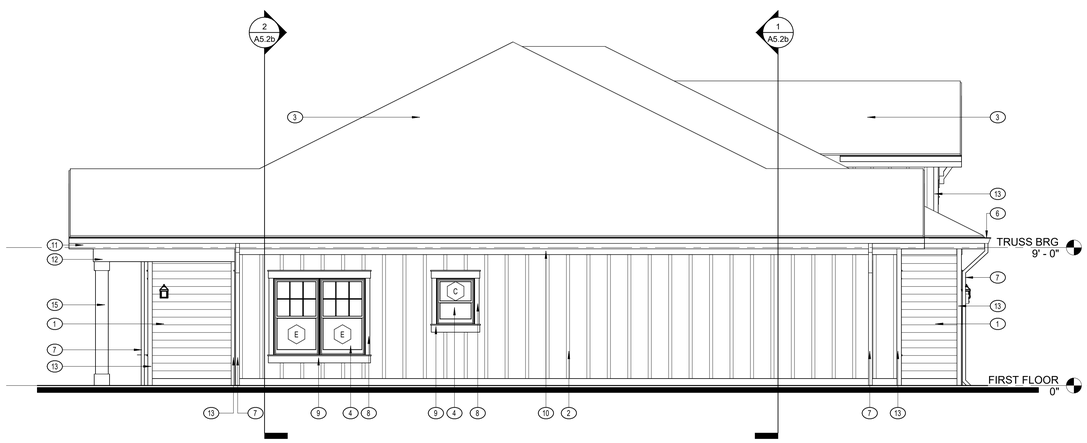
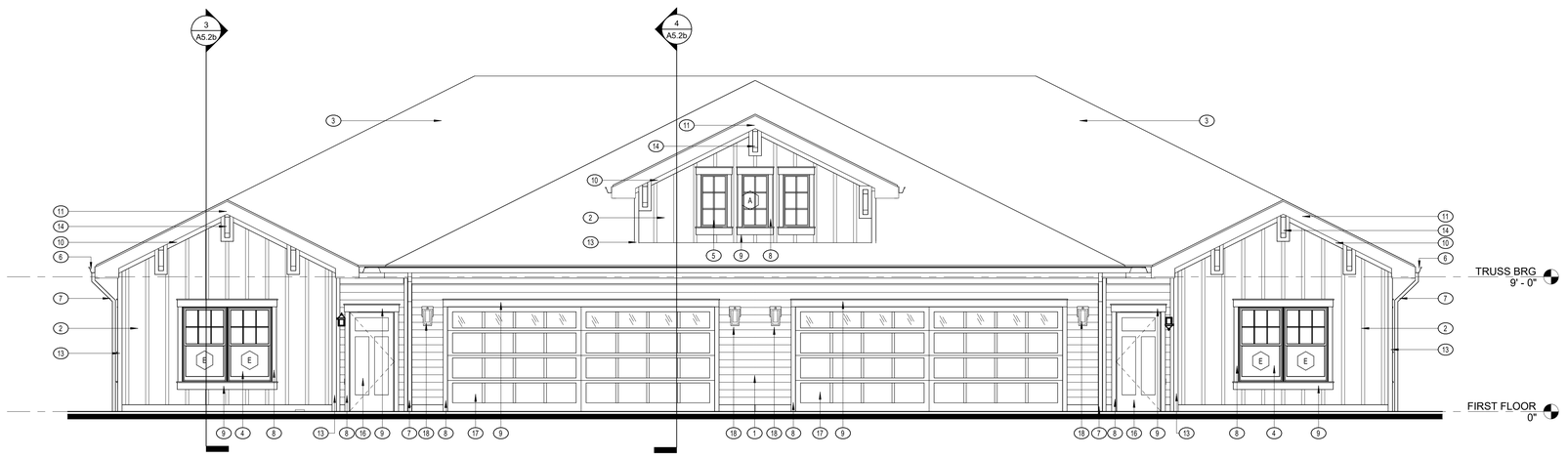


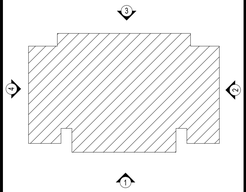
4 A5.1b WEST ELEVATION - B
1/4" = 1'-0"

2 A5.1b EAST ELEVATION - B
1/4" = 1'-0"



1 A5.1b SOUTH ELEVATION - B
1/4" = 1'-0"

KEYPLAN



N
PLAN NORTH

KEY NOTES

1. 6" HORIZONTAL FIBER CEMENT SIDING.
2. FIBER CEMENT BOARD AND BATTEN.
3. ASPHALT FIBERGLASS SHINGLES.
4. SCHEDULED WINDOW.
5. SCHED FAUX VINYL WINDOW.
6. ALUMINUM TOPPER SYSTEM AT GUTTER. SEE ROOF PLAN FOR GUTTER LOCATIONS.
7. ALUMINUM DOWNSPOUT TO MATCH GUTTER FINISH. SEE ROOF PLAN FOR DOWNSPOUT LOCATIONS.
8. 3 1/2" SIDE F.C. TRIM AT WINDOWS AND DOORS, TYP.
9. 5 1/2" TOP AND BOTTOM F.C. TRIM AT WINDOWS AND DOORS, TYP.
10. 6" FIBER CEMENT TRIM BOARD, TYP.
11. 10" FIBER CEMENT FASCIA BOARD, TYP.
12. 12" FIBER CEMENT BOARD, TYP.
13. 3 1/2" F.C. CORNER TRIM
14. DECORATIVE FYPON BRACKET.
15. SIMULATED WOOD COLUMN COVER.
16. SCHEDULED DOOR.
17. SCHEDULED INSULATED GARAGE DOOR.
18. EXTERIOR SCONCE, RE: ELEC.

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EXTERIOR ELEVATIONS

DATE: FEBRUARY 14, 2025
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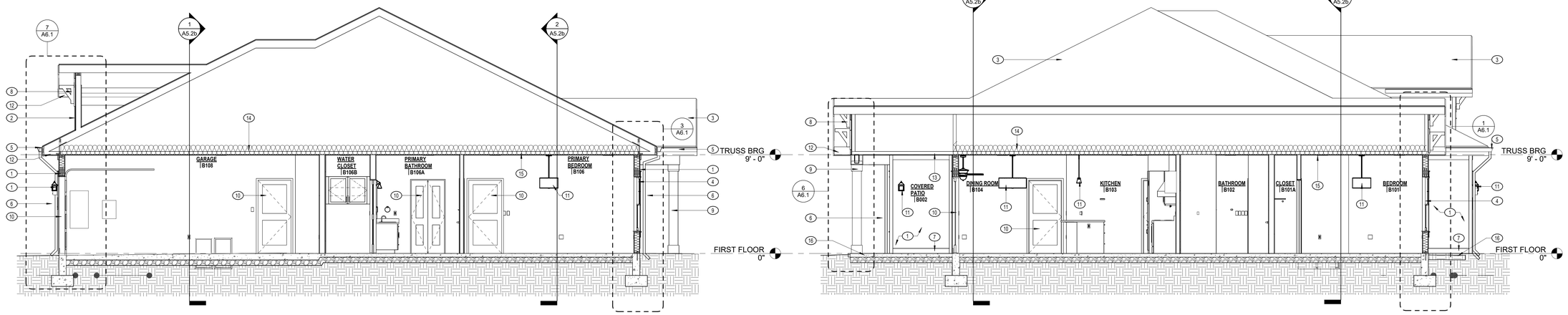
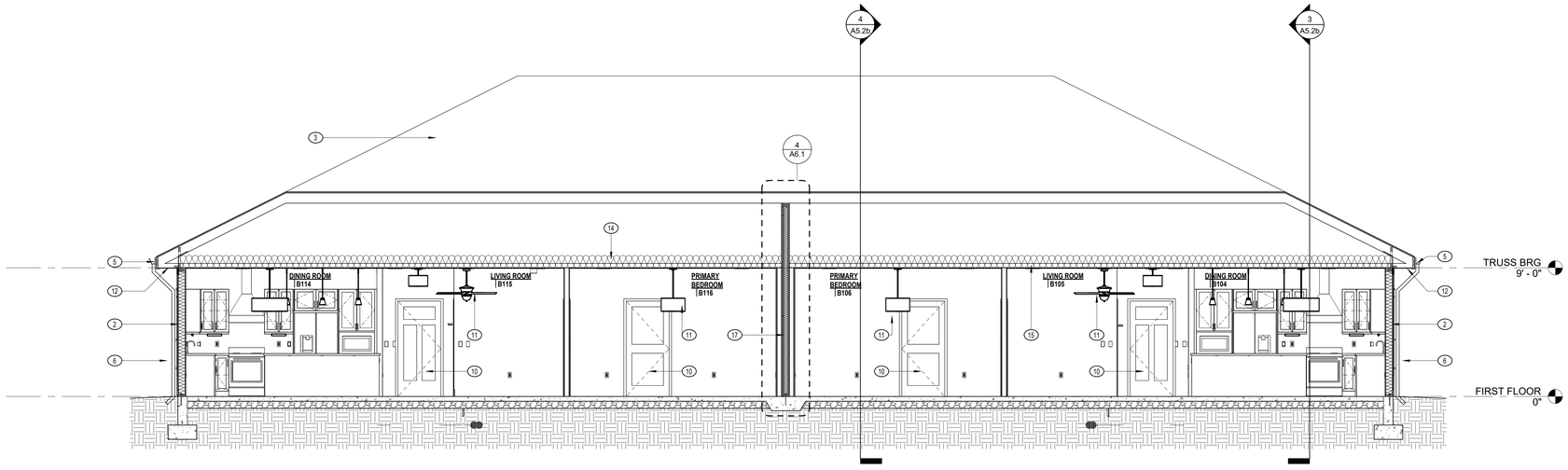
DRAWING A5.1b



4 A5.2b SECTION 4B
1/4" = 1'-0"

3 A5.2b SECTION 3B
1/4" = 1'-0"



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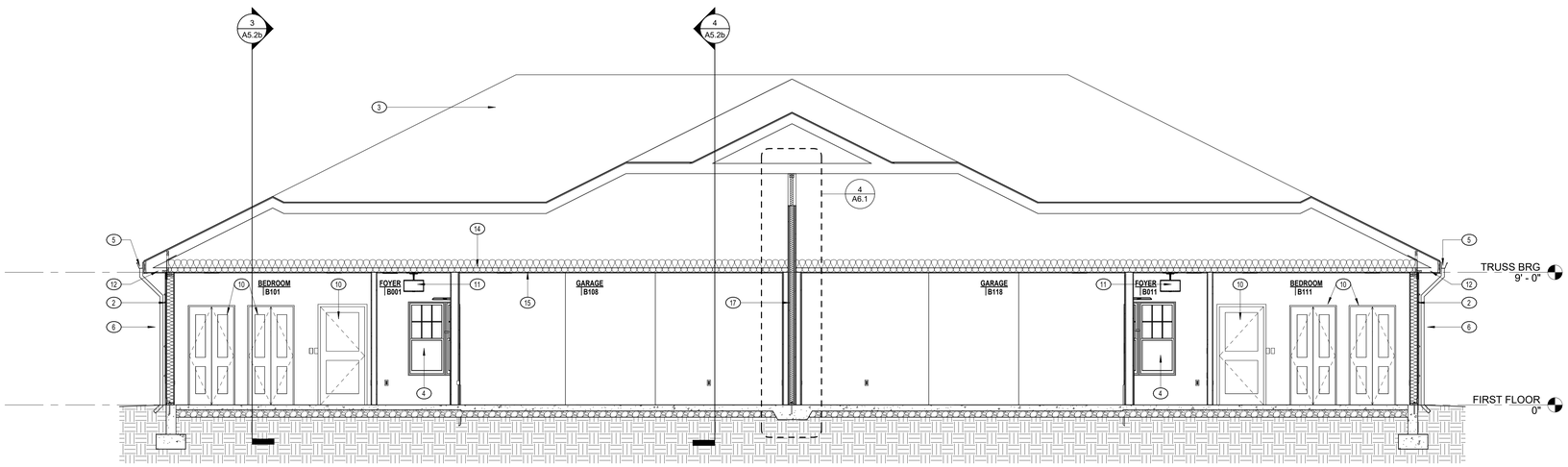

1 A5.2b SECTION 1B
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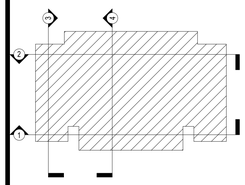
KEYPLAN



N
PLAN NORTH

GENERAL NOTES

1. EXT 1 WALL TYPE
2. EXT 2 WALL TYPE
3. ASPHALT SHINGLES
4. SCHEDULED WINDOW
5. ALUMINUM GUTTER
6. ALUMINUM DOWNSPOUT
7. FIBER CEMENT TRIM
8. DECORATIVE BRACKET
9. FIBER CEMENT COLUMN
10. SCHEDULED DOOR
11. LIGHT FIXTURE, RE: ELEC DWGS.
12. FIBER CEMENT SOFFIT
13. EXTERIOR GYPSUM
14. R-49 BATT INSULATION
15. SCHEDULED CEILING
16. CONCRETE SLAB ON GRADE
17. 2 HR WALL ASSEMBLY UL U301

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DRAWING TITLE
BUILDING SECTIONS

DATE: FEBRUARY 14, 2025
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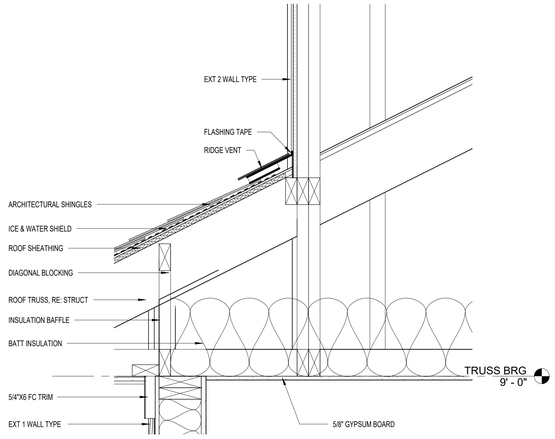
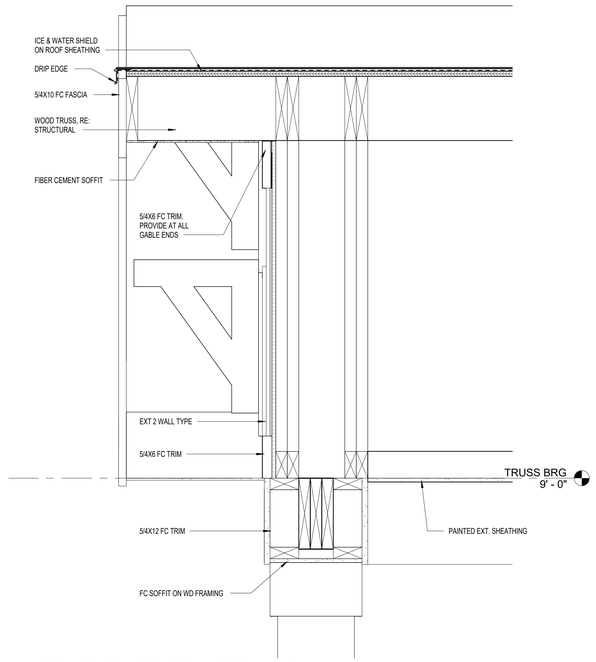
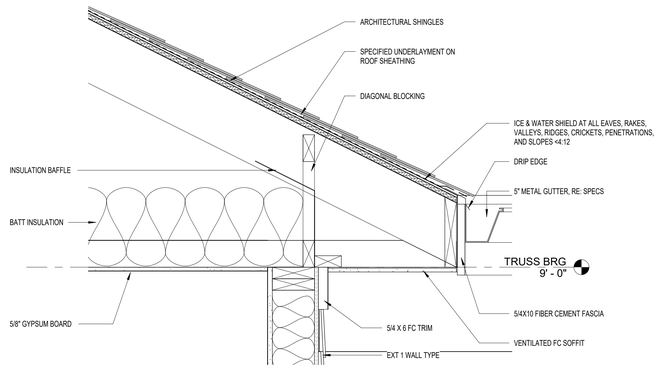
DRAWING A5.2b



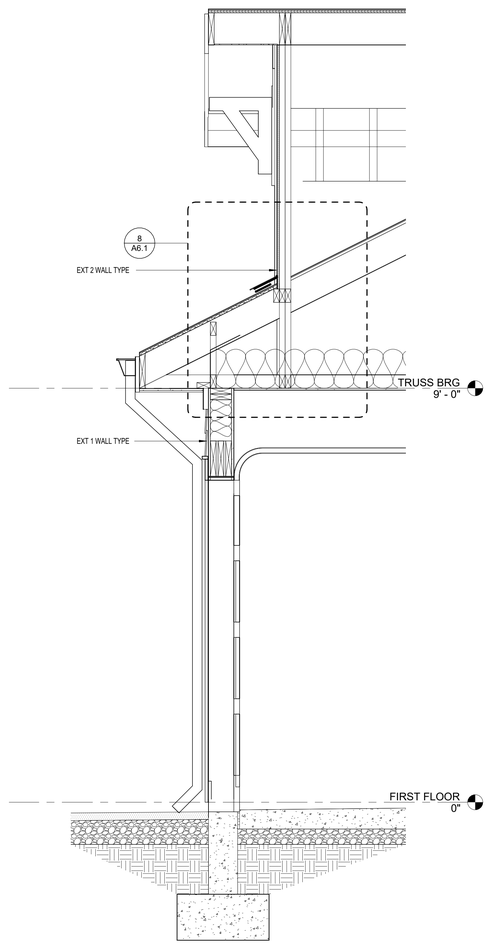
8 A6.1 TYP. DORMER
1 1/2" = 1'-0"



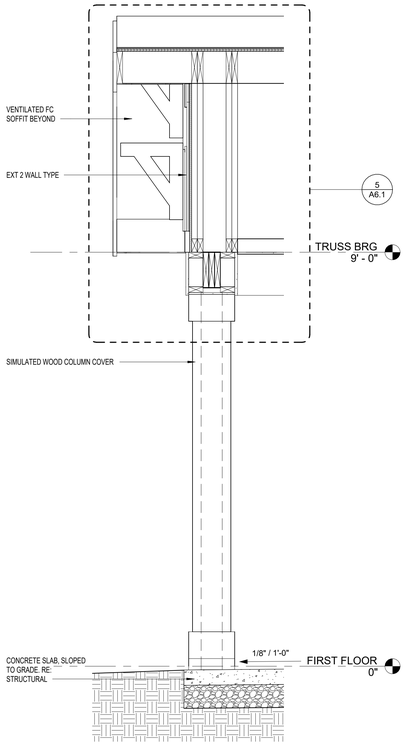
5 A6.1 TYP. PORCH COLUMN
1 1/2" = 1'-0"



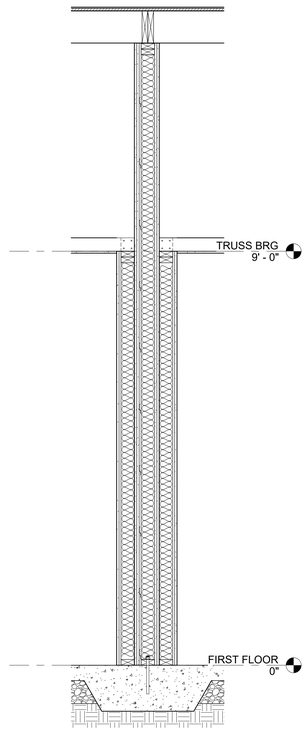
2 A6.1 TYP. EAVE
1 1/2" = 1'-0"



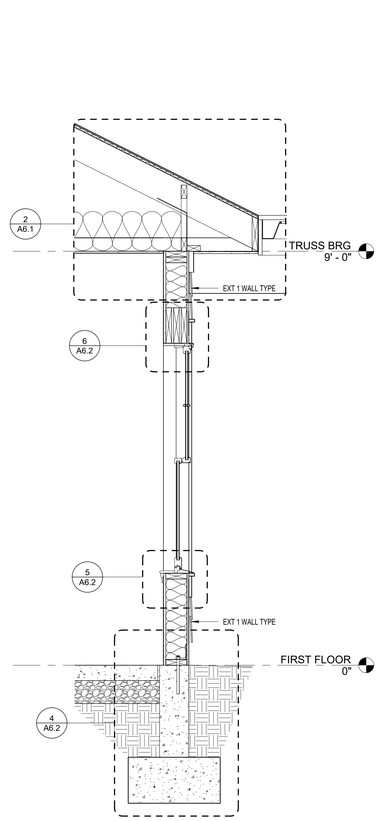
7 A6.1 TYP. DORMER SECTION
3/4" = 1'-0"



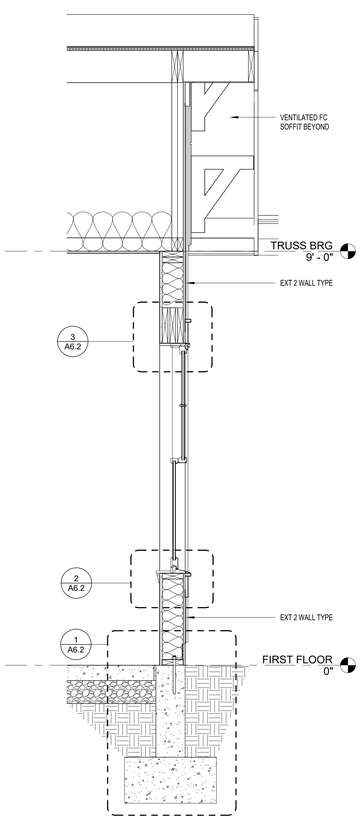
6 A6.1 TYP. PORCH SECTION
3/4" = 1'-0"



4 A6.1 TYP. UNIT SEPARATION WALL
3/4" = 1'-0"



3 A6.1 TYP. SIDING WALL SECTION
3/4" = 1'-0"



1 A6.1 TYP. B&B WALL SECTION
3/4" = 1'-0"

GENERAL NOTES

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DRAWING TITLE

WALL SECTIONS

DATE: FEBRUARY 14, 2025
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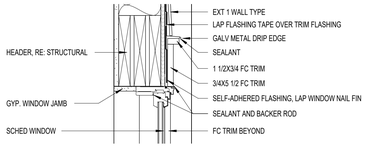
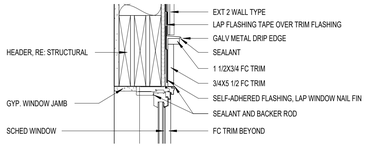
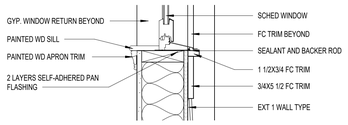
DRAWING A6.1



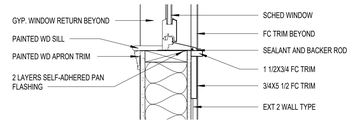
6 A6.2 TYP. WINDOW HEAD - SIDING
1 1/2" = 1'-0"



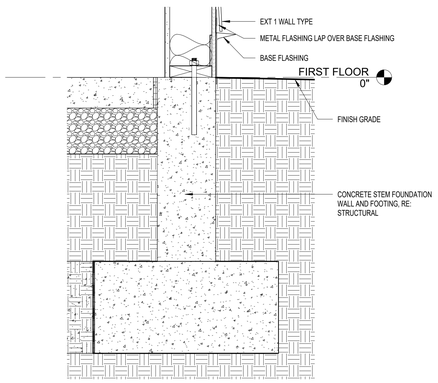
3 A6.2 TYP. WINDOW HEAD - B&B
1 1/2" = 1'-0"



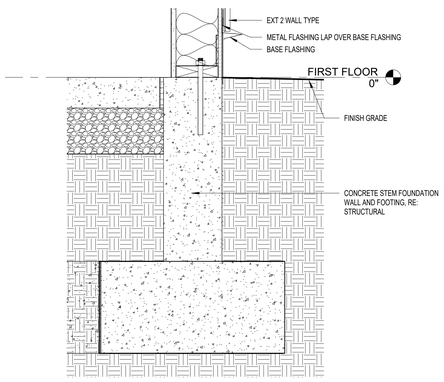
5 A6.2 TYP. WINDOW SILL - SIDING
1 1/2" = 1'-0"



2 A6.2 TYP. WINDOW SILL - B&B
1 1/2" = 1'-0"



4 A6.2 TYP. FOUNDATION - SIDING
1 1/2" = 1'-0"



1 A6.2 TYP. FOUNDATION - B&B
1 1/2" = 1'-0"

GENERAL NOTES

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DRAWING TITLE
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DATE: FEBRUARY 14, 2025
COMM. NO. 23102.00
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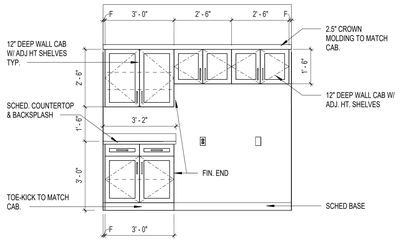
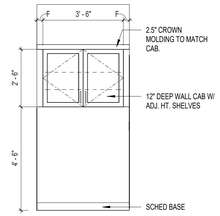
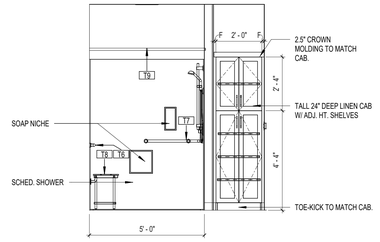


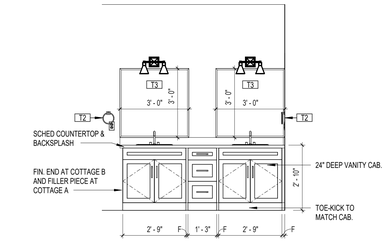
10 A7.1 **TYP. LAUNDRY ROOM**
3/8" = 1'-0"



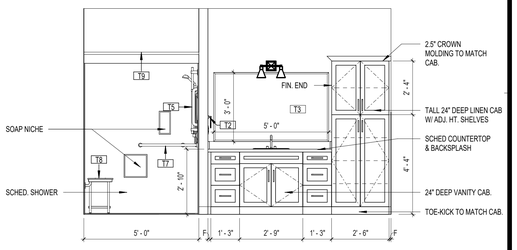
8 A7.1 **TYP. W.C. UPPER SHELVING**
3/8" = 1'-0"



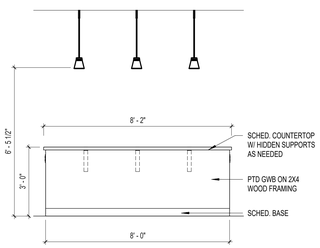
6 A7.1 **TYP. PRIMARY BATHROOM SHOWER**
3/8" = 1'-0"



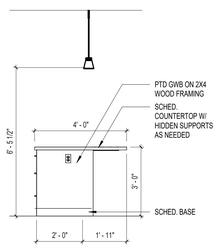
4 A7.1 **TYP. PRIMARY BATHROOM VANITY**
3/8" = 1'-0"



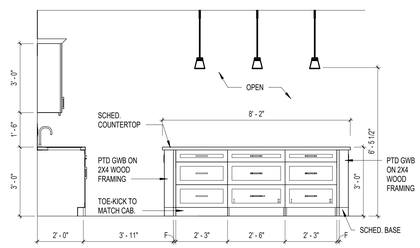
2 A7.1 **TYP. BATHROOM VANITY**
3/8" = 1'-0"



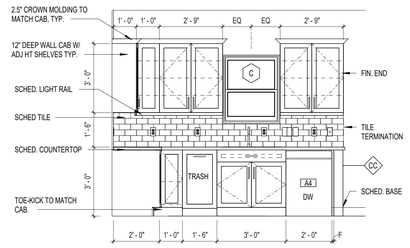
9 A7.1 **TYP. KITCHEN ISLAND BACK**
3/8" = 1'-0"



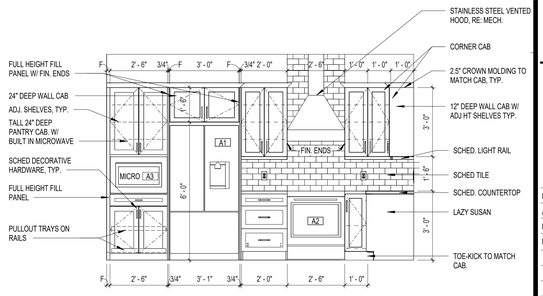
7 A7.1 **TYP. KITCHEN ISLAND SIDE**
3/8" = 1'-0"



5 A7.1 **TYP. KITCHEN ISLAND**
3/8" = 1'-0"



3 A7.1 **TYP. KITCHEN SINK**
3/8" = 1'-0"



1 A7.1 **TYP. KITCHEN**
3/8" = 1'-0"

GENERAL NOTES

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NO.	REVISION DESCRIPTION		DATE

DRAWING TITLE
INTERIOR ELEVATIONS

DATE: FEBRUARY 14, 2025
COMM. NO. 23102.00
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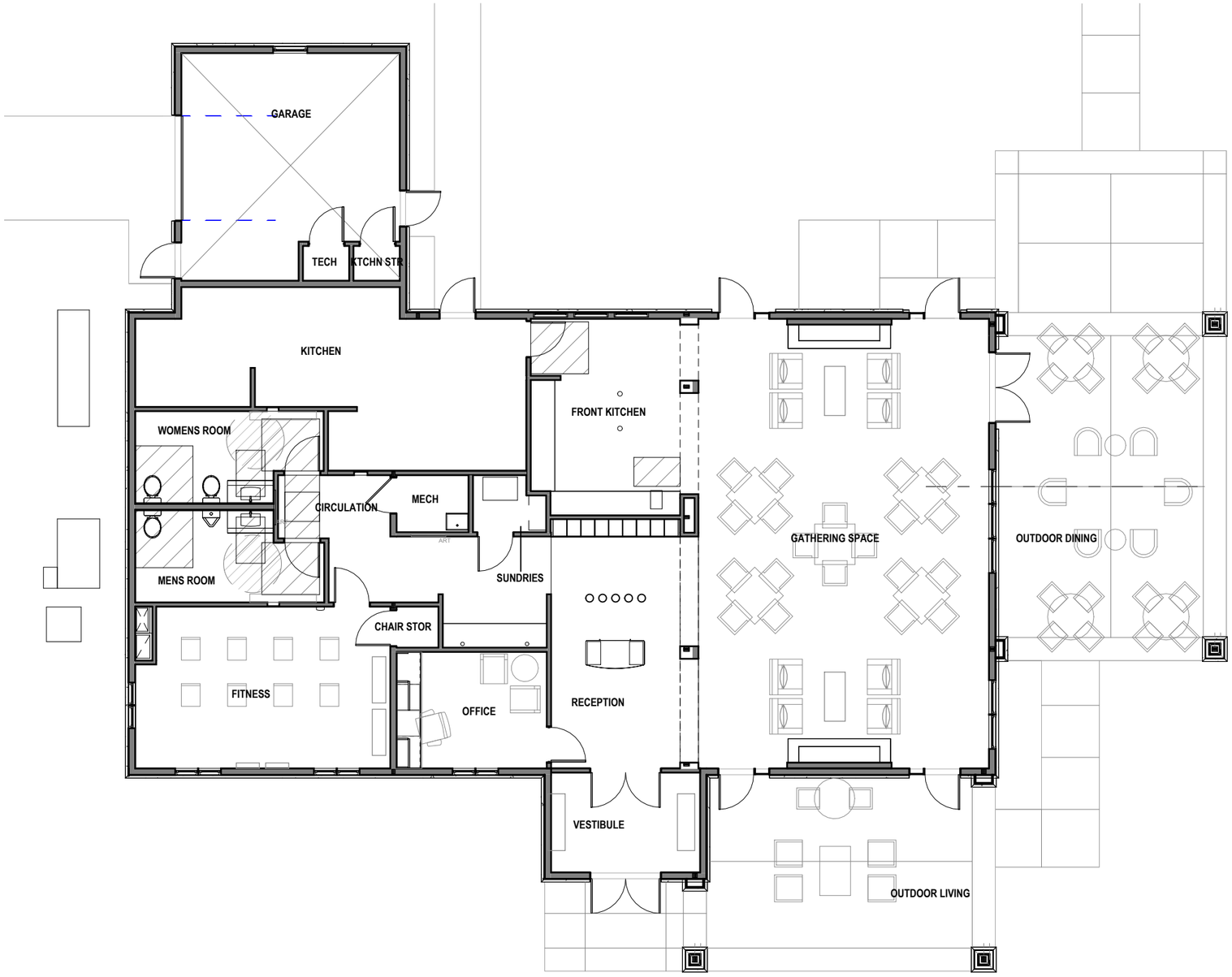


SFCS

MENNONITE VILLAGE CLUB HOUSE

5353 Columbus St SE, Albany, OR 97322

No.	Description	Date

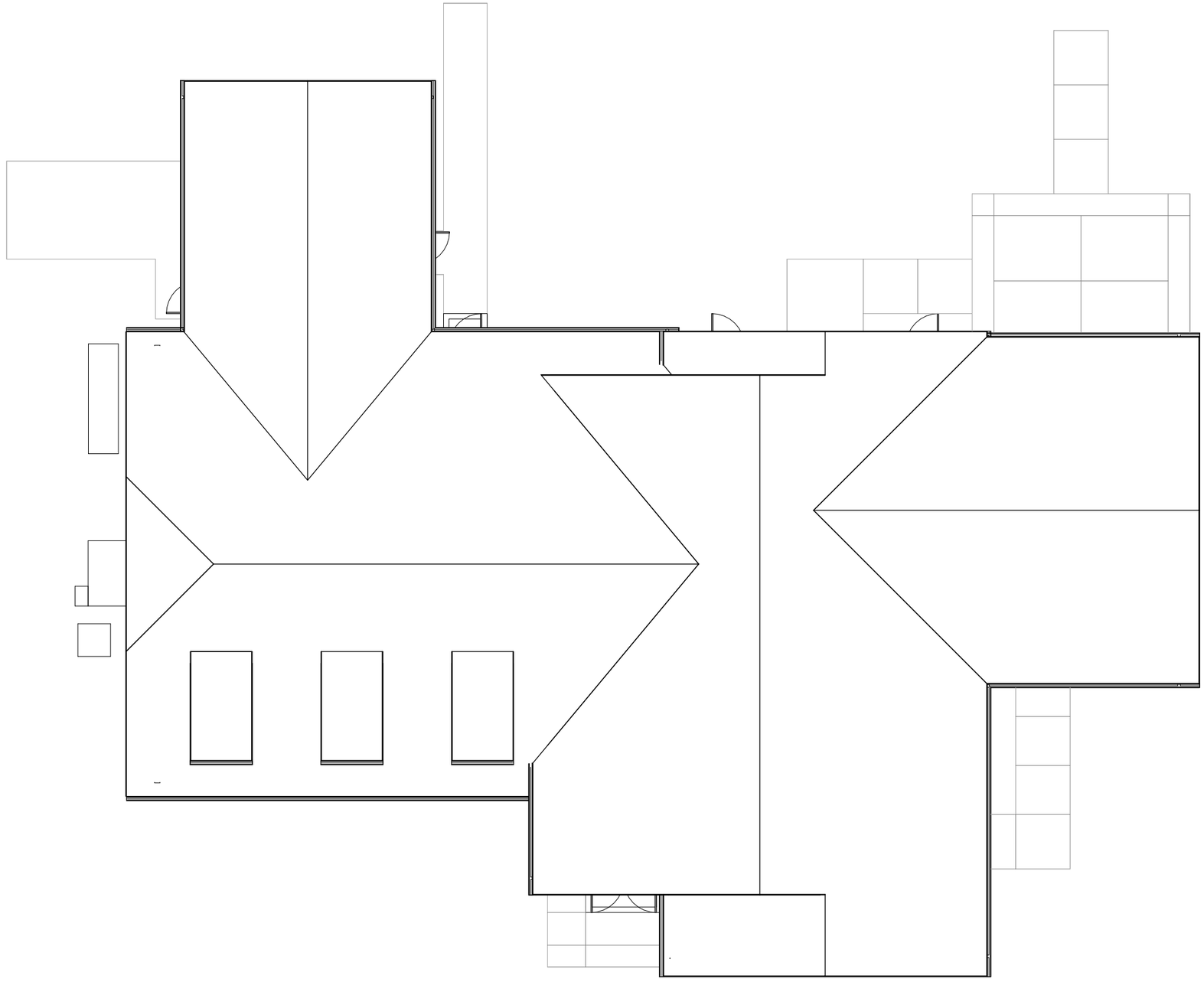
FLOOR PLAN

Project number	23102.00
Date	2025.02.12
Drawn by	Author
Checked by	RCK

A001

Scale 3/32" = 1'-0"

2/12/2025 5:00:10 PM



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5353 Columbus St SE, Albany, OR 97322

No.	Description	Date

ROOF LAYOUT

Project number	23102.00
Date	2025.02.12
Drawn by	Author
Checked by	RCK

A002

Scale 3/32" = 1'-0"

2/12/2025 5:00:11 PM

SFCS

MENNONITE VILLAGE CLUB HOUSE

5353 Columbus St SE, Albany, OR 97322

No.	Description	Date

EAST ELEVATION

Project number	23102.00
Date	2025.02.12
Drawn by	Author
Checked by	RCK

A003

Scale 3/32" = 1'-0"

2/12/2025 5:00:11 PM

SFCS

MENNONITE VILLAGE CLUB HOUSE

5353 Columbus St SE, Albany, OR 97322

No.	Description	Date

NORTH ELEVATION

Project number	23102.00
Date	2025.02.12
Drawn by	Author
Checked by	RCK

A004

Scale 3/32" = 1'-0"

2/12/2025 5:00:12 PM

SFCS

MENNONITE VILLAGE CLUB HOUSE

5353 Columbus St SE, Albany, OR 97322

No.	Description	Date

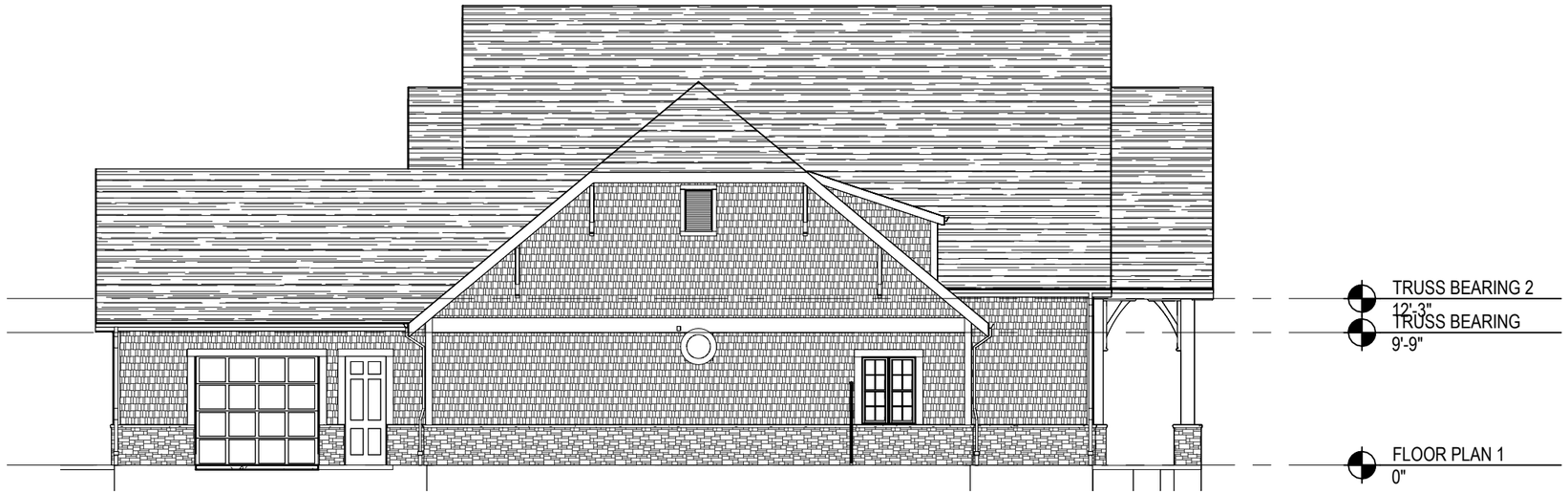
SOUTH ELEVATION

Project number	23102.00
Date	2025.02.12
Drawn by	Author
Checked by	RCK

A005

Scale 3/32" = 1'-0"

2/12/2025 5:00:12 PM



SFCS

MENNONITE VILLAGE CLUB HOUSE

5353 Columbus St SE, Albany, OR 97322

No.	Description	Date

WEST ELEVATION

Project number	23102.00
Date	2025.02.12
Drawn by	Author
Checked by	RCK

A006

Scale 3/32" = 1'-0"

2/12/2025 5:00:13 PM

NOTES:

1. SEE SHEET LA-3 FOR PROTOTYPICAL PLANTING PLANS AT COTTAGES.
2. HIGH EFFICIENCY IRRIGATION WILL BE PROVIDED AS REQUIRED TO ENSURE PLANT ESTABLISHMENT AND ONGOING PLANT HEALTH. NEITHER IRRIGATION NOR ASSOCIATED TRENCHING IS TO OCCUR IN AREAS OF EXISTING VEGETATION PRESERVATION.
3. EXISTING VEGETATION TO REMAIN - SOUTH PROPERTY BETWEEN LIMITS OF GRADING AND PATH NORTH OF RIPARIAN ZONE: INVASIVE VEGETATION, BRUSH AND DEBRIS MAY BE REMOVED. NATIVE PLANT MATERIAL MAY BE INSTALLED TO ENHANCE VEGETATED EDGE.
4. MEADOW: SUPPLEMENTAL WATERING TO BE PROVIDED FOR MEADOW ESTABLISHMENT. MEADOW TO BE SEEDED WITH DROUGHT TOLERANT SEED MIXTURE THAT WILL NOT REQUIRE PERMANENT IRRIGATION.
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6. SEE SITE PLAN, CIVIL AND SURVEY FOR WETLAND AND FLOODWAY BOUNDARIES.
7. SEE CIVIL PLANS FOR STORMWATER TREATMENT FACILITIES.
8. OPEN SPACES: SEE CIVIL PLANS AND NARRATIVE FOR OPEN SPACE DELINEATION AND CALCULATIONS.
9. NATURAL RESOURCES: SEE CIVIL PLANS FOR TREE REMOVALS.
10. (37) OREGON OAKS ARE PROPOSED ALONG THE SOUTHERN PROJECT EDGE TO MITIGATE THE REMOVAL OF (7) OREGON OAKS FOR SITE DEVELOPMENT. ADDITIONAL TREES ARE DISPERSED THROUGHOUT THE SITE TO MITIGATE THE REMOVAL OF (14) ASH TREES. PER ARBORIST REPORT, MANY OF THESE ASH ARE HAZARDOUS OR DEAD AND COULD POTENTIALLY BE REMOVED WITHOUT MITIGATION. SEE ARBORIST REPORT FOR TREE EVALUATION AND TREE PROTECTION MEASURES.

LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED OREGON OAK TREES
- PROPOSED CONIFERS
- PLANT BEDS (SHRUBS, GROUNDCOVERS AND PERENNIALS)
- BENCH ON CONCRETE PAD
- MEADOW - SEE NOTE
- NATIVE STORMWATER TREATMENT PLANTINGS
- IRRIGATED LAWN
- STORMWATER POND - SEE CIVIL
- EX. TREES TO REMAIN
- Tree Protection Fencing

Landscape Site Plan

0 20 50 100 200 400

SCALE: 1" = 100'-0"

NORTH

MENNONITE VILLAGE

DLA
DOUGHERTY LANDSCAPE ARCHITECTS
474 Willamette Street
Suite 305
Eugene, Oregon 97401
P 541.683.5803
F 541.683.8183
www.DLAdesign.com

REGISTERED 279 David J. Dougherty OREGON LANDSCAPE ARCHITECT

Lake View Planned Development

City of Albany, Linn County, Oregon

Date: 4-15-25
Drawn By: EP / EH
Checked By: DJD
Submission: LAND USE

Revisions

LA-1

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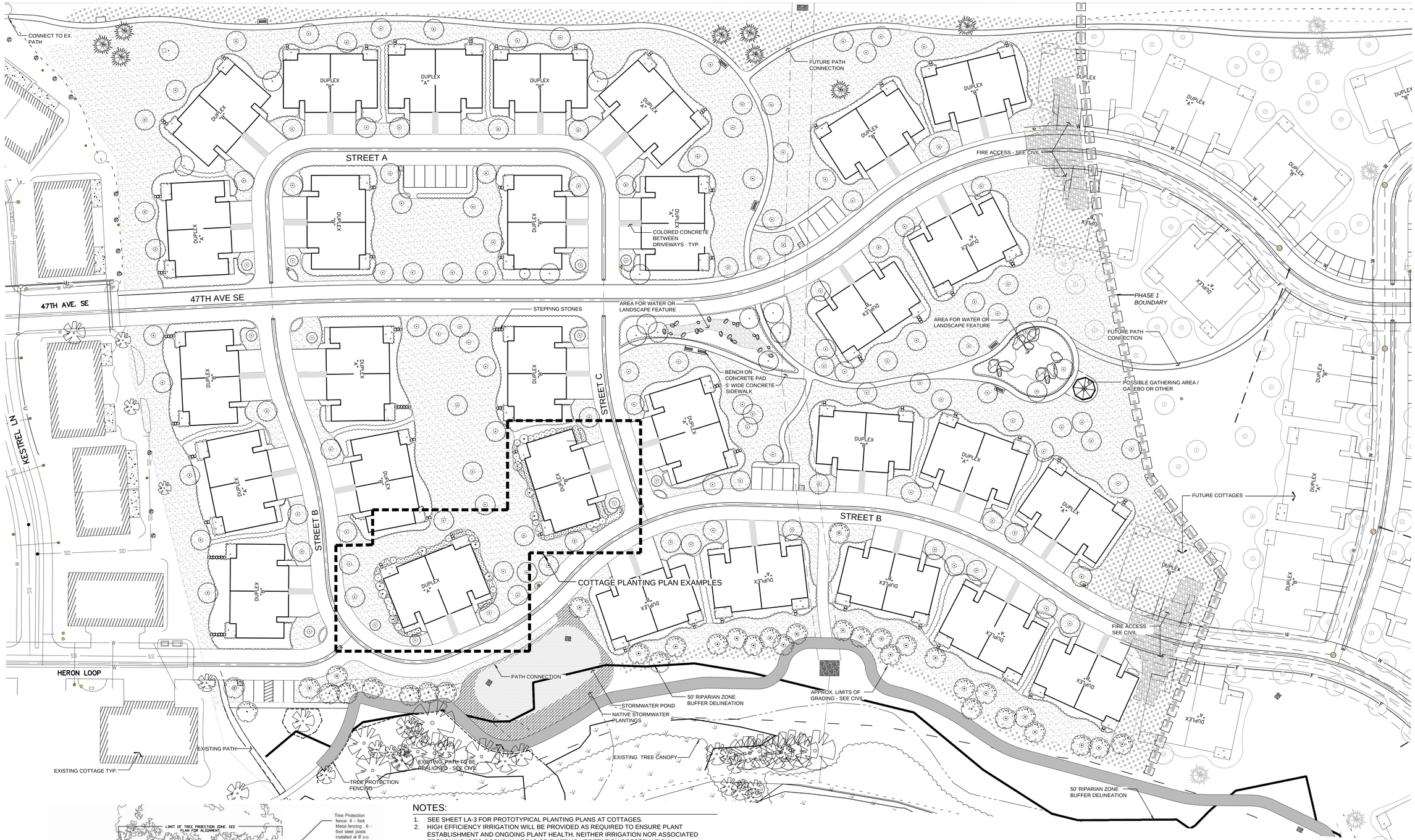

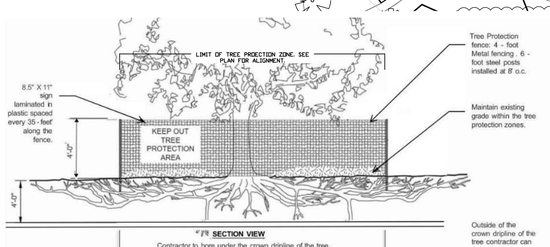

1 / LA-2 TREE PROTECTION - FENCING DETAIL

NOTE:
TREE PROTECTION FENCING MAY BE WITHIN THE ROOT PROTECTION ZONES OF THE TREES. THE PROJECT ARBORIST MUST OVERSEE GROUND DISTURBING ACTIVITIES WITHIN A DISTANCE OF 12X THE DIAMETER OF TREES.

NOTES:

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- IRRIGATED LAWN
- STORMWATER POND - SEE CIVIL
- EX. TREES TO REMAIN
- Tree Protection Fencing

Phase I Landscape Plan

0 10 20 40 80 160

SCALE: 1"=40'-0"

NORTH

MENNONITE VILLAGE

DLA
DOUGHERTY LANDSCAPE ARCHITECTS
474 Willamette Street
Suite 305
Eugene, Oregon 97401
P 541.683.5803
F 541.683.8183
www.DLAdesign.com

REGISTERED 279 David J. Dougherty OREGON LANDSCAPE ARCHITECT

Lake View Planned Development
City of Albany, Linn County, Oregon

Date: 4-15-25
Drawn By: EP / ES
Checked By: DJD
Submission: LAND USE
Revisions

LA-2

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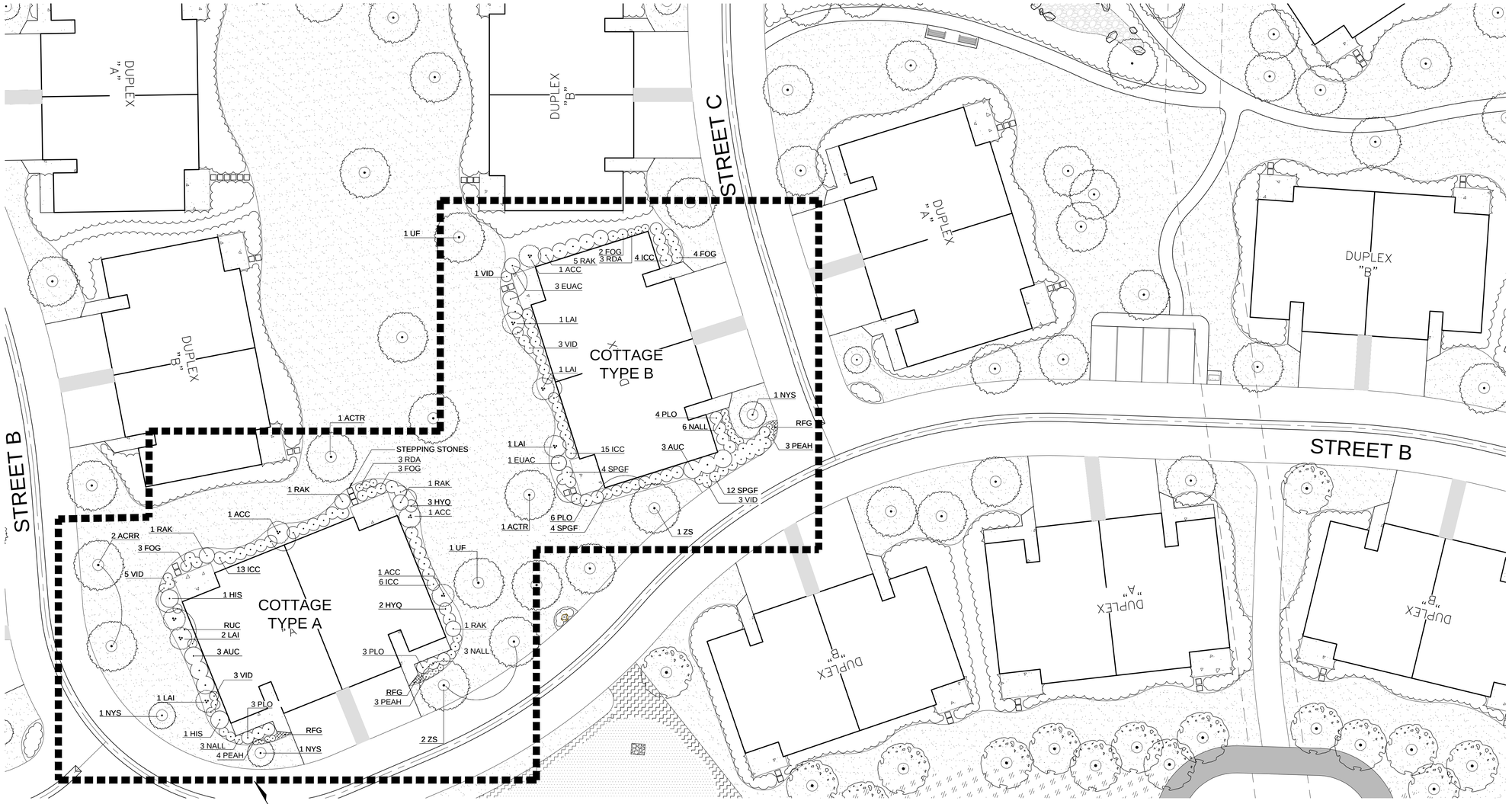

COTTAGE PLANTING PLAN EXAMPLES

GENERAL PLANT SCHEDULE - EXAMPLE FOR PLANT BEDS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
CANOPY TREES					
ACRR	-	Acer rubrum 'Red Sunset'	Red Sunset Maple	2" cal.	Matching, limbed up to approx. 6 ft.
ACTR	-	Acer truncatum x A. Plantanoides	Warrens Red Maple	2" cal.	Matching, limbed up to approx. 6 ft.
CABE	-	Carpinus betulus	European Hornbeam	2" cal.	Matching, limbed up to approx. 6 ft.
NYS	-	Nyssa sylvatica	Black Tupelo	2" cal.	Matching, full, B&B
UF	-	Ulmus sp.	Elm	2" cal.	Matching, limbed up to approx. 6 ft.
ZS	-	Zelkova serrata	Japanese Zelkova	2" cal.	Matching, limbed up to approx. 6 ft.
ORNAMENTAL TREES					
ACC	-	Acer circinatum	Vine Maple	7' ht.	multi stem, B&B, matching, full
LAI	-	Lagertroemia indica	Crape Myrtle	7' ht.	(3) stem min., B&B, matching, full
SHRUBS					
AUC	-	Arbutus unedo 'Compacta'	Strawberry Tree	5 gal.	matching, full
EUAC	-	Euonymus alata 'Compacta'	Compact Burning Bush	5 gal	matching, full
FOG	-	Fothergilla gardenii	Dwarf Fothergilla	3 gal.	matching, full
HIS	-	Hibiscus syriacus	Rose of Sharon	5 gal.	matching, full
HYQ	-	Hydrangea quercifolia	Oakleaf Hydrangea	3 gal.	matching, full
ICC	-	Ilex crenata 'Compacta'	Compact Japanese Holly	3 gal.	matching, full
NALL	-	Nandina domestic 'Lemon Lime'	Lemon Lime Nandina	3 gal.	matching, full
PLO	-	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	5 gal.	matching, full
RAK	-	Rhododendron 'Anah Kruschke'	Anah Kruschke Rhododendron	5 gal.	matching, full
RDA	-	Rhododendron 'Dora Amateis'	Dora Amateis Rhododendron	3 gal.	matching, full
SPGF	-	Spiraea japonica 'Gold Flame'	Gold Flame Spiraea	3 gal.	matching, full
VID	-	Viburnum davidii	David Viburnum	3 gal.	matching, full
GROUNDCOVERS AND PERENNIALS					
AU	24" o.c.	Arctostaphylos uva-ursi	Kinnikinnick	1 gal.	matching, full
BEC	15" o.c.	Bergenia crassifolia	Heartleaf Bergenia	1 gal.	matching, full
LIM	24" o.c.	Liriope muscari 'Big Blue'	Big Blue Lily Turf	1 gal.	matching, full
PEAH	24" o.c.	Pennisetum alopecuroides	Fountain Grass	1 gal.	matching, full
RFG	15" o.c.	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	1 gal.	matching, full
RUC	30" o.c.	Rubus calycinoides	Creeping Raspberry	1 gal.	matching, full

NOTES:

1. PLANT SCHEDULE IS PROVIDED AS EXAMPLE ONLY. PLANTING DESIGN WILL BE PROVIDED AS REQUIRED FOR SUBSEQUENT PERMITTING.
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- IRRIGATED LAWN
- GROUNDCOVER
- PERENNIALS
- NATIVE STORMWATER TREATMENT PLANTINGS
- PROPOSED OREGON OAK TREES

Prototypical Planting Plan

0 5 10 20 40 80

SCALE: 1"=20'-0"

NORTH

MENNONITE VILLAGE

DLA
DOUGHERTY LANDSCAPE ARCHITECTS
474 Willamette Street
Suite 305
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P 541.683.5803
F 541.683.8183
www.DLAdesign.com

REGISTERED 279 David J. Dougherty OREGON LANDSCAPE ARCHITECT

Lake View Planned Development

City of Albany, Linn County, Oregon

Date: 4-15-25
Drawn By: EP
Checked By: DJD
Submission: LAND USE

Revisions

LA-3

DLA INC. COPYRIGHT 2025

KITTELSON & ASSOCIATES
851 SW 6th Avenue, Suite 600
Portland, OR 97204
P 503.228.5230

February 14, 2025

Project #: 28208

Mr. Ron Irish
City of Albany - Public Works Department
333 Broadalbin Street SW
PO Box 490
Albany, Oregon 97321-0144

RE: Mennonite Village Lake View Trip Generation & Trip Distribution Study (PR-0017-21)

Dear Ron:

Mennonite Village serves senior residents of Albany and the surrounding communities by providing a continuum of care. To continue to serve the needs of the community, Mennonite Village proposes to add 198 new residential cottage (duplex) units on 46.2 acres of land located to the east of the existing eastern terminus of 47th Street SE.

This letter documents the trip generation and assignment associated with the new units per requirements of the City of Albany Department of Public Works *Division I Traffic Impact Study Guidelines Engineering Standards* and City staff direction. As shown below, a full Traffic Impact Analysis (TIA) is not required because the resident units' peak hour trip generation is only estimated to be 42 AM peak hour trips and 55 PM peak hour trips, both below the City's threshold of 100 peak hour trips for requiring a TIA. In addition, a traffic signal warrant analysis was prepared for the 47th Street SE/Waverly Street intersection as previously requested by City staff and determined that signalization will not be warranted in conjunction with the proposed development.

Trip Generation Estimates

The *Trip Generation Manual, 11th Edition* published by the Institute of Transportation Engineers in 2021, provides trip rates for various residential uses. Review of the trip data included in the *Trip Generation Manual* revealed that the Continuing Care Retirement Community (CCRC) rates could be applicable to the project; however, the proposed residential units are intended for independent living whereas the CCRC rates reflect various combinations of senior adult housing (both single-family and multifamily), congregate care, assisted living, and nursing home in which medical care increases as resident needs change. Other potentially applicable land uses in the *Trip Generation Manual* include 1) Senior Adult Housing – Multifamily which is described as residential sites with age restricted independent living dwelling units that share both floors and walls with other units in the residential building and 2) Senior Adult Housing—Single-Family which is also described as age restricted independent living with dwelling units that can be attached or detached and can include traditional single-family detached homes, patio homes, duplexes, and townhouses.

To evaluate the anticipated trip generation of the Mennonite Village independent living expansion, 48-hour bi-directional traffic counts were conducted within the community along 47th Street SE east of the Ermine Street SE intersection to determine the current trip generation rate of the existing 121 independent

living residential units within the retirement community[1]. The average of the two days of counts was used to estimate trip generation of the additional 198 residential units. These counts and the associated calculations were performed per the guidance provided in the *Trip Generation Manual Handbook*. Table 1 summarizes the average trips recorded, the equivalent average trip rate per unit, and then application to the proposed residential units. Appendix 1 includes the traffic count data which shows about a 10 percent variation in total daily trips between the two days of data collection.

Table 1: Estimated Trip Rates and Trips Generation

Land Use	Daily	Total AM Peak Hour	Total PM Peak Hour
Total Existing Residential Unit Trips (reflects average of 2 days)	415 trips	25 trips	34 trips
Existing Trip Rate per Unit (reflects average of 2 days)	3.43 trips/unit	0.21 trips/unit	0.28 trips/unit
Proposed Residential Unit Trips (Existing trip rate × 198 units)	679 trips	42 trips	55 trips

By comparison, the *Trip Generation Manual* trip rates for Senior Adult Housing—Multifamily align most closely with the local data at 3.24 trips/unit daily, 0.20 trips/unit during the AM peak hour and 0.25 trips/unit during the PM peak hour.

Trip Assignment

The weekday AM and PM site-generated trips shown in Table 1 were assigned to the 47th Street SE/Waverly Drive intersection based on traffic patterns counted at the intersection in October 2022 as well as considering the local roadway network and surrounding land uses/destinations. Based on the 2022 traffic counts, we estimate that 70% (30 AM trips/38 PM trips) of the site trips will travel north and 30% (12 AM trips/17 PM trips) will travel south along Waverly Street.

MUTCD Signal Warrant Analysis

We prepared a signal warrant analysis to assess whether the additional traffic from the proposed Mennonite Village development would justify provision of a traffic signal at the 47th Avenue SE/Waverly Drive intersection.

The *2009 Manual on Uniform Traffic Control Devices* (MUTCD) is published by the Federal Highway Administration (FHWA) and contains national standards developed to provide uniformity in the application and design of traffic signals, signs and pavement marking throughout the country. The MUTCD identifies nine traffic signal warrants and notes "The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal." These are the warrants that the City and other transportation agencies evaluate when considering the need for potential signalization.

[1] The count location captures all vehicle trips made to and from the existing 121 independent living homes. The traffic counts were collected for a 48-hour period beginning on Wednesday September 7 through Thursday September 8, 2022. The traffic counts reported exclude private golf cart trips and on-site maintenance trips using "gator" vehicles made on-site by community residents and staff because the golf cart and "gator" trips do not travel outside the community along Waverly Drive.

Table 1 summarizes the analysis associated with the nine warrants using traffic counts collected at the intersection in September 2022 plus the addition of trips associated with the proposed development. The traffic volumes and signal warrant analysis are documented in Appendix 2. The analysis determined that a traffic signal is not warranted at the 47th Avenue/Waverly Drive intersection. We note that while additional homes have been constructed along Columbus Street SE to the south at Henshaw Farm since the counts were completed in 2022, it is primarily the limited side street traffic that results in the volume-based signal warrants not being satisfied.

Table 2 – Signal Warrant Analysis Results – 47th Street SE/Waverly Drive Intersection

Warrant		Signal Warrant Met?	Assessment
#1	8-Hour Volume	No	This warrant is intended for application where a large volume of intersecting traffic is the principal reason to consider a traffic control signal. A review of the counted demand profile indicates there is an insufficient amount of intersecting traffic at the intersection for the 8 highest hours of an average day.
#2	4-Hour Volume	No	This warrant is intended to be applied where the volume of intersecting traffic is the principal reason to consider installing a traffic control signal. A review of the traffic demand profile indicates there is an insufficient amount of intersecting traffic demand during the four highest hours of an average day.
#3	Peak Hour	No	This warrant intended for use at a location where traffic conditions are such that for a minimum of one hour of an average day, the minor-street traffic suffers undue delay when entering or crossing the major street. A review of the traffic demand profile indicates there is an insufficient amount of delay on the minor street approaches (47th Street SE) for a minimum of one hour of an average day.
#4	Pedestrian Volume	No	This warrant is designed to be applied where pedestrians experience excessive delay trying to cross a street due to heavy traffic volumes. A total of one pedestrian was counted at the intersection during the AM peak hour and four pedestrians were counted during the PM peak hour. The pedestrian volumes do not justify signalization.
#5	School Crossing	N/A	This warrant is designed to be applied at locations where school children are trying to cross a major street and there are not adequate gaps in the major street traffic stream. Warrant 5 is not applicable given there are no schools situated in the vicinity of this intersection.
#6	Coordinated Signal System	N/A	This warrant is intended to facilitate progressed traffic flow within a coordinated traffic signal system and allows for installation of traffic control signals at intersections where they would otherwise not be needed to maintain proper platooning of vehicles. Warrant 6 is not applicable at this location due to the lack of signals along Waverly Drive in the vicinity of 47th Street SE.
#7	Crash Experience	No	This warrant is intended for application where the severity and frequency of crashes are the principal reasons to consider traffic signal installation. The intersection does not have a sufficient number of crashes that could be addressed through signalization to justify signalization.
#8	Roadway Network	No	This warrant involves installing a traffic signal at an intersection to encourage concentration and organization of traffic flow on a roadway network. The warrant requires the intersection of two or more major routes that serve as the principal roadway network for through traffic flow. While Waverly Drive meets the criteria for a major route, 47th Avenue SE does not so the warrant does not apply.
#9	Intersection Near a Grade Crossing	No	This warrant is intended for use at a location where the proximity to the intersection of a railroad grade crossing on an intersection approach controlled by a STOP or YIELD sign in the principal reason to consider installing a traffic signal. The warrant requires, among other criteria, an at-grade crossing that is located within 140 feet of the intersection stop line. As no at-grade crossing is present within 140 feet near the 47th Street SE/Waverly Driver intersection, this warrant is not appliable.

Please contact us if you have questions or if you need further information.

Sincerely,
KITTELSON & ASSOCIATES, INC.

Chris Brehmer, PE
Senior Principal Engineer

REGISTERED PROFESSIONAL ENGINEER
62836PE
Digitally Signed 2025.02.14 11:25:10-08'00'
OREGON
JULY 11, 2000
CHRISTOPHER LYNN BREHMER
EXPIRES: 12/31/25

Cc: Justin Nowell & Samantha Belyeu, Greystone
Craig Glaser, Mennonite Village

Appendix 1 Traffic Count Data

Type of report: Tube Count - Volume Data

LOCATION: 47th St SE east of Ermine St SE (Vehicles) **QC JOB #:** 15907501
SPECIFIC LOCATION: **DIRECTION:** EB, WB
CITY/STATE: Albany, OR **DATE:** Sep 7 2022 - Sep 8 2022

Start Time	Mon	Tue	Wed 7 Sep 22	Thu 8 Sep 22	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM			0	0		0			0	
12:15 AM			0	0		0			0	
12:30 AM			0	0		0			0	
12:45 AM			0	0		0			0	
01:00 AM			1	0		1			1	
01:15 AM			0	0		0			0	
01:30 AM			0	0		0			0	
01:45 AM			0	0		0			0	
02:00 AM			0	0		0			0	
02:15 AM			0	1		1			1	
02:30 AM			0	0		0			0	
02:45 AM			0	0		0			0	
03:00 AM			0	0		0			0	
03:15 AM			1	0		1			1	
03:30 AM			0	0		0			0	
03:45 AM			0	0		0			0	
04:00 AM			0	0		0			0	
04:15 AM			0	0		0			0	
04:30 AM			0	0		0			0	
04:45 AM			0	0		0			0	
05:00 AM			0	1		1			1	
05:15 AM			2	0		1			1	
05:30 AM			1	0		1			1	
05:45 AM			0	1		1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments: This is a roadway within Menonnite Village whom we would be working for.

Report generated on 9/20/2022 11:15 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: 47th St SE east of Ermine St SE (Vehicles) **QC JOB #:** 15907501

SPECIFIC LOCATION: **DIRECTION:** EB, WB

CITY/STATE: Albany, OR **DATE:** Sep 7 2022 - Sep 8 2022

Start Time	Mon	Tue	Wed 7 Sep 22	Thu 8 Sep 22	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM			1	0		1			1	
06:15 AM			1	0		1			1	
06:30 AM			1	3		2			2	
06:45 AM			1	2		2			2	
07:00 AM			3	3		3			3	
07:15 AM			5	3		4			4	
07:30 AM			2	1		2			2	
07:45 AM			5	7		6			6	
08:00 AM			7	3		5			5	
08:15 AM			7	2		5			5	
08:30 AM			6	5		6			6	
08:45 AM			10	7		9			9	
09:00 AM			2	10		6			6	
09:15 AM			6	6		6			6	
09:30 AM			11	5		8			8	
09:45 AM			**12**	10		11			11	
10:00 AM			5	7		6			6	
10:15 AM			6	12		9			9	
10:30 AM			10	12		11			11	
10:45 AM			11	13		12			12	
11:00 AM			9	14		12			12	
11:15 AM			9	**18**		**14**			**14**	
11:30 AM			12	8		10			10	
11:45 AM			8	10		9			9	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments: This is a roadway within Menonnite Village whom we would be working for.

Report generated on 9/20/2022 11:15 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: 47th St SE east of Ermine St SE (Vehicles) **QC JOB #:** 15907501

SPECIFIC LOCATION: **DIRECTION:** EB, WB

CITY/STATE: Albany, OR **DATE:** Sep 7 2022 - Sep 8 2022

Start Time	Mon	Tue	Wed 7 Sep 22	Thu 8 Sep 22	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM			8	3		6			6	
12:15 PM			16	9		13			13	
12:30 PM			14	11		13			13	
12:45 PM			9	11		10			10	
01:00 PM			7	11		9			9	
01:15 PM			15	**12**		**14**			**14**	
01:30 PM			**19**	4		12			12	
01:45 PM			12	11		12			12	
02:00 PM			6	10		8			8	
02:15 PM			12	6		9			9	
02:30 PM			8	6		7			7	
02:45 PM			10	12		11			11	
03:00 PM			10	9		10			10	
03:15 PM			15	9		12			12	
03:30 PM			8	9		9			9	
03:45 PM			9	6		8			8	
04:00 PM			9	7		8			8	
04:15 PM			11	4		8			8	
04:30 PM			10	6		8			8	
04:45 PM			8	11		10			10	
05:00 PM			5	10		8			8	
05:15 PM			8	4		6			6	
05:30 PM			3	8		6			6	
05:45 PM			5	6		6			6	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments: This is a roadway within Menonnite Village whom we would be working for.

Report generated on 9/20/2022 11:15 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: 47th St SE east of Ermine St SE (Vehicles) **QC JOB #:** 15907501

SPECIFIC LOCATION: **DIRECTION:** EB, WB

CITY/STATE: Albany, OR **DATE:** Sep 7 2022 - Sep 8 2022

Start Time	Mon	Tue	Wed 7 Sep 22	Thu 8 Sep 22	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM			6	1		4			4	
06:15 PM			4	5		5			5	
06:30 PM			7	3		5			5	
06:45 PM			4	1		3			3	
07:00 PM			4	2		3			3	
07:15 PM			3	7		5			5	
07:30 PM			0	2		1			1	
07:45 PM			1	2		2			2	
08:00 PM			6	1		4			4	
08:15 PM			2	2		2			2	
08:30 PM			4	0		2			2	
08:45 PM			1	3		2			2	
09:00 PM			2	2		2			2	
09:15 PM			0	0		0			0	
09:30 PM			0	0		0			0	
09:45 PM			0	1		1			1	
10:00 PM			0	0		0			0	
10:15 PM			1	0		1			1	
10:30 PM			0	0		0			0	
10:45 PM			0	1		1			1	
11:00 PM			0	0		0			0	
11:15 PM			0	0		0			0	
11:30 PM			0	0		0			0	
11:45 PM			0	0		0			0	
Day Total			437	392		433			433	
% Weekday Average			100.9%	90.5%						
% Week Average			100.9%	90.5%		100%				
AM Peak 15-min Vol			9:45 AM 12	11:15 AM 18		11:15 AM 14			11:15 AM 14	
PM Peak 15-min Vol			1:30 PM 19	1:15 PM 12		1:15 PM 14			1:15 PM 14	

Comments: This is a roadway within Menonnite Village whom we would be working for.

Report generated on 9/20/2022 11:15 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

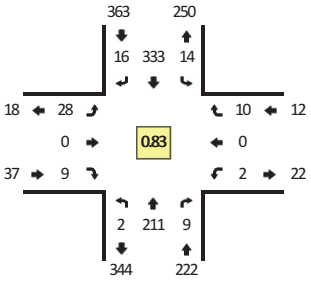
Type of peak hour being reported: Intersection Peak

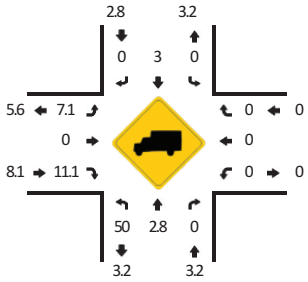
Method for determining peak hour: Total Entering Volume

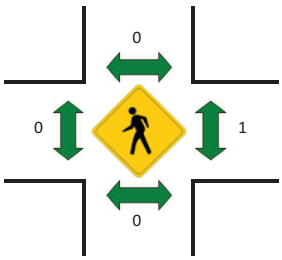
LOCATION: Waverly Dr SE -- 47th Ave SE
CITY/STATE: Albany, OR

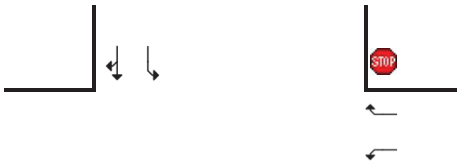
QC JOB #: 15965001
DATE: Wed, Oct 5 2022

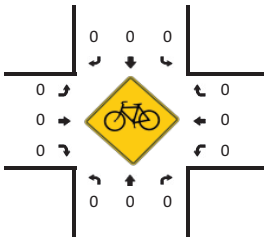
Peak-Hour: 7:00 AM -- 8:00 AM
Peak 15-Min: 7:25 AM -- 7:40 AM

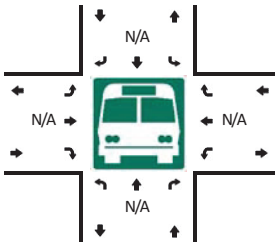


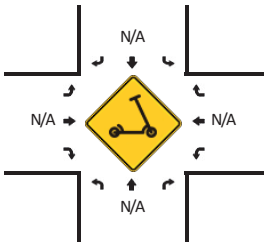












5-Min Count Period Beginning At	Waverly Dr SE (Northbound)				Waverly Dr SE (Southbound)				47th Ave SE (Eastbound)				47th Ave SE (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	13	0	0	0	22	0	0	2	0	0	0	0	0	1	0	38	
7:05 AM	1	12	0	0	0	24	4	0	2	0	2	0	1	0	1	0	47	
7:10 AM	1	22	0	0	0	19	1	0	1	0	2	0	0	0	0	0	46	
7:15 AM	0	19	2	0	1	26	1	0	8	0	0	0	1	0	0	0	58	
7:20 AM	0	21	0	0	3	24	2	0	1	0	0	0	0	0	3	0	54	
7:25 AM	0	17	1	0	0	45	2	0	1	0	1	0	0	0	0	0	67	
7:30 AM	0	20	1	0	0	32	1	0	4	0	1	0	0	0	0	0	59	
7:35 AM	0	18	0	0	3	36	1	1	2	0	1	0	0	0	2	0	64	
7:40 AM	0	12	0	0	1	27	2	0	4	0	0	0	0	0	1	0	47	
7:45 AM	0	19	1	0	1	33	0	0	1	0	0	0	0	0	2	0	57	
7:50 AM	0	16	2	0	2	22	2	0	1	0	1	0	0	0	0	0	46	
7:55 AM	0	22	2	0	2	23	0	0	1	0	1	0	0	0	0	0	51	634
8:00 AM	0	11	1	0	2	18	0	0	0	0	0	0	1	0	0	0	33	629
8:05 AM	0	11	0	0	2	20	0	0	1	0	1	0	1	0	1	0	37	619
8:10 AM	0	22	0	0	4	21	1	0	3	0	2	0	0	0	3	0	56	629
8:15 AM	1	13	0	0	1	17	0	0	3	0	1	0	0	0	2	0	38	609
8:20 AM	0	16	1	0	3	25	0	0	0	0	1	0	0	0	3	0	49	604
8:25 AM	1	16	0	0	0	22	1	0	2	0	0	0	0	0	2	0	44	581
8:30 AM	0	15	0	0	1	18	0	0	3	0	1	0	1	0	3	0	42	564
8:35 AM	2	9	0	0	1	21	2	0	3	0	0	0	0	0	1	0	39	539
8:40 AM	0	9	0	0	0	24	1	0	5	0	0	0	0	0	2	0	41	533
8:45 AM	0	16	2	0	4	16	3	0	1	0	1	0	0	0	4	0	47	523
8:50 AM	1	12	0	0	0	28	1	0	3	0	1	0	0	0	1	0	47	524
8:55 AM	1	10	0	0	2	7	1	0	3	0	0	0	2	0	1	0	27	500

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	220	8	0	12	452	16	4	28	0	12	0	0	0	8	0	760
Heavy Trucks	0	4	0		0	12	0		0	0	0		0	0	0		16
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 10/18/2022 8:11 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

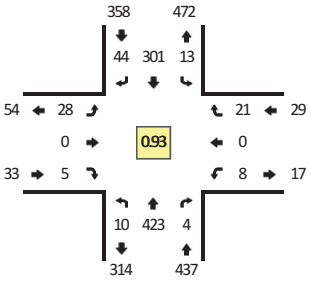
Type of peak hour being reported: Intersection Peak

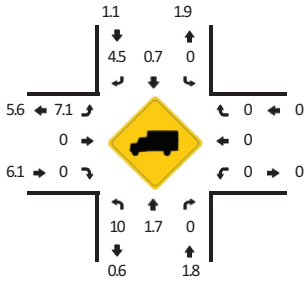
Method for determining peak hour: Total Entering Volume

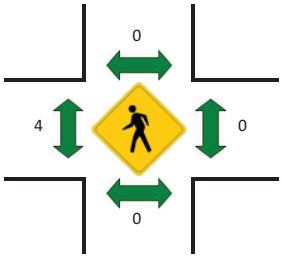
LOCATION: Waverly Dr SE -- 47th Ave SE
CITY/STATE: Albany, OR

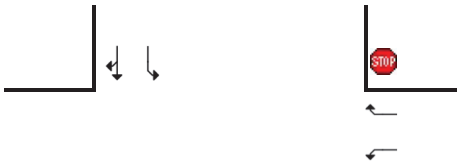
QC JOB #: 15965002
DATE: Wed, Oct 5 2022

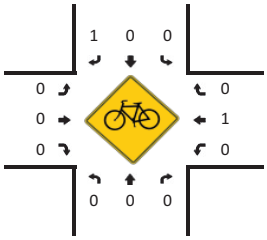
Peak-Hour: 4:40 PM -- 5:40 PM
Peak 15-Min: 5:10 PM -- 5:25 PM

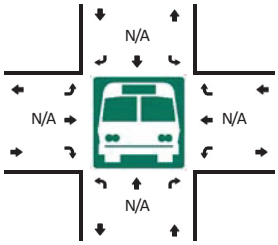


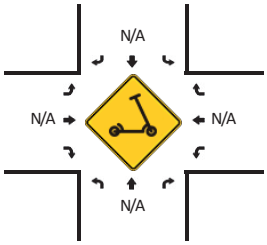












5-Min Count Period Beginning At	Waverly Dr SE (Northbound)				Waverly Dr SE (Southbound)				47th Ave SE (Eastbound)				47th Ave SE (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	1	28	0	0	3	28	3	0	0	0	0	0	0	0	2	0	65	
4:05 PM	1	26	0	0	6	16	1	0	1	0	1	0	0	0	2	1	55	
4:10 PM	1	23	1	0	3	23	0	0	2	0	0	0	0	0	2	0	55	
4:15 PM	1	37	0	0	1	26	4	0	1	0	0	0	0	0	5	0	75	
4:20 PM	0	28	0	0	4	26	3	0	1	0	0	0	1	0	0	0	63	
4:25 PM	1	32	0	0	1	23	2	0	4	0	0	0	2	0	5	0	70	
4:30 PM	1	27	0	0	2	14	3	0	2	0	1	0	1	0	3	0	54	
4:35 PM	1	42	1	0	1	20	2	0	0	0	1	0	0	0	4	0	72	
4:40 PM	3	35	2	0	2	26	6	0	1	0	0	0	1	0	4	0	80	
4:45 PM	1	36	0	0	2	22	2	0	3	0	0	0	1	0	0	0	67	
4:50 PM	1	47	0	0	1	20	8	0	1	0	0	0	0	0	1	0	79	
4:55 PM	2	32	0	0	2	22	2	0	4	0	0	0	2	0	1	0	67	802
5:00 PM	0	41	0	0	1	20	3	0	2	0	1	0	2	0	2	0	72	809
5:05 PM	1	30	0	0	3	16	5	0	4	0	1	0	0	0	1	0	61	815
5:10 PM	1	40	0	0	0	35	2	0	4	0	0	0	0	0	2	0	84	844
5:15 PM	0	39	1	0	0	35	2	0	0	0	1	0	2	0	1	0	81	850
5:20 PM	0	29	0	0	0	25	5	0	3	0	0	0	0	0	4	0	66	853
5:25 PM	0	24	0	0	2	27	4	0	3	0	0	0	0	0	2	0	62	845
5:30 PM	0	34	1	0	0	21	3	0	1	0	2	0	0	0	2	0	64	855
5:35 PM	1	36	0	0	0	32	2	0	2	0	0	0	0	0	1	0	74	857
5:40 PM	0	45	1	0	1	20	5	0	3	0	0	0	0	0	2	0	77	854
5:45 PM	1	34	1	0	3	25	3	0	0	0	0	0	0	0	1	0	68	855
5:50 PM	1	39	0	0	1	20	3	0	4	0	0	0	0	0	1	0	69	845
5:55 PM	1	21	0	0	2	29	8	0	3	0	3	0	0	0	2	0	69	847

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	4	432	4	0	0	380	36	0	28	0	4	0	8	0	28	0	924
Heavy Trucks	0	8	0		0	8	0		4	0	0		0	0	0		20
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 10/18/2022 8:11 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Appendix 2 Signal Warrant Analysis

KITTELSON & ASSOCIATES

Project #:	28208
Project Name:	Mennonite Village Lakeview
Analyst:	CLB
Analysis Date:	2/4/2025
File:	H:\28\28208 - Mennonite Village Lakeview\Analysis\[Signal-Warrant-Analysis_2.4.2025 PM.xlsm]Data Input
Intersection:	47th Street SE/Waverly Drive SE
Scenario:	Existing plus Project Trips
Data Date:	10/5/2022

Warrant Summary

Warrant	Name	Analyzed?	Met?
#1	Eight-Hour Vehicular Volume	Yes	No
#2	Four-Hour Vehicular volume	Yes	No
#3	Peak Hour	Yes	No
#4	Pedestrian Volume	No	-
#5	School Crossing	No	-
#6	Coordinated Signal System	No	-
#7	Crash Experience	No	-
#8	Roadway Network	No	-
#9	Intersection Near a Grade Crossing	No	-

Analysis Traffic Volumes

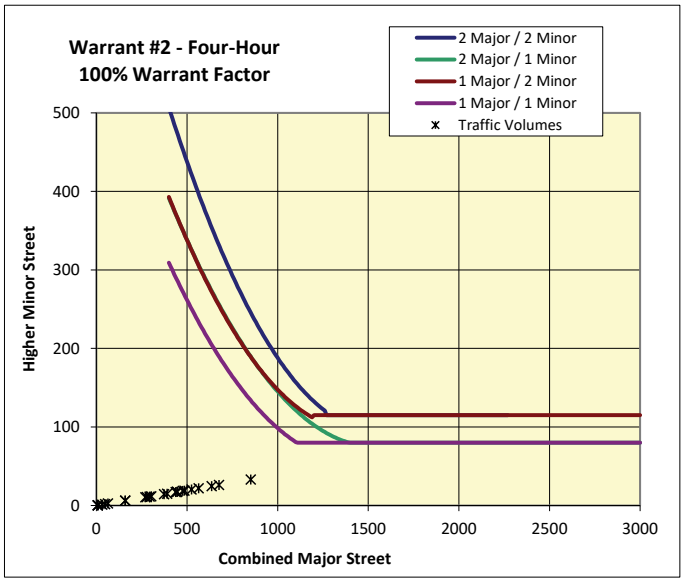
Hour		Major Street		Minor Street	
Begin	End	NB	SB	EB	WB
4:40 PM	5:40 PM	455	396	33	15
2nd Highest Hour		361	315	26	12
3rd Highest Hour		340	296	25	11
4th Highest Hour		302	263	22	10
5th Highest Hour		281	244	20	9
6th Highest Hour		259	226	19	9
7th Highest Hour		255	222	19	8
8th Highest Hour		238	207	17	8
9th Highest Hour		238	207	17	8
10th Highest Hour		234	204	17	8
11th Highest Hour		208	181	15	7
12th Highest Hour		200	174	14	7
13th Highest Hour		162	141	12	5
14th Highest Hour		157	137	11	5
15th Highest Hour		149	130	11	5
16th Highest Hour		145	126	10	5
17th Highest Hour		85	74	6	3
18th Highest Hour		85	74	6	3
19th Highest Hour		34	30	2	1
20th Highest Hour		26	22	2	1
21st Highest Hour		17	15	1	1
22nd Highest Hour		4	4	0	0
23rd Highest Hour		4	4	0	0
24th Highest Hour		4	4	0	0

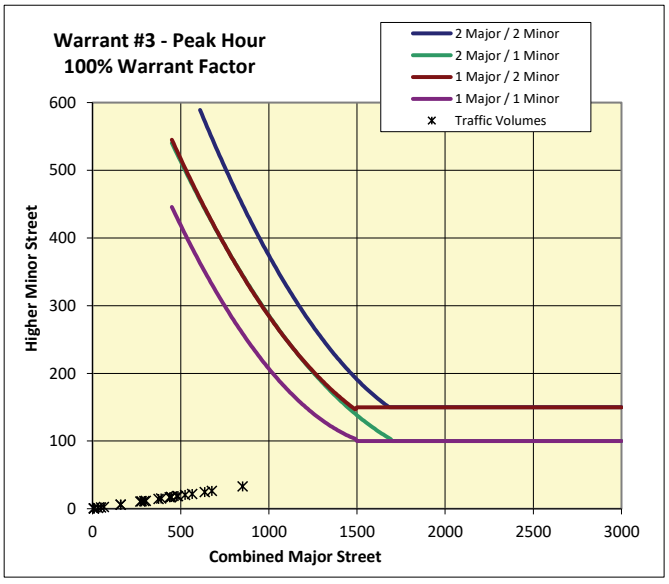
Input Parameters

Volume Adjustment Factor =	1.0
North-South Approach =	Major
East-West Approach =	Minor
Major Street Thru Lanes =	1
Minor Street Thru Lanes =	1
Speed > 40 mph?	Yes
Population < 10,000?	No
Warrant Factor	70%
Peak Hour or Daily Count?	Peak Hour
Major Street: 4th-Highest Hour / Peak Hour	66%
Major Street: 8th-Highest Hour / Peak Hour	52%
Minor Street: 4th-Highest Hour / Peak Hour	66%
Minor Street: 8th-Highest Hour / Peak Hour	52%

Warrant #1 - Eight Hour

Warrant Factor	Condition	Major Street Requirement	Minor Street Requirement	Hours That Condition Is Met	Condition for Warrant Factor Met?	Signal Warrant Met?
100%	A	500	150	0	No	**No**
	B	750	75	0	No	
80%	A	400	120	0	No	**No**
	B	600	60	0	No	
70%	A	350	105	0	No	**No**
	B	525	53	0	No	
56%	A	280	84	0	No	**No**
	B	420	42	0	No	





TERAGAN & ASSOCIATES, INC.
ARBORICULTURAL CONSULTANTS

TREE PLAN

for

MENNONITE VILLAGE

for the property located at

5353 COLUMBUS STREET SE,
ALBANY, OR 97322

Submitted by

Tom Feitl
ISA Certified Arborist #MN-4772AM
Date: Wednesday, February 5, 2025

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Summary

Teragan and Associates, Inc. has contracted with Mennonite Village senior living community to provide a tree protection plan for the proposed development project at 5353 Columbus St. SE, Albany, OR 97322. The proposed project includes the expansion of the existing community by constructing 98 new residences in addition to a new community center to the east of the existing development. The new development is located on an old farm site and will require significant grading throughout the property to allow for construction to be completed. There are 21 trees proposed for removal in conjunction with this project to allow for the completion of the new development. This report is the tree plan for all phases of the proposed project. The tree plan meets the applicable recommendations and requirements of the City of Albany Code.

Background

The Mennonite Village senior living community currently consists of many duplex-style homes as well as a community center and natural areas for the residents to enjoy. The current development has two dead-end streets (47th St. SE and Heron Loop SE) and an asphalt walking path in the eastern area which abut the area proposed for development that will be improved and expanded as a part of this project. There is a grouping of existing trees growing along the southern boundary of the proposed development area, adjacent to the proposed walking path expansion which will be impacted during the project. This grouping contains a mix of Oregon-ash (*Fraxinus latifolia*) and Oregon white oak (*Quercus garryana*) in generally poor condition and abuts the natural area of Oak creek to the south. In addition to the aforementioned trees located along the southern boundary of the proposed development, there is a 29-inch DBH Oregon-white-oak growing in the central area of the existing farm field which will require removal to allow for the development of the site.

The proposed project site is located within a FEMA designated floodplain overlay and also contains delineated wetlands and associated riparian zone areas along the southern boundary. Twenty of the 21 trees proposed for removal are located along the boundary of this riparian zone and the mitigation required for the removal of these trees should be completed in accordance with the standards required by the associated overlays.

Assignment

Teragan & Associates, Inc. proposed the following scope of work to assist Mennonite Village with the proposed project:

- Visit the site and inventory the existing trees on the proposed development site
- Prepare a tree protection plan for the proposed development to meet the requirements outlined in Article 6: Natural Resource Districts and Article 9: On-site Development and Environmental Standards of the City of Albany Code.

Tree Inventory

I completed the inventory during the site visit on January 30th, 2025. The diameter at breast height (DBH) of the tree(s) were recorded using a diameter tape. The health and conditions of the trees are determined by the plant species profiles compared to the current condition the trees present. Attributes that can negatively impact the ratings are growing conditions, bark inclusions, broken branches, poor vigor, or

other aspects that may negatively impact the trees. All trees were marked with aluminum tags with the corresponding numbers scribed on them to allow for identification in the field.

Purpose and Use of the Report

The purpose of this report is to establish a narrative explaining the reasoning for the proposed removals and the recommendations as they pertain to the protection of the trees during the construction of the proposed development. The owner of this report may use this report to establish communication between the city planning department, the contractors, and sub-contractors regarding the tree protection efforts of the project.

Limits of the Report

The trees were visually assessed from the ground only, no specialized tools were used to assess any of the tree parts. The plans in this report should not be used for architectural, engineering, or building/ construction purposes. The plans attached in Appendix C and Appendix D of this report are meant as a visual aid only.

Observations

I conducted the site visit and tree inventory on the afternoon of January 30th, 2025. While on-site, I observed the following:

- There is one Oregon white oak which possessed a full canopy down to the ground on all sides growing by itself in the central area of the farm field. The tree is growing at a lower elevation than the surrounding area and many additional feet of fill soil will likely be necessary to complete the required grading in this area.
- Aside from the one solitary Oregon white oak growing in the central area of the field, all the trees on the property are confined to an area along the southern project limits.
- Of these trees located along the southern limits, only the grouping of trees located in the southeastern area of the project site and adjacent to the new road and walkway will be impacted during the development.
- This stand of trees was inventoried and observed to be in generally poor condition with many dying trees present. Many trees were also observed to have suffered critical failures in the recent past.

Proposed Removals

There are 21 trees proposed for removal due to their dead/dying condition as well as their conflicting locations with the proposed improvements. It is important to note that not all dead/dying trees have been proposed for removal, only the dead trees in direct proximity to the proposed development which will pose a danger to new development. Considerations have been taken to retain the most number of trees as possible in association with the project and only the trees in direct conflict with the proposed improvements have been designated for removal. The following trees are designated for removal:

- Tree 1001: 29-inch DBH Oregon white oak
    - The tree is growing at a much lower elevation than the surrounding farmland and a fill of this area will be necessary to grade the property prior to development. The fill necessary to construct the development will not allow for retention of the tree and removal is required.

- Tree 5641: 11-inch DBH Oregon-ash
    - The dying tree is growing in direct proximity and poses a hazard to the new roadway and adjacent walkway.

- Tree 5642: 26-inch DBH Oregon-ash
    - The tree is located at the edge of the proposed roadway within the development footprint.

- Tree 5643: 14-inch Oregon-ash
    - The dying tree is growing in direct proximity and poses a hazard to the new roadway and adjacent walkway.

- Tree 5649: 32-inch Oregon-ash
    - Dangerous tree growing directly adjacent to the proposed improvements. Large decay at the center of the tree was observed during the tree inventory. Old stem failure observed.

- Tree 5650: 33-inch DBH Oregon-ash
    - Dangerous tree growing directly adjacent to the proposed improvements. Large crown failures were present during the tree inventory.

- Tree 5652: 13-inch DBH Oregon-ash
    - Dangerous tree growing directly adjacent to the proposed improvements. The tree is growing codominant with the adjacent dangerous tree and is likely to suffer critical failures in the near future.

- Tree 6004: 16-inch DBH Oregon-ash
    - The base of the tree is located at the edge of the proposed walkway. Grading and construction impacts require removal.

- Tree 6006: 11-inch DBH Oregon-ash
    - Dangerous tree growing directly adjacent to the proposed improvements. The tree is in very poor condition with large deadwood and dieback and is growing with a significant lean over the proposed walkway.

- Tree 6007: 10-inch DBH Oregon-ash
    - Dangerous tree growing directly adjacent to the proposed improvements. The tree is in very poor condition with large cavities and dieback and is growing with a pronounced lean towards the proposed walkway.

- Tree 6008: 8-inch DBH Oregon-ash
    - Dead tree. The dead tree poses a hazard to the new walkway.

- Tree 6011: 8-inch DBH Oregon-ash
    - Dead tree. The dead tree poses a hazard to the new walkway.

- Tree 6012: 10-inch DBH Oregon-ash

  - Dangerous tree growing directly adjacent to the proposed improvements. The tree is in very poor condition with large dieback and is growing in close proximity to the proposed walkway.

- Tree 6014: 12-inch DBH Oregon-ash
  - The base of the tree is located within the footprint of the proposed walkway.

- Tree 6017: 11-inch DBH Oregon-ash
  - Dead tree. The dead tree poses a hazard to the new walkway.

- Tree 6023: 42-inch DBH Oregon white oak
  - The base of the tree is located within the footprint of the proposed walkway.

- Tree 6029: 27-inch DBH Oregon white oak
  - The base of the tree is located within the footprint of the proposed walkway.

- Tree 6030: 38-inch DBH Oregon white oak
  - The base of the tree is located within the footprint of the proposed walkway.

- Tree 6033: 22-inch DBH Oregon white oak
  - The base of the tree is growing in the area between the proposed new roadway and the proposed walkway. The grading and excavation necessary to complete these improvements requires removal of the tree.

- Tree 6034: 21-inch DBH Oregon white oak
  - The base of the tree is growing in the area between the proposed new roadway and the proposed walkway. The grading and excavation necessary to complete these improvements requires removal of the tree.

- Tree 6035: 24-inch DBH Oregon white oak
  - The base of the tree is growing in the area between the proposed new roadway and the proposed walkway. The grading and excavation necessary to complete these improvements requires removal of the tree.

Site Specific Tree Protection

The tree protection fencing surrounding the retained trees in the southwestern corner of the site has been staked at the limits of the new walkway to the north and east. The site plans attached in Appendix C: Tree Protection on Site Plan of this report show the tree protection zones (12X) in blue circles and the orange circles represent the critical root protection zones (6X). All ground disturbances and physical tree work within one foot per diameter inch in circumference of the retained trees must be approved and/or supervised by the project arborist.

Site preparation

If erosion control measures are required during the proposed activities, straw-wattles must be used within the root protection zones of the trees instead of conventional silt erosion fencing. Trenching silt fencing into the ground will increase the potential for root damage.

Tree Felling Activities

All tree felling activities should be completed prior to the start of construction to allow for the tree protection area to be delineated and the fencing to be properly installed. All tree felling shall be completed in a manner which will not harm any of the adjacent trees designated for retention. No mechanical pulling of any trees or tree stumps shall occur within the root protection zone of retained trees. If necessary, the application of modern tree climbing techniques or stump grinding may be necessary to complete the needed tree felling activities in compliance with the tree protection plan.

Tree Protection Fencing
The tree protection fencing shall consist of 4-foot-high minimum no-climb metal horse fence which shall be fixed in place with the use of 6-foot-tall t-posts. The t-posts shall be driven into the ground to a depth of 2-feet below grade and placed along the perimeter of the tree protection fencing at intervals of 8-10 feet apart. The tree protection sign included in Appendix G: Tree Protection Sign of this report shall be laminated and affixed to the tree protection fencing in prominent locations to ensure visibility.

Site Access and Material Storage
All construction access is to be confined to the areas outside of the tree protection zones. No material storage or construction access is permitted in any areas which have been designated as tree protection.

Additional Tree Protection Details have been included as Appendix F: Tree Protection Specifications of this report.

Conclusion

It is my professional opinion that the trees designated for removal in this report meet the criteria outlined in the City of Albany Code and should be removed to allow for the construction of the proposed development. The remaining trees shall be retained and protected during the project in accordance with the specifications provided in this report.

Please feel free to contact me with any questions or concerns.

Sincerely,

Tom Feitl

Tom Feitl | Associate

ISA Certified Arborist #MN4772AM
ISA Certified Municipal Specialist
ISA Tree Risk Assessment Qualified

Enclosures:

Appendix A: Certification of Performance
Appendix B: Assumptions and Limiting Conditions
Appendix C: Tree Protection on Site Plan
Appendix D: Existing Conditions Survey
Appendix E: Tree Inventory
Appendix F: General Tree Protection Recommendations
Appendix G: Tree Protection Sign

Appendix A: Certification of Performance

I, Tom Feitl, certify that:

- I have personally inspected the trees, and the property referred to in this report and have stated my findings accurately. The extent of the evaluation or appraisal is stated in the attached report and the Terms of the Assignment.
- I have no current or prospective interest in the vegetation or the property that is subject to this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions and conclusions stated herein are my own and are based on current professional procedures and facts.
- My analysis, opinions and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated in the report.
- My compensation is not contingent upon reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member of, and certified as an arborist by the ISA. I have been involved in the arboricultural field in a full- time capacity for a period of 10 years.

Sincerely,

Tom Feitl | Associate

ISA Certified Arborist #MN4772AM
ISA Certified Municipal Specialist
ISA Tree Risk Assessment Qualified

Appendix B: Assumptions and Limiting Conditions

1. A field examination of the site was made. My observations and conclusions are as of that date.
2. Care has been taken to obtain all information from a reliable source, however the arborist can neither guarantee nor be responsible for accuracy of information provided by others.
3. Unless stated otherwise, information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection. The inspection is limited to visual examination of the subject trees without dissection, excavation, probing, or coring. There is no warranty or guarantee that problems or deficiencies of the subject tree may not arise in the future.
4. This report and any values/opinions expressed herein represents my opinion as an arborist. Inaction on the part of those receiving the report is not the responsibility of the arborist.
5. Loss or alteration of this report invalidates the entire report.
6. Any legal description provided to the consultant/ appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. All property is appraised or evaluated as free and clear, under responsible ownership and competent management.
7. The consultant/ appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment for such services.
8. Possession of this report does not imply right of publication or use for any other purpose by any other than the person to whom it is addressed, without the prior expressed written consent of the consultant/ appraiser.

Appendix C: Tree Protection on Site Plan

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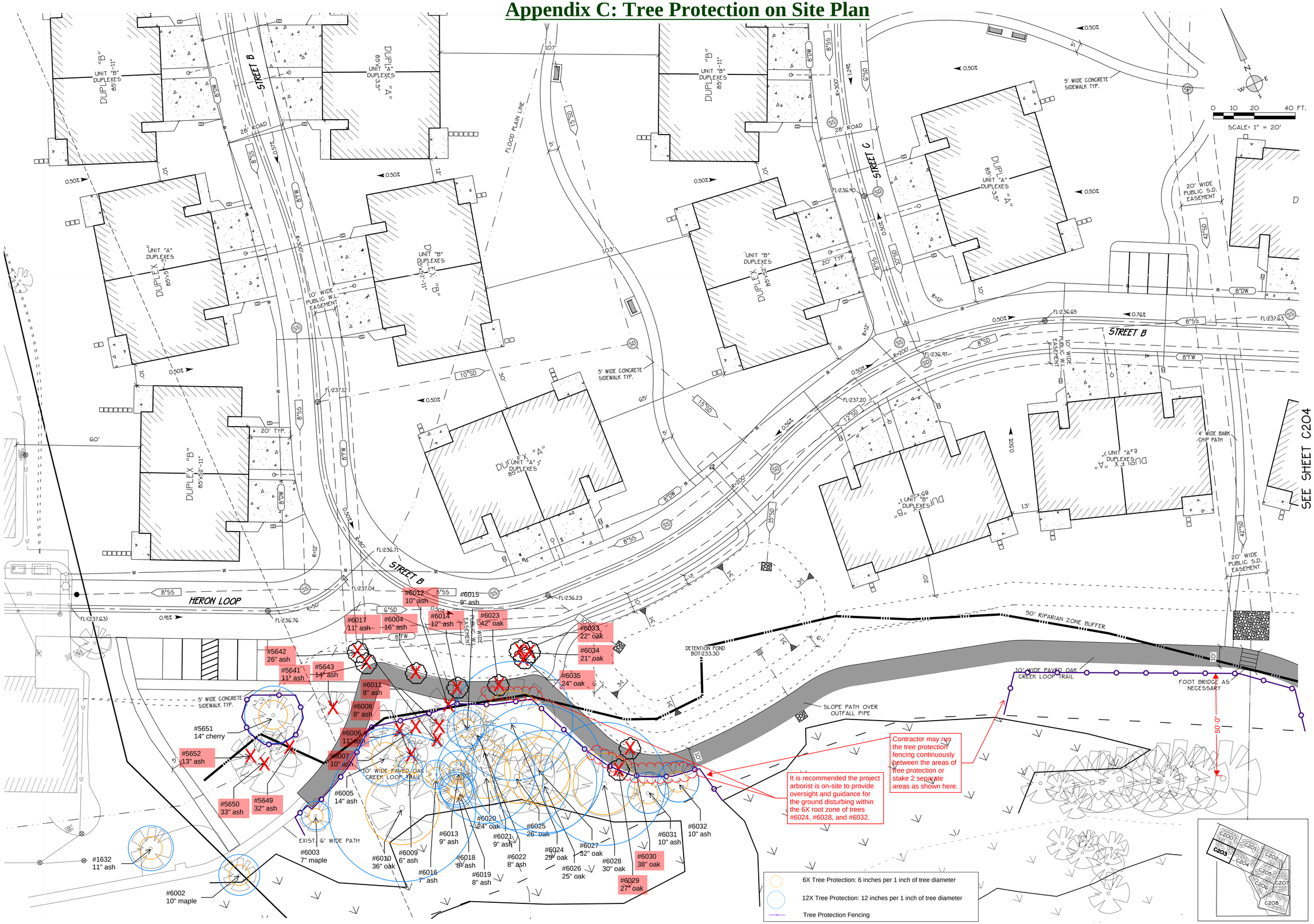

SITE DETAIL

LAKE VIEW
PLANNED DEVELOPMENT

CITY OF ALBANY, LINN COUNTY, OREGON

DATE	REVISIONS	BY

K&D ENGINEERING, INC.
276 N.W. HICKORY ST.
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

NOT FOR CONSTRUCTION

HORZ. SCALE:	1"=20'
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	JLD
CHCK BY:	DKW
PROJECT No.:	24-25A

SHEET No.:

C203

Date: 2/4/2025
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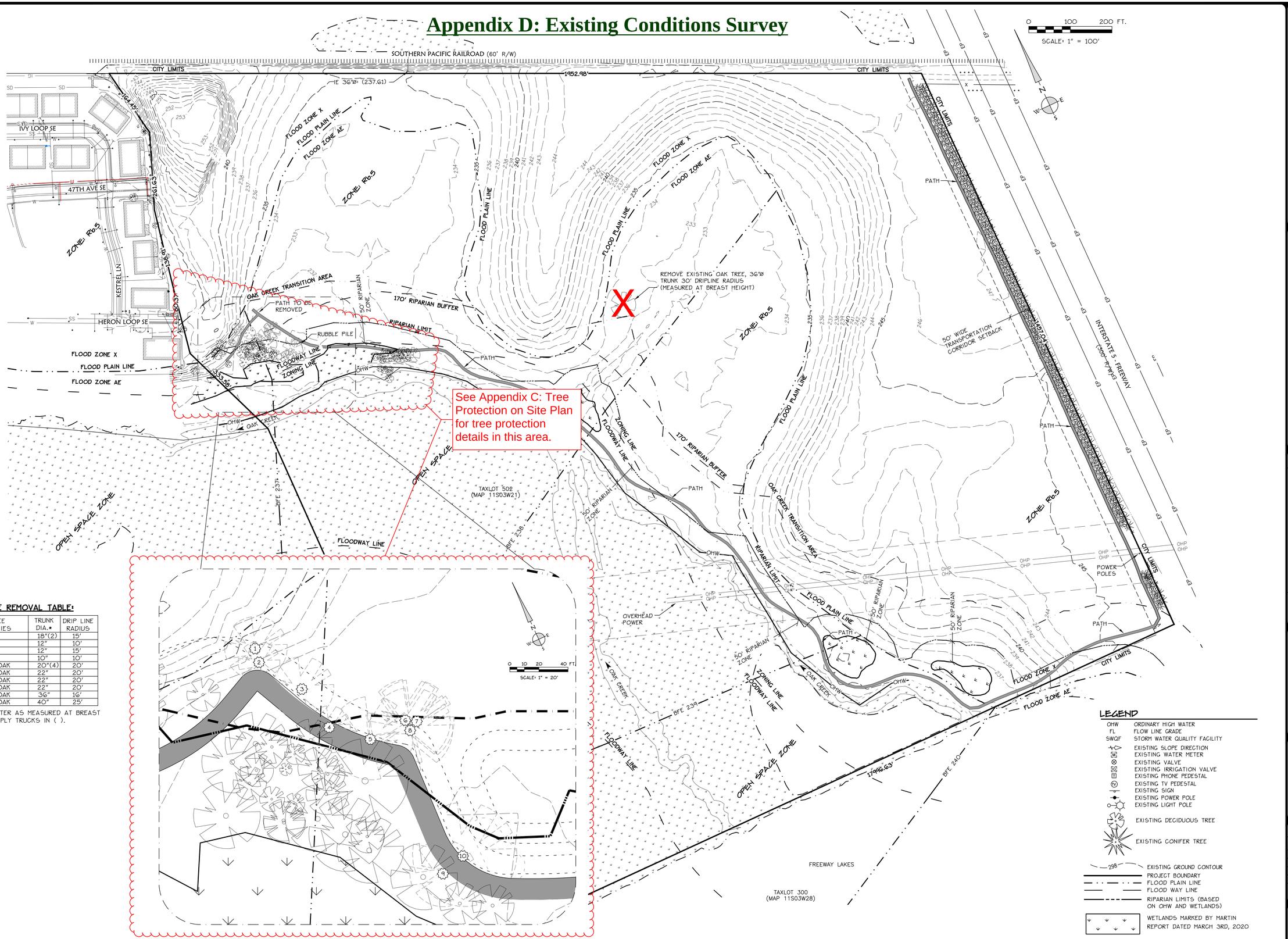
Appendix D: Existing Conditions Survey



TREE REMOVAL TABLE:

	TREE SPECIES	TRUNK DIA.*	DRIP LINE RADIUS
1	ASH	18"(2)	15'
2	ASH	12"	10'
3	ASH	12"	15'
4	ASH	10"	10'
5	WHITE OAK	20"(4)	20'
6	WHITE OAK	22"	20'
7	WHITE OAK	22"	20'
8	WHITE OAK	22"	20'
9	WHITE OAK	36"	16'
10	WHITE OAK	40"	25'

* TREE DIAMETER AS MEASURED AT BREAST HEIGHT. MULTIPLY TRUCKS IN ( ).

LEGEND

- OHW ORDINARY HIGH WATER
- FL FLOW LINE GRADE
- SWQF STORM WATER QUALITY FACILITY
- EXISTING SLOPE DIRECTION
- EXISTING WATER METER
- EXISTING VALVE
- EXISTING IRRIGATION VALVE
- EXISTING PHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING SIGN
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER TREE
- EXISTING GROUND CONTOUR
- PROJECT BOUNDARY
- FLOOD PLAIN LINE
- FLOOD WAY LINE
- RIPARIAN LIMITS (BASED ON OHW AND WETLANDS)
- WETLANDS MARKED BY MARTIN REPORT DATED MARCH 3RD, 2020

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Date: 2/4/2025
Scale: 1=1(F5)
File: dwg\2024-24-25\PD Prelim\24-25-pd-exist.dwg (jacob)
Time: 10:11

EXISTING CONDITIONS

LAKE VIEW
PLANNED DEVELOPMENT
CITY OF ALBANY, LINN COUNTY, OREGON

BY	REVISIONS	DATE

K&D ENGINEERING, INC.
276 N.W. HICKORY ST.
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

NOT FOR CONSTRUCTION

HORZ. SCALE:	1"=100'
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	JLD
CHCK BY:	DKW
PROJECT No.:	24-25A

SHEET No.:
C101

Appendix E: Tree Inventory

Survey Number	Common Name	Scientific Name	DBH	Condition Health	Condition Structure	Crown Radius	Construction Impact Tolerance	Field Notes/ Comments	Remove/ Retain	Reason For Removal
1001	Oregon white oak	*Quercus garryana*	29	Fair	Fair	25	Moderate	Growing in depression in central area of farm field.	Remove	Grading/ Development. The tree is growing at a much lower elevation than the surrounding farm land and a fill of this area will be necessary to grade the property. The fill necessary to construct the development requires removal of the tree.
1632	ash	*Fraxinus sp.*	11	Good	Fair	10	Moderate	Codominate stems at 10' above grade	Retain	
5641	Oregon-ash	*Fraxinus latifolia*	11	Dead/ Dying	Poor	5	Poor	Dying tree, little sprouting remains, much bark loss at base	Remove	Dying tree. The dying tree poses a hazard to the new roadway and adjacent walkway.
5642	Oregon-ash	*Fraxinus latifolia*	26	Poor	Poor	15	Poor	2 stems from base 14" and 22", sloped ground at base and leaning to south, much deadwood throughout	Remove	Development. The tree is located at the edge of the proposed roadway within the development footprint.
5643	Oregon-ash	*Fraxinus latifolia*	14	Dead/ Dying	Poor	5	Poor	Dying tree, large dead tops, 3 stems from base	Remove	Dying tree. The dying tree poses a hazard to the new roadway and adjacent walkway.
5649	Oregon-ash	*Fraxinus latifolia*	32	Poor	Very Poor	15	Poor	Large decay from old failure at center union, 2 stems at DBH 18 and 26"	Remove	Dangerous tree. Large decay at the center of the tree was observed during the tree inventory. Old stem failure observed.
5650	Oregon-ash	*Fraxinus latifolia*	33	Poor	Failed/ Failing	15	Poor	Large hollow with decay at base east side, large dead tops, recent 8" diameter failure on trunk at 15' above grade	Remove	Dangerous tree. Large crown failures were present during the tree inventory.
5651	sweet cherry	*Prunus avium*	14	Fair	Fair	15	Moderate	Unbalanced crown to north, slight lean from base	Retain	
5652	Oregon-ash	*Fraxinus latifolia*	13	Fair	Poor	10	Poor	Growing from grouping, two stems at base, leaning hard to west uphill	Remove	Dangerous tree. The tree is growing codominant with the adjacent dangerous tree and is likely to suffer critical failures in the near future.
6002	red maple	*Acer rubrum*	10	Good	Fair	10	Moderate	Codominate leaders in canopy, girdling roots at base	Retain	
6003	red maple	*Acer rubrum*	7	Good	Fair	10	Moderate	Codominate leaders at 8' above grade, girdling roots at base	Retain	
6004	Oregon-ash	*Fraxinus latifolia*	16	Poor	Poor	15	Poor	Multi stem from base, large deadwood and dieback present	Remove	Development. Base is located at the edge of the proposed walkway. Grading and construction impacts require removal.
6005	Oregon-ash	*Fraxinus latifolia*	14	Fair	Fair	10	Poor	Bird house on trunk at 10' above grade, large deadwood in canopy	Retain	

Survey Number	Common Name	Scientific Name	DBH	Condition Health	Condition Structure	Crown Radius	Construction Impact Tolerance	Field Notes/ Comments	Remove/ Retain	Reason For Removal
6006	Oregon-ash	*Fraxinus latifolia*	11	Very Poor	Very Poor	10	Poor	heavy dieback in crown and lean to northwest from base	Remove	Dangerous tree. The tree is in very poor condition with large deadwood and dieback and is growing with a significant lean over the proposed walkway.
6007	Oregon-ash	*Fraxinus latifolia*	10	Very Poor	Very Poor	5	Poor	Former 2 trunk at base with old stem failure present, hollows in trunk and heavy dieback	Remove	Dangerous tree. The tree is in very poor condition with large cavities and dieback and is growing with a pronounced lean towards the proposed walkway.
6008	Oregon-ash	*Fraxinus latifolia*	8	Dead	Poor	0	Poor	Standing dead tree leaning into adjacent canopy	Remove	Dead tree. The dead tree poses a hazard to the new walkway.
6009	Oregon-ash	*Fraxinus latifolia*	6	Poor	Poor	5	Poor	Leaning hard from base, dead stem at base	Retain	
6010	Oregon-white-oak	*Quercus garryana*	36	Fair	Fair	25	Moderate	2 stems at 6' above grade, unbalanced crown to the south and west, large deadwood		
6011	Oregon-ash	*Fraxinus latifolia*	8	Dead	Poor	0	Poor	Standing dead tree	Remove	Dead tree. The dead tree poses a hazard to the new walkway.
6012	Oregon-ash	*Fraxinus latifolia*	10	Very Poor	Poor	5	Poor	Heavy dieback from the top down, sprouting growth on lower trunk	Remove	Dangerous tree. The tree is in very poor condition with large dieback and is growing in close proximity to the proposed walkway.
6013	Oregon-ash	*Fraxinus latifolia*	9	Very Poor	Poor	10	Poor	Leaning north, heavy canopy dieback	Retain	
6014	Oregon-ash	*Fraxinus latifolia*	12	Poor	Poor	10	Poor	Unbalanced canopy to the north, significant dieback in upper canopy	Remove	Development. Base is located within the footprint of the proposed walkway.
6015	Oregon-ash	*Fraxinus latifolia*	9	Poor	Poor	5	Poor	Failed canopy from adjacent tree leaning on trunk, decline in upper crown	Retain	
6016	Oregon-ash	*Fraxinus latifolia*	7	Fair	Poor	5	Poor	Leaning north from base	Retain	
6017	Oregon-ash	*Fraxinus latifolia*	11	Dead	Failed	0	Poor	15 at 15' above grade with large widow maker hanging	Remove	Dead tree. The dead tree poses a hazard to the new walkway.
6018	Oregon-ash	*Fraxinus latifolia*	8	Fair	Fair	10	Poor	Suppressed vertical by adjacent oak	Retain	
6019	Oregon-ash	*Fraxinus latifolia*	8	Fair	Fair	5	Poor	Growing next to 6019 at base, skinny canopy	Retain	
6020	Oregon-white-oak	*Quercus garryana*	24	Fair	Fair	20	Moderate	Unbalanced crown to north, previous crown failures, large deadwood present	Retain	
6021	Oregon-ash	*Fraxinus latifolia*	9	Poor	Poor	5	Poor	Canopy in decline	Retain	
6022	Oregon-ash	*Fraxinus latifolia*	8	Very Poor	Very Poor	5	Poor	Failed canopy from adjacent tree leaning on trunk, heavy crown dieback	Retain	
6023	Oregon-white-oak	*Quercus garryana*	42	Fair	Fair	25	Moderate	4 stems from base 23" 23" 23" 14", large broken tops hanging in canopy, large deadwood present	Remove	Development. Base of tree is growing within the footprint of the proposed walkway.
6024	Oregon-white-oak	*Quercus garryana*	29	Fair	Fair	20	Moderate	2 stems at DBH 19" and 22", large deadwood present	Retain	
6025	Oregon-white-oak	*Quercus garryana*	26	Fair	Fair	20	Moderate	Large canopy, unbalanced to south and west	Retain	

Survey Number	Common Name	Scientific Name	DBH	Condition Health	Condition Structure	Crown Radius	Construction Impact Tolerance	Field Notes/ Comments	Remove/ Retain	Reason For Removal
6026	Oregon-white-oak	*Quercus garryana*	25	Fair	Fair	15	Moderate	Growing in grouping of 3 oaks, unbalanced canopy to the west	Retain	
6027	Oregon-white-oak	*Quercus garryana*	32	Dead	Poor	0	Moderate	3 stems from base, standing dead tree, tree may remain in place as it is far away from improvements and has proteection factor from adjacent canopies	Retain	
6028	Oregon-white-oak	*Quercus garryana*	30	Good	Fair	20	Moderate	Codominant stems at 8' above grade, 3 large leaders in crown	Retain	
6029	Oregon-white-oak	*Quercus garryana*	27	Fair	Poor	20	Moderate	Large dead stem attached at 3' above grade, canopy heavily leaning to south	Remove	Development. Base of tree is growing within the footprint of the proposed walkway.
6030	Oregon-white-oak	*Quercus garryana*	38	Fair	Poor	20	Moderate	Unbalanced crown to the east towards feild, large deadwood present	Remove	Development. Base of tree is growing within the footprint of the proposed walkway.
6031	Oregon-ash	*Fraxinus latifolia*	10	Poor	Poor	10	Poor	Suppressed vertical growth from adjacent tree		
6032	Oregon-ash	*Fraxinus latifolia*	10	Poor	Poor	10	Poor	Much dieback in crown, leaning east from base		
6033	Oregon-white-oak	*Quercus garryana*	22	Fair	Poor	15	Moderate	Main leaders have failed at 25' above grade with sprouting regrowth, overextended leader growing to north towards field area	Remove	Development/ Grading. The base of the tree is growing in the area between the proposed new roadway and the proposed walkway. The grading and excavation necessary to complete these improvements requires removal of the tree.
6034	Oregon-white-oak	*Quercus garryana*	21	Fair	Poor	15	Moderate	Heavy lean to east, previous leader failure at 20' above grade with sprouting regrowth	Remove	Development/ Grading. The base of the tree is growing in the area between the proposed new roadway and the proposed walkway. The grading and excavation necessary to complete these improvements requires removal of the tree.
6035	Oregon-white-oak	*Quercus garryana*	24	Good	Fair	15	Moderate	Dominant canopy in grouping of 3 oaks, unbalanced crown to the south	Remove	Development/ Grading. The base of the tree is growing in the area between the proposed new roadway and the proposed walkway. The grading and excavation necessary to complete these improvements requires removal of the tree.

Definitions:

DBH: Diameter at 54 inches above grade.

Condition ratings for health range from: Excellent, Good, Fair, Poor, Very Poor, and Dead/ Dying.

Condition ratings for structure range from: Excellent, Good, Fair, Poor, Very Poor, and Failed/ Failing.

Appendix F: Tree Protection Specifications

It is critical that the following steps be taken to ensure that they are retained and protected.

Before Construction Begins

1. **Notify all contractors of the tree protection procedures.** For successful tree protection on a construction site, all contractors must know and understand the goals of tree protection. It can only take one mistake with a misplaced trench or other action to destroy the future of a tree.
   1.1. Hold a Tree Protection meeting with all contractors to fully explain the goals of tree protection.
   1.2. Have all subcontractors sign memoranda of understanding regarding the goals of tree protection. Memoranda to include penalty for violating tree protection plan. Penalty to equal appraised value of tree(s) within the violated tree protection zone per the current Trunk Formula Method as outlined by the Council of Tree & Landscape Appraisers current edition of the *Guide for Plant Appraisal*.
2. **Migratory Bird Act of 1918.** If trees are removed between Feb 1 – Aug 1, the trees shall be inspected for the presence of active bird nests. If active nests are present, the proper steps shall be taken to ensure compliance with the Federal Law. Nests with young shall be preserved and a buffer must be created in accordance with the species. If active nests must be moved, a plan prepared by a certified biologist must be enacted and executed under the supervision of the biologist.
3. **Fencing.**
   a. Establish fencing around each tree or grove of trees to be retained as shown on the tree protection site plan.
   b. The fencing is to be put in place before the ground is cleared to protect the trees and the soil around the trees from any disturbance at all. The exception is if trees located within the tree protection zones are to be removed, they should be removed prior to installing the tree protection fencing without the use of mechanized wheeled or tracked equipment.
   c. Fencing is to be placed at the edge of the root protection zone as shown on the Tree Protection Plan. Root protection zones are established by the project arborist based on the needs of the site and the tree to be protected.
   d. "Protection fencing consisting of a minimum 4-foot-high metal fencing, secured with 6-foot metal posts shall be established at the edge of the root protection zone and permissible encroachment area on the development site. Existing structures and/or existing secured fencing at least 3.5 feet tall can serve as the required protective fencing." If construction fencing is used it is recommended that the panels are secured to prevent movement of the fencing during construction.
   e. Fencing is to remain in the position that is established by the project arborist and not to be moved without written permission from the project arborist until the end of the project.
4. **Signage**
   a. All tree protection fencing should have signage clearly indicating that the area is a vegetation protection zone. (Signage is included in the Tree Protection Fencing application).
   b. Signage should be placed as to be visible from all sides of a tree protection area and spaced every 35 feet.

During Construction

5. **Protection guidelines within the Root Protection Zone**
    a. No traffic shall be allowed within the root protection zone. No vehicles, heavy equipment, or even repeated foot traffic.
    b. No storage of materials including but not limited to soil, construction material, or waste from the site.
    c. Waste includes but is not limited to concrete wash out, gasoline, diesel, paint, cleaner, thinners, etc.
    d. Construction trailers are not to be parked / placed within the root protection zone without written clearance from the project arborist.
    e. No vehicles shall be allowed to park within the root protection areas.
    f. No activity shall be allowed that will cause soil compaction within the root protection zone.
    g. Erosion control within the tree protection zones should consist of straw waddles to avoid the need of trenching.
6. **Tree protection.**
    Retained trees shall be protected from any cutting, skinning, or breaking of branches, trunks, or roots. The project arborist shall be onsite to observe ground disturbance within 12X the diameter of the tree.
7. **Root pruning.**
    Any roots that are to be cut from existing trees that are to be retained, the project consulting arborist shall be notified to evaluate, document, and oversee the proper cutting of roots with sharp cutting tools. Cut roots are to be immediately covered with soil or mulch to prevent them from drying out.
8. **Grade changes**.
    No grade change should be allowed within the root protection zone.
9. **Root protection zone changes.**
    Any necessary deviation of the root protection zone shall be cleared by the project consulting arborist in writing.
10. **Watering**.
    Provide water to trees during the summer months as needed. Tree(s) that will have had root system(s) cut back will need supplemental water to overcome the loss of ability to absorb necessary moisture during the summer months.
11. **Utilities**.
    Any necessary passage of utilities through the root protection zone shall be by means of tunneling under roots by hand digging or boring.
12. **Re-inspection of fencing.**
    Tree protection fencing is subject to inspection by the city. The project arborist highly recommends monthly inspections of tree protection fencing to ensure compliance with the permit and protection of the trees.

After Construction

13. Fences are to remain standing until the completion of the project.
14. Carefully landscape around the tree. Do not allow trenching within the root protection zone which still exists even though the tree protection fencing has been removed for landscape installation. Carefully plant new plants within the root protection zone. Avoid cutting the roots of the existing trees.
15. Do not plan for irrigation within the root protection zone of existing trees unless it is drip irrigation for a specific planting or cleared by the project arborist.
16. Provide for or ensure that adequate drainage will occur around the retained trees.
17. Pruning of the trees should be completed as one of the last steps of the landscaping process before the final placement of trees, shrubs, ground covers, mulch, or turf.
18. Trees that are retained may need to be fertilized as called for by the project arborist if acceptable thresholds are exceeded when determined by use of laboratory testing.

Appendix G: Tree Protection Sign

TREE PROTECTION ZONE

DO NOT REMOVE OR ADJUST THIS FENCING. THE FENCE LOCATIONS ARE APPROVED TO PROTECT VEGETATION & TREES.

NOTE: Moving these fences is a civil violation and may result in fines.

Please contact the Code Enforcement Specialist and project arborist, if alterations to the
approved location of the protection fencing is needed.
Project Arborist: Tom Feitl, Teragan & Associates, Inc.
503-697-1975

LINN COUNTY
Recording Cover Sheet
All Transactions, ORS: 205.234

LINN COUNTY, OREGON
ORD-ANN
Cnt=1 Stn=44 COUNTER
$40.00 $11.00 $60.00 $19.00 $10.00

2018-14779
08/20/2018 10:40:14 AM
$140.00

00330511201800147790080084

I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Steve Druckenmiller - County Clerk

After Recording Return To:

City of Albany City Clerk

P O Box 490

Albany, OR 97321

All Tax Statements Should Be Sent To:

Mennonite Home of Albany, Inc.

1. Name/Title of Transaction - by ORS 205.234 (a)

   Annexation Agreement

2. Grantor/Direct Party - required by ORS 205.125(1)(b) and ORS 205.160

   Mennonite Home of Albany, Inc.

   5353 Columbus St. SE

   Albany, OR 97322

3. Grantee/Indirect Party - required by ORS 205.125(1)(a) and ORS 205.160

   City of Albany

4. True and Actual Consideration (if there is one), ORS 93.030

   $0

ANNEXATION AGREEMENT

EFFECTIVE DATE: Upon approval of Albany City Council

PARTIES: MENNONITE HOME OF ALBANY, INC. ("Developer")

CITY OF ALBANY, OREGON, a municipal corporation ("City")

RECITALS:

WHEREAS, Developer owns certain real property outside of and adjacent to City and described in **Exhibit "A"** attached hereto (the "Property"), which they desire to be annexed to the City, and Developer plans to develop in accordance with the map attached hereto as **Exhibit "B"**; and

WHEREAS, City does not want annexation to impose express or implied obligations on the City to make and fund infrastructure improvements; and

WHEREAS, prior to approving annexation, City staff has requested that Developer enter into an Agreement which will waive many of Developer's rights and remedies with regards to conditions that may be placed on development of the Property by City if public facilities are insufficient to support the development and which will commit Developer in good faith to make certain enhancements and observe restrictions concerning the Property at such time that the actual development of the Property begins; and

WHEREAS, the City has the policy of not annexing property unless the Council first determines that the annexation is timely; and

WHEREAS, among the factors considered by the Council in its timeliness determination is the adequacy of public infrastructure to serve the proposed annexation site; and

WHEREAS, the Parties do not intend that this Agreement be a land use document or comply with the requirements of a Development Agreement as set forth in ORS 94.504 to 94.528;

WHEREAS, nothing in this Agreement limits the use of the Property for any lawful purposes, so long as any required City approval process is followed;

WHEREAS, nothing in this Agreement shall require Developer to develop the Property or prohibit Developer from stopping any development after it has begun.

AGREEMENT:

NOW, THEREFORE in consideration of the above Recitals and the mutual promises contained herein, the Parties agree as follows:

1. **Incorporation of Recitals.** The Recitals are hereby incorporated into this Agreement as if set forth herein in full.

2. **Location.** The Property is adjacent to the City Limits of the City of Albany and within the Urban Growth Boundary for the City of Albany.

3. **Term.** The term of this Agreement shall commence on the date upon which it is approved by the Albany City Council and shall continue until superseded or terminated by the mutual agreement of the parties. The parties may enter into individual agreements, including but not limited to, Development Agreements, at any future date, which agreements will supersede this Agreement as applied to the Property as a whole or to portions of the Property or individual phases of development, as specified in said future agreements.

4. **Definitions.** For purposes of this Agreement, specific terms shall be defined as follows:

   a. *"Public Facilities"*. Physical infrastructure necessary or beneficial to the development of real property in the City of Albany. Such facilities include, but are not limited to, streets, curbs, gutters, bridges, culverts, intersections, traffic signals, signage, ditches, piping, valves, pump stations, landscaping, trails, bicycle paths, parks, sewer, storm sewer, and/or water facilities.

   b. *"Development"*. The meaning prescribed for said term **in Albany Development Code Section 22.400.**

   c. *"Developer"*. Any person or legal entity having the right or responsibility to control the development of the Property. This term includes, without limitation, all owners of property proposed for development.

5. **Waiver of Rights and Indemnification:** If Developer proceeds with development of the Property, Developer agrees that if City determines, in the exercise of reasonable discretion, based on substantial evidence in the record, that Public Facilities are insufficient to support a proposed development, and there is a reasonable relationship between any condition or denial and said deficiency in Public Facilities, and the City therefore conditions or denies an application based on such a determination:

   5.1. Developer will waive the right to claim that such condition or denial constitutes a moratorium under ORS § 197.505 - .540.

5.2. Developer will waive any right to seek judicial or administrative relief including, but not limited to, claims for injunction or damages, which may result from the delay or denial of development opportunities.

5.3. Developer will waive any claim under any present or future legislation, judicial determination, or Oregon Constitutional amendments that require local government to compensate a property owner for damages which result from governmental regulations which are deemed to constitute a complete or partial taking of such property.

5.4. Developer waives any right to appeal said condition or denial or to seek any other form of judicial or administrative relief, on the grounds that it places a "disproportionate burden" on Developer. This waiver is intended to include, but not be limited to, claims that the disproportionate burden constitutes a partial or complete taking of Developer's property. This waiver shall relieve City of any requirement to make individualized findings that justify a condition on the proposed development or a denial of the proposed development, but the condition or denial must have a nexus, rough proportionality, and/or be directly related to a deficiency in Public Facilities caused or contributed to by the proposed development.

5.5. None of the rights waived by Developer shall waive Developer's right to just compensation in the event that the City initiates eminent domain proceedings to acquire all or a part of Developer's property.

5.6. The Developer and its successors and assigns agree to indemnify and hold harmless the City of Albany, its agents, officers, and employees, from any of the following claims including, but not limited to, the attorneys' fees and other expenses incurred by the City in resisting said claims:

a. Any claim challenging the enforceability or binding nature of this Agreement;

b. Any judicial or administrative proceeding which is brought by Developer or its successors or assigns challenging the correctness of any action taken by the City which is authorized under the terms of this Agreement;

c. Any other proceeding of any kind or nature wherein Developer or its successors or assigns seeks damages or injunctive relief as a result of any City decision to deny, condition, or limit development activities.

6. **Developer Agrees:** If Developer proceeds with development of the Property, Developer agrees as follows:

6.1. ***Natural Resource Protection***

6.1.1. Developer agrees to comply with all local, state, and federal code requirements.

6.1.2. Developer agrees to retain all trees on the property that are larger than 25 inches in circumference (approximately eight inches in diameter) measured at 4 ½ feet above mean ground level from the base of the trunk until such time the removal of one or more trees is reviewed and approved by the City Forester or the Planning Division or other appropriate body, prior to, or concurrent with development.

6.2. ***Rights-of-Way, Public Land Conveyance and Public Improvements/Facilities***

6.2.1. The Developer agrees to convey from the property at no cost to the City, all rights-of-way, easements, and public land reasonably required by the City. The City may require dedication of rights-of-ways, easements, and public land at any time construction thereof or thereon is deemed necessary in the public interest even if the Property is not being platted or developed at the time the City deems dedication of the rights-of-way, easements and/or public land is necessary.

6.2.2. At the time the Property is developed, the Developer agrees to design and fully improve to City standards, or provide financial assurances, as required by the City, all public streets, or portions of public streets, as applicable, that are adjacent to and abutting the exterior boundaries of the Property, all public streets within the Property, storm drainage facilities, landscaping, and other public improvements. The cost of designing and constructing all the aforementioned public improvements shall be borne by the Developer, and the construction thereof shall be at the sole cost, risk and expense of the Developer. All such public improvements must be built or completed in accordance with the City's permit requirements and City of Albany Engineering Construction Standards and Specifications and such other adopted standards, as applicable and as may be amended from time to time.

6.2.3. Developer shall provide a public utility easement 15 feet in width to accommodate a 16-inch diameter water line at a location approved by the City.

6.2.4. Developer shall install a 16-inch-diameter water line within the public utility easement from the existing 16-inch public water line in 47th Avenue to the north property line of the property at the railroad right-of-way line at the time of first development.

6.2.5. Developer shall provide a public utility easement 20 feet in width to accommodate a 48-inch or larger diameter stormwater drainage line at a location approved by the City.

6.2.6. Developer shall install a 48-inch or larger diameter stormwater drainage line within the public utility easement from Oak Creek to the property's north property line at the railroad right-of-way line at the time of first development. The final size, slope, and depth of the stormwater line will be determined when detailed development plans are submitted.

6.2.7. As part of any future land use action on this property, including Type I land use application procedures, Developer shall comply with City standards and the South Albany Area Plan including, but not limited to; dedication of easements, construction of public multi-use paths at least 10 feet in width and construction of Interpretive Viewpoints/Trailheads in locations as generally shown in the Plan.

6.3. Connection Fees, Charges and Other City Fees

6.3.1. The Developer agrees to pay City connection fees, System Development Charges and other City fees/charges adopted by the city and amended by City Council, and uniformly charged for other property located in the general area for transportation, drainage, water, sanitary sewer, parks, and other purposes authorized by law.

7. **City Agrees:** The City, in consideration for the promises made by Developer, agrees as follows:

7.1. There are currently sufficient Public Facilities available to annex the property into the City of Albany. This does not imply that available Public Facilities are sufficient for any particular development.

7.2. The City shall not impose a Local Improvement District or other financial obligation upon Developer unless it is determined that the Developer benefits from the proposed improvement.

7.3. While the City's conditions or denials may place a disproportionate burden on the Developer to make Public Facilities improvements, any such conditions or denials shall be reasonably related to the Public Facilities needs which result from development on the Property. Objective engineering standards will be used to determine the need for Public Facilities which result from any proposed development. Notwithstanding the foregoing, both parties agree that the Public Facilities needs of third parties or the public

generally may also be a contributing factor to the Public Facilities needs which result from development on the Property. The needs of such third parties or the public shall not limit the City's discretion to impose conditions or denials on the Developer.

7.4. Subject to the provisions of this Agreement, the City agrees that upon annexation, and subject to the terms and limitations of this Agreement, the Property shall enjoy the same right to development as applies to similarly situated property in the City of Albany. This is a material consideration for the Developer to comply with the conditions and requirements set forth in this Agreement.

7.5. City shall make a good faith effort to identify and address planning issues and impacts that may arise as a result of development of the Property and will share with Developer any information of prospective issues or impacts.

7.6. Subject to the provisions of this Agreement, Developer has full entitlement to apply for development of all or any part of the Property and shall be entitled to the same consideration shown to similarly situated applicants.

8. **Contingency.** This Agreement is expressly contingent on the approval by the Albany City Council of the annexation proposal and this Annexation Agreement.

9. **Miscellaneous.**

9.1. ***Binding Effect.*** This Agreement shall be binding on and inure to the benefit of the parties and their respective heirs, personal representatives, successors, and permitted assigns and the terms of this Agreement shall be recorded in a form approved by the City so as to provide a record of this Agreement to run with the land described in the attached Exhibit "A".

9.2. ***Assignment.*** Neither this Agreement nor any of the rights, interests, or obligations under this Agreement shall be assigned by any party without the prior written consent of the other parties, which consent will not be unreasonably withheld.

9.3. ***No Third-Party Beneficiaries.*** Nothing in this Agreement, express or implied, is intended or shall be construed to confer on any person, other than the parties to this Agreement, any right, remedy, or claim under or with respect to this Agreement.

9.4. ***Further Assurances.*** Each party agrees (a) to execute and deliver such other documents and (b) to do and perform such other acts and things, as any other party may reasonably request, in order to carry out the intent and accomplish the purposes of this Agreement.

9.5. ***Governing Law.*** This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon, without regard to conflict-of-laws principles.

9.6. ***Exhibits.*** The exhibits referenced in this Agreement are a part of this Agreement as if fully set forth in this Agreement.

9.7. ***Severability.*** If any provision of this Agreement shall be invalid or unenforceable in any respect for any reason, the validity and enforceability of any such provision in any other respect and of the remaining provisions of this Agreement shall not be in any way impaired.

9.8. ***Entire Agreement.*** This Agreement constitutes the entire agreement and understanding of the parties with respect to the subject matter of this Agreement and supersedes all prior understandings and agreements, whether written or oral, among the parties with respect to such subject matter.

IN WITNESS WHEREOF, the Parties hereby execute this Agreement.

PARTIES:

CITY OF ALBANY

A municipal corporation,

By: _____
Peter Troedsson, City Manager

MENNONITE HOME OF ALBANY, INC.
an Oregon Corporation

_____
Clifford Mars, CFO

COMMUNITY DEVELOPMENT
333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Notice of Decision

Floodplain Development Review

FP-08-21 **August 31, 2021**

Application Information

Proposal:	Floodplain Development Review for fill, grading, excavation, or paving in the Special Flood Hazard Area.
Review Body:	Staff (Type I-L review)
Property Owner/Applicant:	Mennonite Home of Albany, 5353 Columbus Street SE, Albany, OR 97322
Representative/Engineer:	Dan Watson, K&D Engineering, Inc.; P.O. Box 725, Albany, OR 97321
Address/Location:	Unaddressed parcel that is next to the existing Mennonite Village.
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-21; Tax Lot 502
Zoning:	Single-family Residential (RS-6.5) and Open Space (OS) with Floodplain Overlay (/FP), Riparian Corridor Overlay (/RC), and Significant Wetland Overlay (/SW)

On August 31, 2021, the City of Albany Community Development Director granted **APPROVAL WITH CONDITIONS** of the application referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC). The supporting documentation relied upon by the City in making this decision is available for review by appointment at City Hall, 333 Broadalbin Street SW. For more information, please contact **David Martineau, project planner,** at 541-917-7555 or email at david.martineau@cityofalbany.net or Planning Supervisor Scott Whyte at 541-917-7561.

This notice of decision is mailed to the property owner, applicant, any person who submitted written comments in accordance with ADC 1.230(3)(d). All persons entitled to notice of the decision may appeal the decision within **10 days** in accordance with ADC 1.410, and that issues, which may provide the basis for an appeal, must be raised in writing with sufficient specificity to enable the applicant and local appeal body to respond to the issue.

A person who is mailed written notice of the decision cannot appeal the decision directly to the state Land Use Board of Appeals under ORS 197.830. The decision will not become final until the period for filing a local appeal has expired. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City. This approval expires within 180 days unless the permitted activity has been substantially begun and thereafter pursued to completion (ADC 6.093).

signature on file

Community Development Director

Appeal Deadline: 5:00 p.m. on September 10, 2021
Approval Expiration Date (per ADC 6.093, if not appealed): February 26, 2022

Conditions of Approval

Condition 1 Prior to a certificate of occupancy for future development on the property, the following documentation shall be submitted to the Community Development Department:

a) As-built drawings with elevations provided; and

b) Letter from the Engineer of Record who is licensed in the state of Oregon, stating the fill was placed in accordance with the signed plans.

Condition 2 Prior to the City signing the Community Acknowledgement Page of an application for a Letter of Map Amendment Based on Fill (LOMR-F) for the subject project, the applicant shall submit a copy of the CLOMR-F approved by FEMA to the Community Development Department.

Condition 3 Prior to construction of the proposed 48-inch stormwater drainage pipe shown on the applicant's grading plan, site improvement permit approval is required from the City of Albany.

Condition 4 Development shall occur consistent with the plans and studies submitted by the applicant and shall comply with all applicable state, federal, and local laws.

The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

Information for the Applicant

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or Albany Development Code (ADC) regulations or administrative policies of the Planning, Engineering, Fire, or Building Departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

Planning

1. Land use approval does not constitute Building or Public Works permit approvals.
2. An erosion prevention and sediment control permit is required by Public Works prior to site development.
3. Construction of the development must substantially conform to the approved plans.

Public Works - Engineering

The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.

Parks and Recreation

As a condition of annexing this parcel, the applicant agreed to retain all trees on the property that are larger than 25 inches in circumference (approximately 8 inches in diameter) measured at 4.5 feet above mean ground level from the base of the trunk until such time the removal of one or more trees is reviewed and approved by

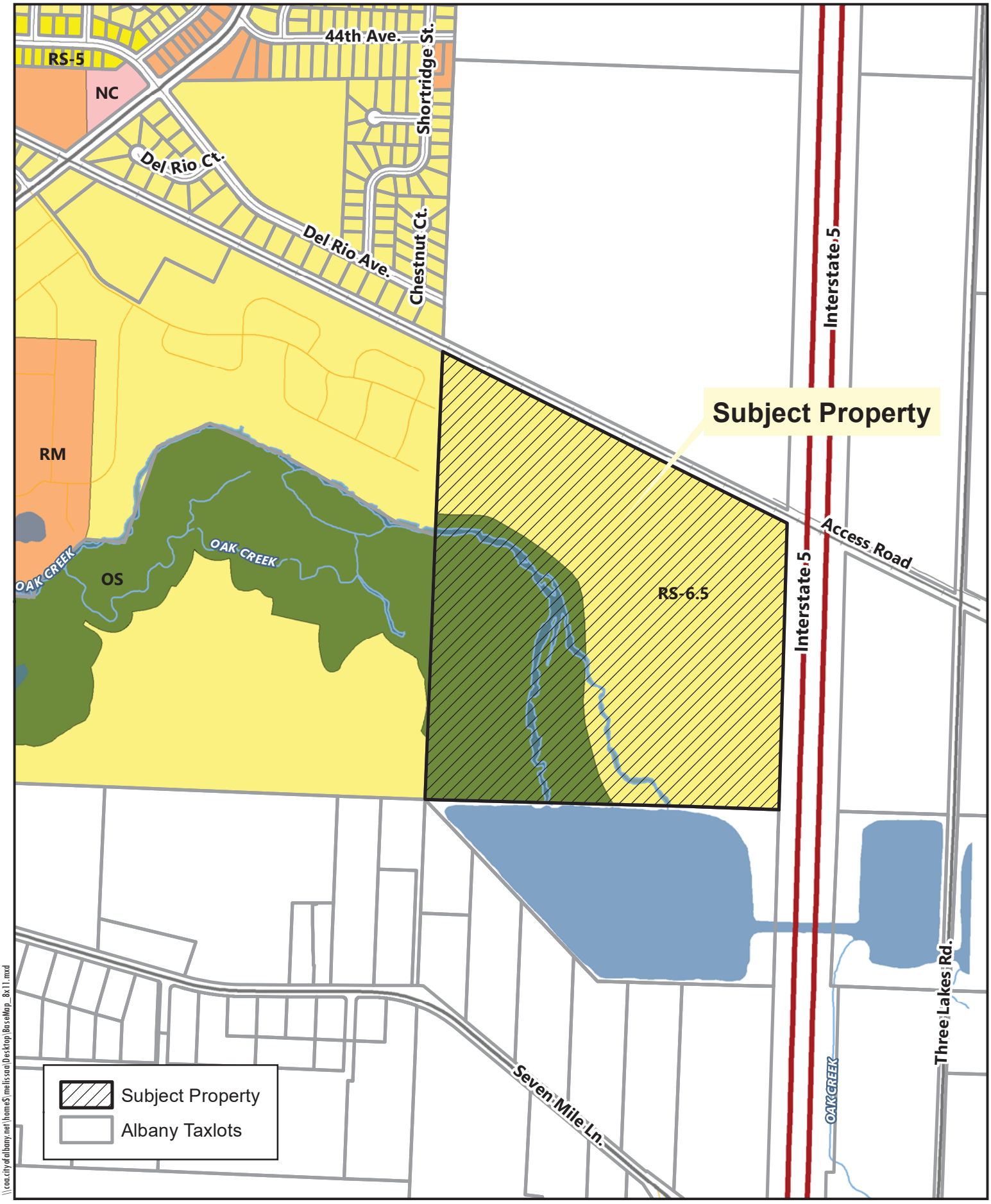
the City Forester or the Planning Division or other appropriate body, prior to, or concurrent with the development. (See item 6.1.2 of the Annexation Agreement.)

Oregon Department of Transportation (ODOT)

Duane Liner, P.E., Development Review Coordinator of ODOT Region Two, states the Grading and Erosion Control Plan appears to call out a Temporary Construction Entrance in the northeast corner of the property. However, construction access through highway right of way under I-5 will not be allowed.

Attachments:

1. Location Map
2. Grading Plan



\\coa.cityofalbany.net\home$\melissau\Desktop\BaseMap_8x11.mxd

N 1 0 2.5 5 Feet

Linn County Assessor Map #11S-03W-21 Tax Lot 502

Date: 7/27/2021 Map Source: City of Albany

City of Albany, OR

GRADING AND EROSION CONTROL PLAN

FOR

MENNONITE HOME OF ALBANY INC.

LOCATED IN THE

SW 1/4 OF SECTION 21, T. 11 S., R. 03 W., W.M.

IN THE

LINN COUNTY, OREGON

JUNE 21, 2021

VICINITY MAP

SCALE: NTS

OWNER / DEVELOPER:

MENNONITE HOME OF ALBANY INC.
5353 COLUMBUS STREET SE
ALBANY OREGON 97322

ENGINEER / SURVEYOR

K+D ENGINEERING INC.
276 HICKORY STREET NW
ALBANY OREGON 97321

PROPERTY INFORMATION:

TAX LOT 00502, MAP 11S-03W-21

SITE ADDRESS:
NONE ESTABLISHED

GROSS AREA:
76.33 ACRES±

ZONE (LINN CO.):
UGM/EFU - URBAN GROWTH MANAGEMENT / EXCLUSIVE FARM USE

FLOOD ZONE:
PROPERTY IS LOCATED IN FLOOD ZONE "AE" PER FEMA PANEL 41043C0527G DATED SEPTEMBER 29, 2010 AND 41043C0529G DATED SEPTEMBER 29, 2010

TOPOGRAPHY:

TOPOGRAPHIC FEATURES ARE BASED ON K+D ENG. TOPOGRAPHIC SURVEY.

WETLAND NOTE:

WETLANDS WERE LOCATED PER MARTIN DELINEATION MAP DATED: MARCH 3RD, 2020.

EXCAVATION QUANTITIES:

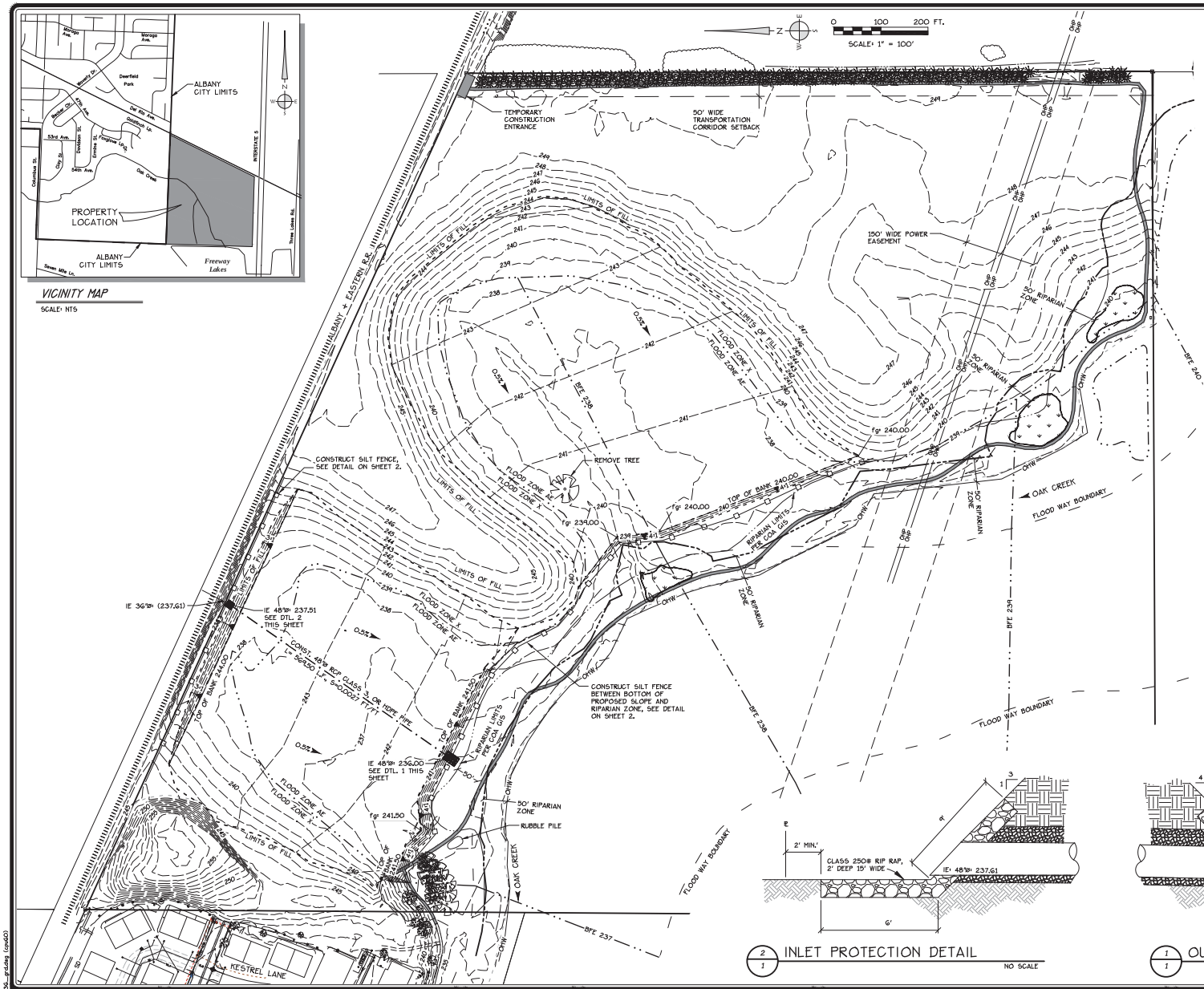
FILL: 121,407 CU YDS.

COMPUTED FROM EXISTING GROUND TO FINISHED GRADE.

DISTURBED AREA: 19.44 ACRES

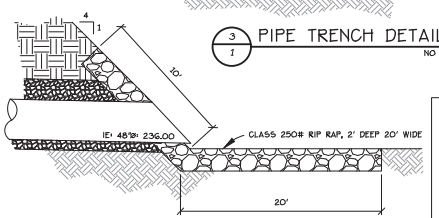
LEGEND

- OHW — ORDINARY HIGH WATER
- 295 — EXISTING GROUND CONTOUR
- 295 — PROPOSED GROUND CONTOUR
- fg 305.4 — PROPOSED FINISHED GRADE ELEVATION
- 1% — PROPOSED GROUND SLOPE + DIRECTION
- WETLANDS MARKED BY MARTIN REPORT DATED MARCH 3RD, 2020
- WALKING PATH
- RIPARIAN LIMITS BASED ON OHW AND WETLANDS
- RIPARIAN LIMITS PER COA GIS
- FLOOD PLAIN
- FLOOD WAY
- SEDIMENT FABRIC FENCE
- PROJECT BOUNDARY
- TEMPORARY CONSTRUCTION ENTRANCE SEE DETAIL ON SHEET 2.



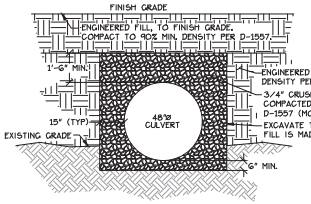
2/1 INLET PROTECTION DETAIL

NO SCALE



1/1 OUTFALL PROTECTION DETAIL

NO SCALE



3/1 PIPE TRENCH DETAIL

NO SCALE

THIS DOCUMENT, DESIGNS, & IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF K&D ENGINEERING, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF K&D ENGINEERING, INC.

DATE	REVISIONS	BY
6/21/2021	REVISE GRADING, ADD INLET/OUTLET DETAILS	BLE
5/19/21	REVISE WEST GRADING, SHOW TREES AND NEW RIPARIAN LIMITS, UPDATE QUANTITIES	BLE

REGISTERED PROFESSIONAL ENGINEER 17,612 OREGON JAN. 17, 1989 DANIEL K. WATSON RENEWAL DATE 6-30-22

K & D ENGINEERING, INC.
276 N.W. HICKORY STREET
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

MENNONITE VILLAGE

CITY OF ALBANY, LINN COUNTY, OREGON

GRADING AND EROSION CONTROL

HORZ. SCALE:	1" = 100'
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRWN BY:	BLE
CHCK BY:	DKW
PROJECT No.:	20-136

SHEET No. 1 OF 2

Date: 6/21/2021
Scale: 1" = 100'
File: dwg\2020\20-136\20-136_grading (grad0)

Tree: 10443

ESCP DRAWING STANDARD NOTES:

1. HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS. (SCHEDULE A.8.C.I.(3))

2. ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS. (SCHEDULE A.12.B AND SCHEDULE B.1)

3. INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS. (SCHEDULE B.1.C AND B.2)

4. RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, THE ABOVE RECORDS MUST BE RETAINED BY THE PERMIT REGISTRANT BUT DO NOT NEED TO BE AT THE CONSTRUCTION SITE. (SCHEDULE B.2.C)

5. ALL PERMIT REGISTRANTS MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SCHEDULE A 8.A)

6. THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS. (SCHEDULE A.12.C.I)

7. SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT WITHIN 10 DAYS. (SCHEDULE A.12.C.IV. AND V)

8. PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SCHEDULE A.7.A.III)

9. IDENTIFY, MARK, AND PROTECT (BY CONSTRUCTION FENCING OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS. (SCHEDULE A.8.C.I.(1) AND (2))

10. PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED. (SCHEDULE A.7.A.V)

11. MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50-FEET OF WATERS OF THE STATE. (SCHEDULE A.7.B.I.AND (2(A)(B))

12. INSTALL PERIMETER SEDIMENT CONTROL, INCLUDING STORM DRAIN INLET PROTECTION AS WELL AS ALL SEDIMENT BASINS, TRAPS, AND BARRIERS PRIOR TO LAND DISTURBANCE. (SCHEDULE A.8.C.I.(5))

13. CONTROL BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNELS AND STREAMBANKS. (SCHEDULE A.7.C)

14. CONTROL SEDIMENT AS NEEDED ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL STORM DRAIN INLETS AT ALL TIMES DURING CONSTRUCTION, BOTH INTERNALLY AND AT THE SITE BOUNDARY. (SCHEDULE A.7.D.I)

15. ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SCHEDULE A.8.C.I.(G))

16. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES. TEMPORARY OR PERMANENT STABILIZATIONS MEASURES ARE NOT REQUIRED FOR AREAS THAT ARE INTENDED TO BE LEFT UNVEGETATED, SUCH AS DIRT ACCESS ROADS OR UTILITY POLE PADS.(SCHEDULE A.8.C.II.(3))

17. ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SCHEDULE A.8.C.I.(7))

18. PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPS SUCH AS: CONSTRUCTION ENTRANCE, GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPS MUST BE IN PLACE PRIOR TO LAND-DISTURBING ACTIVITIES. (SCHEDULE A 7.D.II AND A.8.C.I.(4))

19. WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SCHEDULE A.7.D.II.(5))

20. CONTROL PROHIBITED DISCHARGES FROM LEAVING THE CONSTRUCTION SITE, I.E., CONCRETE WASH-OUT, WASTEWATER FROM CLEANOUT OF STUCCO, PAINT AND CURING COMPOUNDS. (SCHEDULE A.G)

21. USE BMPS TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS; VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, FERTILIZER, PESTICIDES AND HERBICIDES, PAINTS, SOLVENTS, CURING COMPOUNDS AND ADHESIVES FROM CONSTRUCTION OPERATIONS. (SCHEDULE A.7.E.I.(2))

22. IMPLEMENT THE FOLLOWING BMPS WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES. (SCHEDULE A. 7.E.III.)

23. USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SCHEDULE A 7.A.IV)

24. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE. (SCHEDULE A.9B.III)

25. IF AN ACTIVE TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN PLAN APPROVAL BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SCHEDULE A.9.D)

26. TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS, IF NEEDED. THE REGISTRANT IS RESPONSIBLE FOR ENSURING THAT SOILS ARE STABLE DURING RAIN EVENTS AT ALL TIMES OF THE YEAR. (SCHEDULE A 7.B)

27. AS NEEDED BASED ON WEATHER CONDITIONS, AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPS MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS. (SCHEDULE A 7.E.II.(2))

28. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND BARE GROUND ACTIVITIES DURING WET WEATHER. (SCHEDULE A.7.A.I)

29. SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL. (SCHEDULE A.9.C.I)

30. OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT AND BEFORE BMP REMOVAL. (SCHEDULE A.9.C.I)

31. CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT. (SCHEDULE A.9.C.III+ IV)

32. WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN-UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DIVISION OF STATE LANDS REQUIRED TIMEFRAME. (SCHEDULE A.9.B.I)

33. THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS. (SCHEDULE A.9.B.II)

34. THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER, TEMPORARY SEEDING, OR OTHER METHOD SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR 30 DAYS OR MORE. (SCHEDULE A.7.F.I)

35. PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVERING OF BLOWN STRAW AND A TACKIFIER, LOOSE STRAW, OR AN ADEQUATE COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SCHEDULE A.7.F.II)

36. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, ALL TEMPORARY EROSION CONTROLS AND RETAINED SOILS MUST BE REMOVED AND DISPOSED OF PROPERLY, UNLESS DOING SO CONFLICTS WITH LOCAL REQUIREMENTS. (SCHEDULE A.8.C.III(1) AND D.3.C.II AND III)

STANDARD EROSION SEDIMENTATION CONTROL NOTES:

1. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION IS ESTABLISHED.
2. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD BY THE ENGINEER PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS WILL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
3. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE CONDITIONS OF THE DEQ 1200-C PERMIT.
4. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED, AS NEEDED, FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT LEAVE THE SITE.
5. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED, AS NECESSARY, TO ENSURE THEIR CONTINUED EFFECTIVENESS.
6. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH, OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
7. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
8. WET WEATHER CONSTRUCTION MAY REQUIRE SOME OR ALL OF THE FOLLOWING:
   A) THE MATTING OR MULCHING OF ANY EXPOSED AREAS DURING THE RAINY SEASON, AS NEEDED, TO PROTECT EXPOSED SOILS FROM EROSION AND PREVENT SEDIMENTATION PROBLEMS.
   B) THE PROTECTION OF EXISTING AND NEWLY CONSTRUCTED STORM DRAIN INLETS W/SEDIMENT FENCES, FILTER FABRIC AND GRAVEL, OR OTHER APPROPRIATED MEASURES TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
   C) THE IMPLEMENTATION OF ANY ADDITIONAL EROSION CONTROL MEASURES REQUIRED BY LOCAL, STATE, OR FEDERAL AUTHORITIES.
9. STRAW BALES CANNOT BE SUBSTITUTED FOR SEDIMENT FENCES.
10. THE FILL WILL CONSIST OF THE EXCAVATED MATERIAL TAKEN FROM STREETS, TRENCHES AND LOTS WITHIN THE SITE.
11. A COMPREHENSIVE LIST OF AVAILABLE BEST MANAGEMENT PRACTICES (BMP) OPTIONS BASED ON DEQ'S 1200-C PERMIT APPLICATION AND ESCP GUIDANCE DOCUMENT HAS BEEN REVIEWED TO COMPLETE THIS EROSION AND SEDIMENT CONTROL PLAN. SOME OF THE ABOVE LISTED BMP'S WERE NOT CHOSEN BECAUSE THEY WERE DETERMINED TO NOT EFFECTIVELY MANAGE EROSION PREVENTION AND SEDIMENT CONTROL FOR THIS PROJECT BASED ON SPECIFIC SITE CONDITIONS, INCLUDING SOIL CONDITIONS, TOPOGRAPHIC CONSTRAINTS, ACCESSIBILITY TO THE SITE, AND OTHER RELATED CONSTRAINTS. AS PROJECT PROGRESSES AND THERE IS A NEED TO REVISE THE ESCP, AN ACTION PLAN WILL BE SUBMITTED.

TEMPORARY FILTER SEDIMENT BARRIER:

1. USE EXTRA-STRENGTH AMOCO 2125 FILTER FABRIC OR APPROVED EQUAL
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO MINIMIZE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST, OR OVERLAP 2"x2" POSTS AND ATTACH AS SHOWN ON DETAIL AT RIGHT.
3. SEDIMENT FENCES SHALL BE INSPECTED BY THE CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
4. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED AT A MAXIMUM OF 6-FEET APART AND DRIVEN SECURELY IN THE GROUND A MINIMUM OF 24-INCHES.
5. THE FILTER FABRIC SHALL HAVE A MINIMUM BURIAL OF 6 INCHES. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION, SHALL BE BACK FILLED AND COMPACTED, ALONG THE ENTIRE DISTURBED AREA.
6. STANDARD OR HEAVY DUTY FILTER FABRIC FENCE SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2"x2" POST INSTALLATION. STITCHED LOOPS SHALL BE INSTALLED ON THE UP HILL SIDE OF THE SLOPED AREA.
7. SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

PERMANENT SEEDING:

A. ALL DISTURBED AREAS AND FILL AREAS SHALL BE SEEDED WITH AN APPROVED SEED MIX AND COVERED WITH A MINIMUM OF 3" DEPTH STRAW. SEED SHALL BE OREGON CERTIFIED SEED CONTAINING 40% ANNUAL RYE GRASS AND 60% TURF TYPE FESCUE.

B. SEEDING SHALL BE COMPLETED PRIOR TO OCTOBER 1ST.

C. SIMILAR MIXES DESIGNED TO ACHIEVE EROSION CONTROL MAY BE SUBSTITUTED IF APPROVED BY THE ENGINEER.

STRAW BLANKET

A. INSTALL DOUBLE NET STRAW BLANKET BIONET S150 OR APPROVED EQUAL ON FILL SLOPES.

B. STAPLE PER CITY OF ALBANY DETAIL NO. 4.17 OF THE EPSC MANUAL.

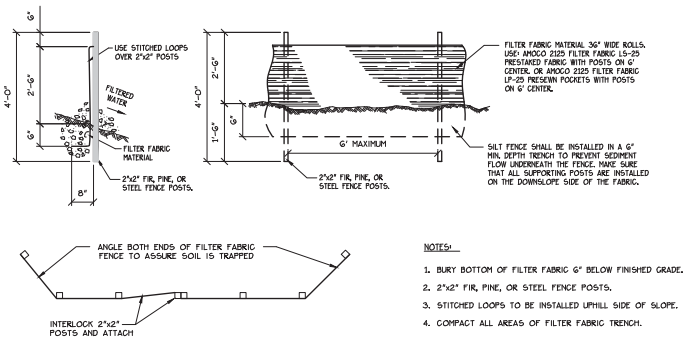
C. SEED PRIOR TO BLANKET INSTALLATION.

GENERAL GRADING NOTES:

1. ANY GRADING ON THE SITE SHALL BE COMPLETED SO AS TO MAINTAIN EXISTING DRAINAGE FROM ADJACENT PROPERTIES.
2. ALL FILLS SHALL BE PLACED AS ENGINEERED FILLS. STRIP A MINIMUM FOUR INCHES (4") PRIOR TO PLACING FILLS.
3. THE CONTRACTOR SHALL ALTER THE MOISTURE CONTENT OF THE SOIL EITHER BY ADDING MOISTURE OR BY DRYING THE SOIL BY AERATION SUCH THAT THE MOISTURE CONTENT OF THE SOIL DOES NOT VARY BY PLUS OR MINUS THREE PERCENT (3%) OF THE OPTIMUM.
4. DEPOSIT MATERIAL IN LAYERS NOT TO EXCEED SIX INCHES (6") DEEP ACROSS THE FULL WIDTH OF THE FILL. PLACE MATERIAL IN CONTINUOUS HORIZONTAL LAYERS. COMPACT EACH LIFT TO AT LEAST NINETY PERCENT (90%) MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557. IF THE SURFACE OF A PRECEDING LIFT IS TOO DRY OR SMOOTH TO BOND PROPERLY WITH THE NEXT LAYER OF MATERIAL, MOISTEN OR SCARIFY, OR BOTH, BEFORE THE NEXT LAYER OF MATERIAL IS PLACED. OWNER SHALL PROVIDE COMPACTION TESTING OF ALL ENGINEERED FILLS.
5. CONTRACTOR SHALL CONFORM TO ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY OF ALBANY AND THE GEOTECHNICAL INVESTIGATION PREPARED FOR THIS PROJECT.
6. ALL MATERIALS AND WORKMANSHIP FOR PUBLIC FACILITIES SHALL CONFORM TO THE CITY OF ALBANY STANDARD CONSTRUCTION SPECIFICATIONS.

CONSTRUCTION ENTRANCE:

1. ADDITIONAL GRAVEL SHALL BE INSTALLED AS NEEDED. MATERIAL SHALL BE 3"-0 CRUSHED AGGREGATE, (OR LARGER, AS NEEDED).
2. THE ROCK PAD SHALL BE AT LEAST 8 INCHES THICK AND AT LEAST 50 FEET IN LENGTH. WIDTH SHALL BE THE FULL WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA.
3. IF THE GRAVEL PAD DOES NOT ADEQUATELY REMOVE DIRT AND MUD FROM VEHICLE WHEELS SUCH THAT MUD AND DIRT TRACKING IS EVIDENT OFF SITE, ADDITIONAL MEASURES MUST BE TAKEN. SUCH MEASURES MAY INCLUDE HOSING OFF WHEELS BEFORE VEHICLES LEAVE THE SITE OR OTHER CONSTRUCTION TECHNIQUES/WORK OPERATIONS MODIFICATIONS. WHEEL WASHING SHOULD BE DONE ON THE GRAVEL PAD AND WASH WATER SHOULD DRAIN THROUGH A SILT-TRAPPING STRUCTURE PRIOR TO LEAVING THE CONSTRUCTION SITE.
4. USE SUB-GRADE STABILIZATION FABRIC UNDER GRAVEL PADS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE PUBLIC ROADWAY IF SOIL FROM THE SITE IS TRACKED OFF SITE.

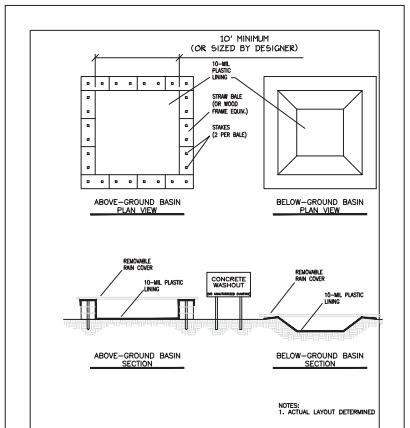


NOTES:
1. BURY BOTTOM OF FILTER FABRIC 6" BELOW FINISHED GRADE.
2. 2"x2" FIR, PINE, OR STEEL FENCE POSTS.
3. STITCHED LOOPS TO BE INSTALLED UPHILL SIDE OF SLOPE.
4. COMPACT ALL AREAS OF FILTER FABRIC TRENCH.

TEMPORARY SEDIMENT FABRIC FENCE DETAIL

TECHNICAL GUIDANCE HANDBOOK DRAWING DETAIL No. 3-2 — NOT TO SCALE

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD.	DAILY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOW MELT, IS OCCURRING. AT LEAST ONCE EVERY 14 DAYS, REGARDLESS OF WHETHER STORMWATER RUNOFF IS OCCURRING.
2. PRIOR TO THE SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INAGCESSIBILITY.	ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURE ARE IN WORKING ORDER. ANY NECESSARY MAINTENANCE AND REPAIR MUST BE MADE PRIOR TO LEAVING THE SITE.
3. INACTIVE PERIODS GREATER THAN FOURTEEN (14) CONSECUTIVE CALENDAR DAYS.	ONCE EVERY MONTH.
4. PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER.	IF PRACTICAL, INSPECTION MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION.
5. PERIODS DURING WHICH DISCHARGE IS UNLIKELY DUE TO FROZEN CONDITIONS.	MONTHLY. RESUME MONITORING IMMEDIATELY UPON MELT, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.

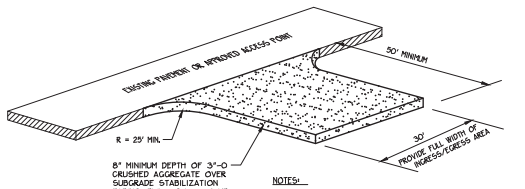


NOTES:
1. ACTUAL LAYOUT DETERMINED BY THE FIELD.
2. "CONCRETE WASHOUT" SIGN TO BE LOCATED ADJACENT TO WASHOUT FACILITY.
3. REMOVABLE RAIN COVER REQUIRED DURING WET WEATHER SEASON.

CONCRETE WASHOUT	Detail Drawing 4.2.10

City of Corvallis Erosion Prevention and Sediment Control Manual — May 2009

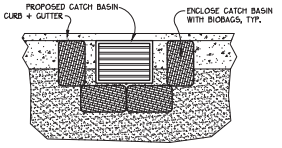
NOTE:
CONCRETE WASHOUT TO BE LOCATED IN THE FIELD BY THE ENGINEER.



NOTES:
1. CONSTRUCT IN LOCATIONS AS DIRECTED BY THE OWNER OR ENGINEER.

STABILIZED CONSTRUCTION ENTRANCE

TECHNICAL GUIDANCE HANDBOOK DRAWING DETAIL No. 3-1A — NOT TO SCALE



NOTES:
TO BE USED TO PREVENT SEDIMENT LADEN WATER FROM ENTERING THE INLET BASIN.

TO BE USED ONLY IF SITE AND WEATHER CONDITIONS REQUIRE.

BIOFILTER BAGS @ CATCH BASINS

NOT TO SCALE

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DATE	REVISIONS	BY

REGISTERED PROFESSIONAL ENGINEER 17,612 — OREGON — JAN. 17, 1989 — DANIEL K. WATSON — RENEWAL DATE 6-30-22

K & D ENGINEERING, INC.
276 N.W. HICKORY STREET
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

MENNONITE VILLAGE

CITY OF ALBANY, LINN COUNTY, OREGON

DETAILS & SPECIFICATIONS

HORZ. SCALE:	
VERT. SCALE:	
SIGN DATE:	
DSGN BY:	DKW
DRAWN BY:	BLE
CHCK BY:	DKW
PROJECT No.:	20-136

SHEET No. 2 OF 2

Date: 6-21-2021
Xref: 20-136-XD-136-grading (copy).dwg
File: dwg\20-136-XD-136-grading (copy).dwg
Time: 10:43

Federal Emergency Management Agency
Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL
COMMENT DOCUMENT

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF ALBANY, LINN COUNTY, OREGON	A portion of Section 21, Township 11 South, Range 3 West, Willamette Base and Meridian, as described in the Statutory Warranty Deed recorded as Document No. 2006-18726, in the Office of the County Clerk, Linn County, Oregon The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 410137	
AFFECTED MAP PANEL	NUMBER: 41043C0527G	
	DATE: 9/29/2010	
FLOODING SOURCE: OAK CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:44.595005, -123.065379 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

COMMENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION. A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF AS-BUILT INFORMATION REGARDING THIS PROPERTY.)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	5353 Columbus Street SE	Portion of Property	X (shaded)	238.9 feet	--	239.0 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
PORTIONS REMAIN IN THE FLOODWAY
CONDITIONAL LOMR-F DETERMINATION
STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's comment regarding a request for a Conditional Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the proposed described portion(s) of the property(ies) would not be located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) if built as proposed. Our final determination will be made upon receipt of a copy of this document, as-built elevations, and a completed Community Acknowledgement form. Proper completion of this form certifies the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at http://www.fema.gov/mit/tb1001.pdf. This document is not a final determination; it only provides our comment on the proposed project in relation to the SFHA shown on the effective NFIP map.

This comment document is based on the flood data presently available. The enclosed documents provide additional information regarding this request. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL
COMMENT DOCUMENT

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Beginning at a point on the west line of that property conveyed to Mennonite Home of Albany, Inc. by Statutory Warranty Deed recorded in Document Number 2006-18726 in the Linn County, Oregon Deed Records on July 31, 2006 (hereinafter referred to as "Mennonite Tract") said point being South 00º23'41" West of a 5/8 inch rod at the northwest corner of said Mennonite Tract; thence North 41º57'05" East 448.77 feet; thence North 74º02'44" East 250.70 feet; thence South 52º23'31" East 334.66 feet; thence South 30º37'17" West 383.07 feet; thence North 87º33'53" East 156.44 feet; thence North 39º08'37" East 280.27 feet; thence North 79º16'11" East 324.78 feet; thence South 17º38'31" East 236.29 feet; thence South 06º35'50" West 317.19 feet; thence South 47º58'03" West 532.83 feet; thence North 20º59'02" West 421.25 feet; thence North 05º55'52" West 89.84 feet; thence North 55º12'02" West 221.58 feet; thence North 26º13'34" West 90.54 feet; thence North 43º29'43" West 88.63 feet; thence North 62º05"33" West 307.95 feet; thence South 81º52'28" West 72.79 feet; thence South 48º38'06" West 102.28 feet; thence South 88º52'51" West 77.53 feet; thence North 50º52'25" West 21.38 feet to a point on said west line; thence North 00º23'41" East 91.03 feet to the Point of Beginning.

PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 1 Property.)

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at http://www.fema.gov/about/regoff.htm.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

CONDITIONAL LOMR-F DETERMINATION (This Additional Consideration applies to the preceding 1 Property.)

Comments regarding this conditional request are based on the flood data presently available. Our final determination will be made upon receipt of this Comment Document, certified as-built elevations and/or certified as-built survey. Since this request is for a Conditional Letter of Map Revision based on Fill, we will also require the applicable processing fee, and the "Community Acknowledgement" form. Please note that additional items may be required before a final as-built determination is issued.

This letter does not relieve Federal agencies of the need to comply with Executive Order 11988 on Floodplain Management in carrying out their responsibilities and providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the CLOMR-F COMMENT DOCUMENT)

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

February 1, 2021

Mennonite Village
Attn: Dave Detweiler, Facilities Director
5353 Columbus Street NE
Albany, OR 97322

Re: WD # 2020-0408 **Approved**
Wetland Delineation Report for Mennonite Village,
Linn County; T11S R3W S21CC TL502 (Portion);
Albany Local Wetlands Inventory, Wetland OAK-47Af

Dear Mr. Detweiler:

The Department of State Lands has reviewed the wetland delineation report prepared by Geo Resources LLC for the site referenced above. Please note that the study area includes only a portion of the tax lot described above (see the attached map). Based upon the information presented in the report, and additional information submitted upon request, we concur with the wetland boundaries as mapped in Figure 6 of the report. Please replace all copies of the preliminary wetland map with this final Department-approved map.

Within the study area, 3 wetlands (Wetland A, B, and C, totaling approximately 0.46 acres) were identified. The wetlands are subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined).

This concurrence is for purposes of the state Removal-Fill Law only. We recommend that you attach a copy of this concurrence letter to any subsequent state permit application to speed application review. Federal or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact the Jurisdiction Coordinator for Linn County, Matt Unitis, at (503) 986-5262.

Sincerely,

Peter Ryan, SPWS
Aquatic Resource Specialist

Enclosures

ec: Allen Martin, Geo Resources LLC
City of Albany Planning Department (Maps enclosed for updating LWI)
Katharine Mott, Corps of Engineers
Charles Redon, DSL

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

Fully completed and signed report cover forms and applicable fees are required before report review timelines are initiated by the Department of State Lands. Make checks payable to the Oregon Department of State Lands. To pay fees by credit card, go online at: https://apps.oregon.gov/DSL/EPS/program?key=4.

Attach this completed and signed form to the front of an unbound report or include a hard copy with a digital version (single PDF file of the report cover form and report, minimum 300 dpi resolution) and submit to: **Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.** A single PDF of the completed cover from and report may be e-mailed to: **Wetland_Delineation@dsl.state.or.us**. For submittal of PDF files larger than 10 MB, e-mail DSL instructions on how to access the file from your ftp or other file sharing website.

Contact and Authorization Information

☒ Applicant ☒ Owner Name, Firm and Address:
Dave Detweiler, Facilities Director
Mennonite Village
5353 Columbus St. NE
Albany, OR 97322

Business phone # (541) 928-7232
Mobile phone # (optional)
E-mail: Dave@mennonitevillage.org

RECEIVED
AUG 03 2020
RECEIVED $ 466.00
DEPARTMENT OF STATE LANDS #2012

☐ Authorized Legal Agent, Name and Address (if different):

Business phone #
Mobile phone # (optional)
E-mail:

I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.

Typed/Printed Name: Dave Detweiler **Signature:** Dave Detweiler

Date: 7-20-2020 Special instructions regarding site access: ____

Project and Site Information

Project Name: Mennonite Village

Latitude: 44.59449°N Longitude: -123.065114°W
decimal degree - centroid of site or start & end points of linear project

Proposed Use:
Residential

Tax Map # 11S03W21
Tax Lot(s) 502

Tax Map #
Tax Lot(s)

Project Street Address (or other descriptive location):

Township 11S Range 03W Section 21 QQ CC
Use separate sheet for additional tax and location information

City: Albany County: Linn

Waterway: Oak Creek River Mile: 4.5

Wetland Delineation Information

Wetland Consultant Name, Firm and Address:
Allen Martin, Geo Resources LLC
PO Box 71852
Springfield, OR 97475

Phone # (541) 946-1013
Mobile phone # (if applicable)
E-mail: georesources@comcast.net

The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.
Consultant Signature: Allen Martin Date: 7/24/20

Primary Contact for report review and site access is ☒ Consultant ☐ Applicant/Owner ☐ Authorized Agent

Wetland/Waters Present? ☒ Yes ☐ No Study Area size: 49.83 acres Total Wetland Acreage: 0.4600

Check Applicable Boxes Below

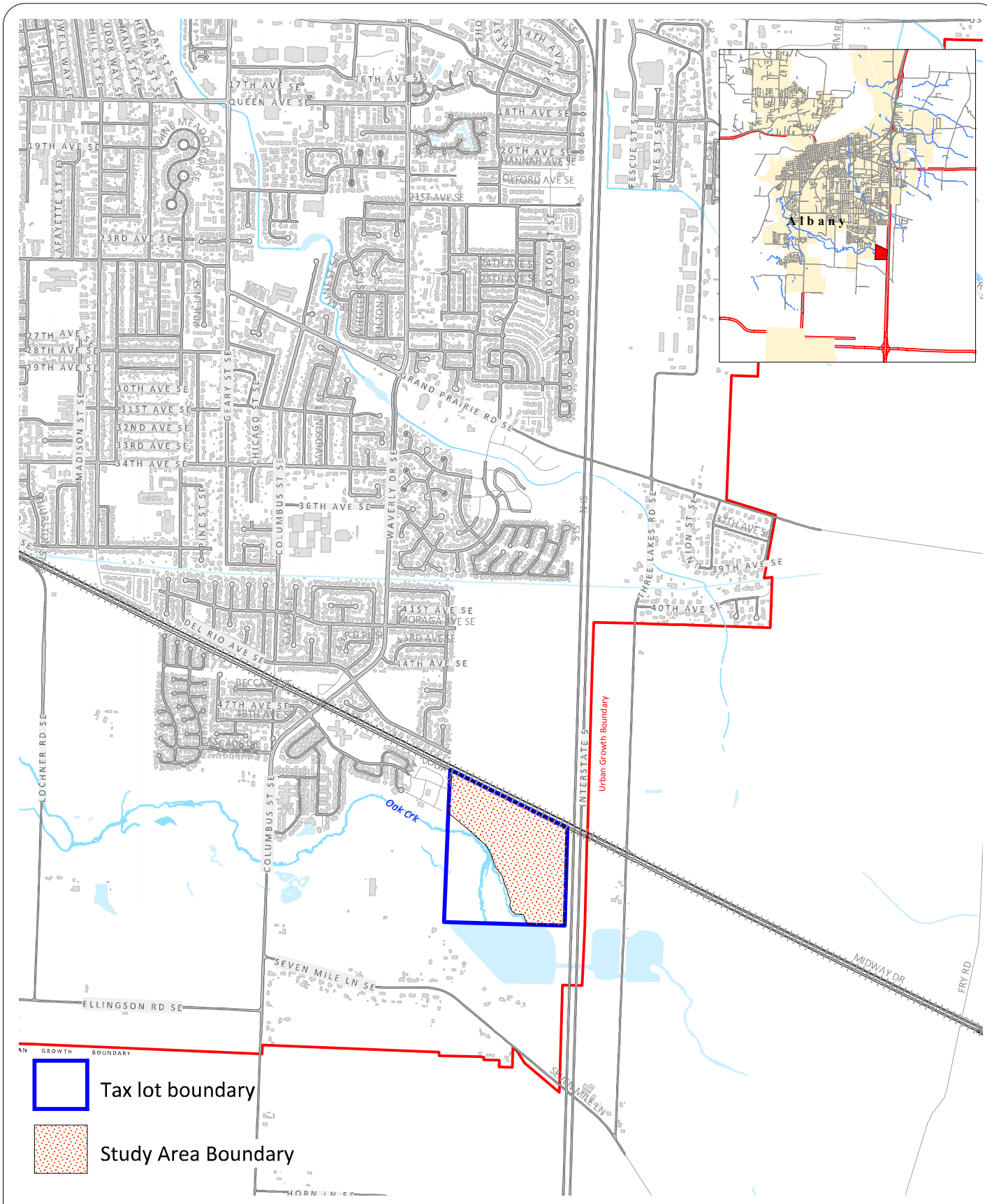
☐ R-F permit application submitted
☐ Mitigation bank site
☐ EFSC/ODOE Proj. Mgr:
☐ Wetland restoration/enhancement project (not mitigation)
☒ Previous delineation/application on parcel
If known, previous DSL # WD #2010-0207

☒ Fee payment submitted $ 466
☐ Resubmittal of rejected report ($100)
☐ Request for Reissuance. See eligibility criteria. (no fee)
DSL # ____ Expiration date____
☒ LWI shows wetlands or waters on parcel
Wetland ID code OAK-47Af

For Office Use Only

DSL Reviewer: MU Fee Paid Date: ____/____/____ DSL WD # 2020-0408

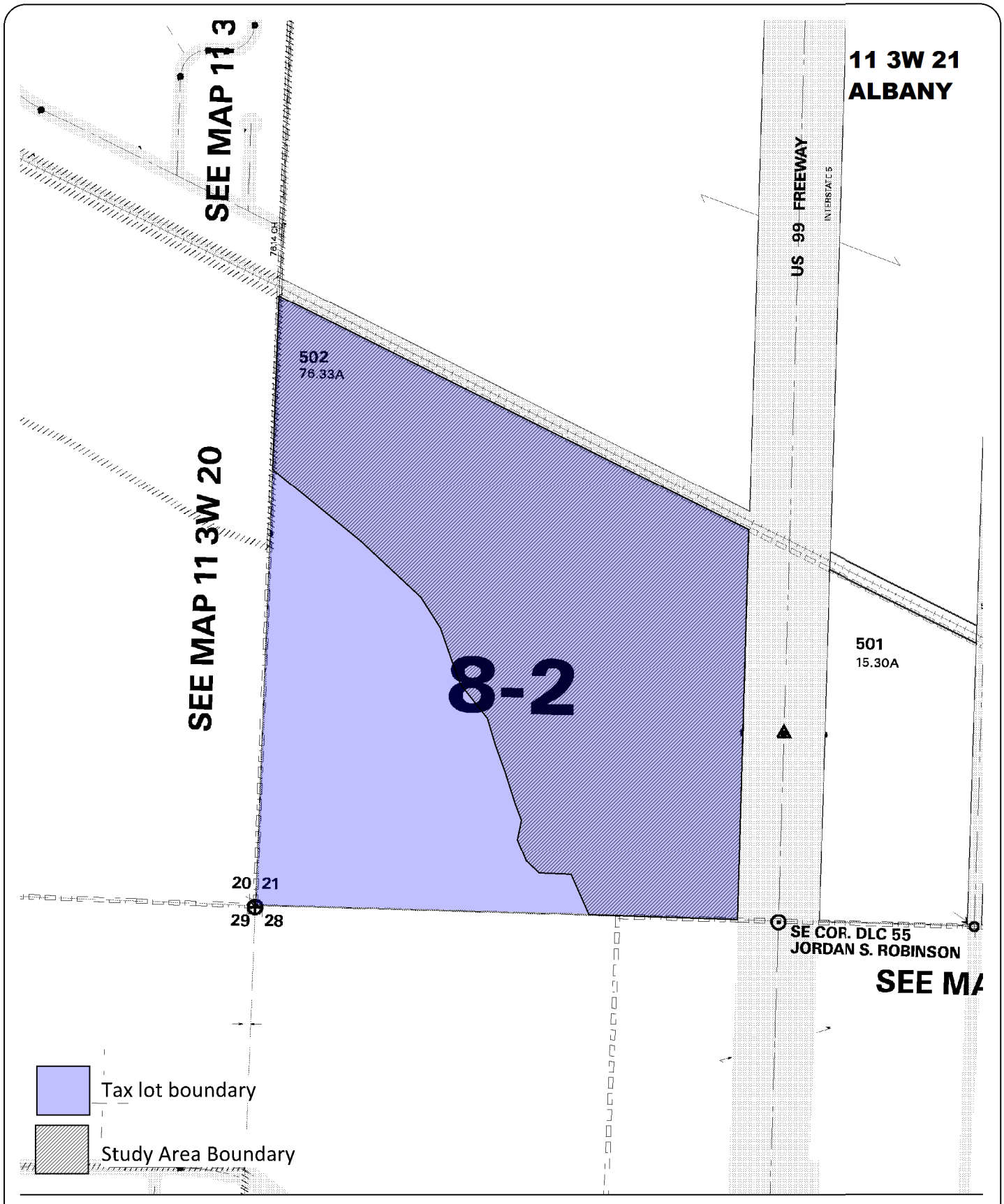
Date Delineation Received: 8/3/20 Scanned: ☐ Electronic: ☒ DSL App.# ____



Linn County Tax Lot 11S03W21 00502
Albany, OR 97322

FIGURE 1: LOCATION MAP
Scale: 1" = 2,000'
Source: Albany GIS database layers
Drafted: 3/12/20

Geo Resources, LLC



Linn County Tax Lot 11S03W21 00502
Albany, OR 97322

2000 0 2000 4000
Feet
Scale: 1:24,000

Geo Resources, LLC

FIGURE 2: TAX LOT MAP
Scale: 1" = 500'
Source: Linn County Tax Assessor
Drafted: 3/12/20

NORTH

DSL WD # 2020-0408
Approval Issued 2/1/2021
Approval Expires 2/1/2026

Tax lot boundary based on Linn County GIS tax lot database. Area investigated based on features visible on high resolution 2015 orthophoto and GPS mapping.

Wetland/upland boundary and sample plot locations mapped using resource grade GPS receiver with sub-meter accuracy. The GPS post-processed precision is sub-meter.

Wetland A
0.10 acres

Wetland B
0.21 acres

Wetland C
0.14 acres

sp1u
sp2u
sp3u
sp4u
sp5u
sp6w
sp7u
sp8w
sp9
sp10
sp11
sp14w
sp15u
sp12w
sp13u
sp17u
sp16w
sp18u
sp19
sp20
sp21
sp22u
sp23
sp24
sp25u

Culvert
Wetland drains offsite

OAK CREEK
FREEWAY LAKE

Tax Lot Boundary
Study Area: 49.83 acres
Wetland: 0.45 acres
Sample plot

Linn County Tax Lot 11S 03W 21 502
Albany, Oregon 97322

220 0 220 440
Feet
Scale: 1:2,640

Geo Resources, LLC

FIGURE 6A: WETLAND MAP
Scale: 1" = 220'
Source: DOGAMI Lidar Consortium bare earth, 1 ft contour intervals, vertical datum: NAVD88
Flown: Spring 2009
Drafted: 3/10/20

NORTH

TO: Jennifer Cepello, Planner

From: Lora Ratcliff, Fire Marshal

DATE: March 6, 2025

SUBJECT: PD-01-25 –Mennonite Village– Residential Development - Fire Department Comments

The fire department has reviewed the above project for conformance to the 2022 Oregon Fire Code (OFC) per your request and has the following comments.
****The addition of a private fire line will result in a quarterly Fire Line Fee****
****Land Use permit will include a $125 Fire Plans Review fee****

1. If there are to be new streets that aren't a continuation of an existing street, street names will need to be approved prior to final plat. Please submit proposed names to me for approval.

2. Residential developments/projects of one- or two-family dwellings where the number of dwellings exceeds 30 shall be provided with at least 2 means of fire apparatus access. These access points shall be remotely separated by at least ½ the length of the maximum overall diagonal dimension of the property or area served. (OFC Appendix D107.1)

   Only one access is proposed so all dwellings shall be fire sprinklered.

3. Approved fire apparatus roadways must extend to within 150 feet of all exterior portions of any structure that will be built on the new created lot as measured by an approved route of travel around the exterior of the structure with dead-end lengths not exceeding 150 feet long unless an approved turnaround is provided. (OFC 503.1.1, OFC 503.2.5 and OFC, Appendix D 103.4).

4. Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus (OFC 503.2.5 and D103.4)

5. This proposed project is located within a "Protected Area" as defined by Oregon Fire Code (OFC) Appendix B, Section B102 and this area will be required to be served by a public water system. The Fire Flow required shall be as specified in Appendix B of the fire code. (OFC 507.3)

6. INADEQUATE FIRE APPROACH & ACCESS TO WATER SUPPLY

   If the Fire Official determines that there is an inadequate fire apparatus access condition or an inadequate fire water supply for one or more parcels of the proposed division, in lieu of providing adequate fire apparatus access or supply and acting in conformance to the standards set forth in **OAR 918-480-0125**, the Uniform Alternate Construction Standard for One and Two Family Dwellings, the Building Official, will select the following standard to address the inadequacies pertaining to structures built on the affected parcels:

   a. Installation of an NFPA Standard 13D fire suppression system

LAR/lar

Department of Energy

Bonneville Power Administration
86000 Highway 99 South
Eugene, OR 97405

March 13, 2025

In reply refer to: TERR/Alvey

FILE: PD-01-25; Mennonite Village
Located: an unassigned property to the east of 5353 Columus Street SE (Mennonite Village). in Albany, Oregon
Tax lots: 11S 3W 21 TL-502

City of Albany, Oregon
Community Development
Jennifer Cepello
333 Broadalbin St SW,
Albany, Oregon 97321

Email: Jennifer.Cepello@albanyoregon.gov

SENT VIA ELECTRONIC MAIL

Dear Jennifer:

The Bonneville Power Administration (BPA) has had the opportunity to review the plans for your projects, in researching our records; we have found that this proposal will not impact our transmission line corridor in the described areas. BPA does not have any objections to the approval of this request currently.

Thank you for the opportunity to review the proposal of this project.

Sincerely,

Janai Soto
Realty Specialist
Real Property Field Services, TERR/Alvey
Bonneville Power Administration
Phone: 541-988-7409

Wetland Land Use Notice Response

Response Page

Department of State Lands (DSL) WN# *

WN2025-0169

Responsible Jurisdiction

Staff Contact	Jurisdiction Type	Municipality
Jennifer Cepello	City	Albany

Local case file #	County
NR-0001-25	Linn

Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
11S	03W	21		502

Street Address

Address Line 2

City

Albany

State / Province / Region

Postal / Zip Code

Country

Linn

Latitude	Longitude
44.594541	-123.073445

Wetland/Waterway/Other Water Features

- [x] There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.
- [x] The National Wetlands Inventory shows wetland, waterway or other water features on the property
- [x] The National Hydrography Dataset shows wetland, waterway or other water features on the property
- [x] Local Wetlands Inventory shows wetland, waterway or other water features on the property

Your Activity

- [x] It appears that the proposed project **may** impact wetlands and **may** require a State permit.

Applicable Oregon Removal-Fill Permit Requirement(s)

- [x] A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.

DSL Review

Wetland Ecologist Comments

This site has an active delineation (WD2020-0408). It is unclear from the submitted map if Wetland A will be impacted by the proposed project. Removal and/or fill impacts in this wetland will require a permit and mitigation if impacts are 50 cubic yards or greater.

Please note this delineation expires in February 2026.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

- [x] A Federal permit may be required by The Army Corps of Engineers: 541-600-7644

Contact Information

For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county.

Response Date

3/27/2025

Response by:

Chris Stevenson

Response Phone:

503-798-7622

Greetings Jennifer,

The Historic Preservation Office of the Confederated Tribes of Grand Ronde Community of Oregon strongly recommend that a cultural resource inventory be undertaken prior to the project activities, and that said study includes subsurface testing. We request that an Inadvertent Discovery Plan (IDP) be in place, and if archaeological and/or cultural resources are discovered during the project, that we be contacted immediately by phone. If you have any questions, please feel free to contact me.
Thank you,
Chris

Christopher Bailey
Cultural Protection Specialist
Historic Preservation Office
Confederated Tribes of the Grand Ronde Community of Oregon

chris.bailey@grandronde.org
503-879-1675

Oregon
Tina Kotek, Governor

Parks and Recreation Department
Oregon Heritage/
State Historic Preservation Office
725 Summer St. NE, Suite C
Salem, OR 97301-1266
(503) 986-0690
Fax (503) 986-0793
oregonheritage.org

April 1, 2025

Diane Hood
Mennonite Home of Albany, Inc
5353 Columbus Steet SE
Albany, OR 97322

RE: SHPO Case No. 25-0345
COA, Mennonite Village East Campus Expansion PD-01-25; NR-01-25; FP-01-25; SP-05-25
Developement of 98 duplexes.
Multiple Leglas, Albany, Linn County

Dear Diane Hood:

Thank you for submitting information for the project referenced above. According to our records there are previously identified archaeological objects or sites (Oregon Revised Statute [ORS] 358.905) adjacent to the project area. Our office recommends archaeological survey of the proposed project area prior to the start of the project.

This recommendation is meant to assist with compliance of state law. Under ORS 358.920 and ORS 97.745, archaeological sites, objects and human remains are protected on both state public and private lands in Oregon.

A list of contractors can be found on the Association of Oregon Archaeologists website (www.oregonarchaeologists.com). This list includes qualified archaeologists in the state of Oregon. Some of these contractors have professional staff to address built-environment resources. For assistance in hiring a contractor, our office has published advice in Archaeology Bulletin 4 (https://www.oregon.gov/oprd/OH/Documents/Bulletin4.pdf).

If the project has a federal nexus (lands, funding, permitting, or oversight) coordinate with the lead federal agency to ensure compliance with Section 106 of the National Historic Preservation Act. If you have not already done so, be sure to consult with all appropriate Native American tribes regarding the proposed project. Additional consultation regarding this case must be sent through Go Digital. In order to help us track the project accurately, reference the SHPO case number above in all correspondence.

Please contact our office if you have any questions, comments or need additional assistance.

Sincerely,

Kirsten Lopez
Special Projects Archaeologist
(503) 400-4810
Kirsten.Lopez@oprd.oregon.gov

cc: Jennifer Cepello, City of Albany

From: Karen Phelps
To: Cepello, Jennifer
Subject: Mennonite Village expansion plans
Date: Wednesday, July 30, 2025 7:57:28 PM

[**WARNING!** This email came from outside our organization. Do **NOT** click unknown attachments or links in email.]

I am concerned with planning for traffic control with the Mennonite Village expansion.

Are there plans to address the increased congestion at Waverly x 47th Avenue SE? That intersection is the only access for the entire neighborhood on the west side of Waverly. It is already sometimes hazardous to get onto Waverly, especially north bound. Drivers from the Mennonite Village (east of Waverly) can be uncertain and/or so cautious they impede other traffic waiting for a chance to turn. Worse yet, some seem not to see oncoming traffic very well and pull out into unsafe conditions.

The location map included with the recent notice of public hearing is rather misleading in that it seems to still show active access at Columbus where Waverly splits off and at Columbus and the railroad tracks near Del Rio. Both those intersections are closed (and have been for at least five years).

Thank you for your attention to my concerns!

Karen Phelps
[redacted]
Albany OR 97322

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Martin, Kaitlin

To: Cepello, Jennifer
Subject: RE: PD-01-25 Plan Development Public Hearing

From: Linda Fox [redacted]
Sent: Monday, August 11, 2025 10:16 AM
To: Cepello, Jennifer <Jennifer.Cepello@albanyoregon.gov>
Subject: PD-01-25 Plan Development Public Hearing

[**WARNING!** This email came from outside our organization. Do **NOT** click unknown attachments or links in email.]

August 9, 2025

TO: Jennifer Cepello, City of Albany Jennifer.cepello@cityofalbany.net

FROM: Linda Kirk Fox, [redacted], Albany

RE: Mennonite Village PD-01-25 – Staff Report

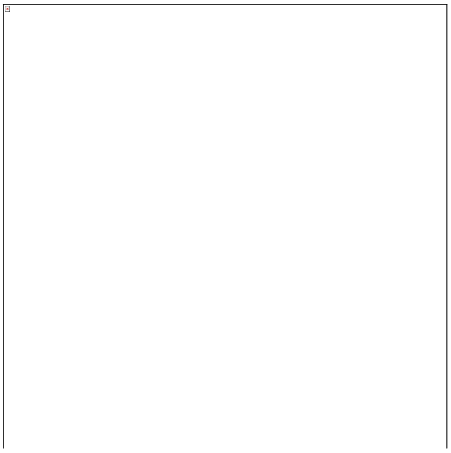
I am a resident of the Mennonite Village, living at 3004 Heron Loop SE with my husband. We are very satisfied in most respects for all the care and services received. However, it is important to the current and future residents as to the safety and viability of the Village to speak out now about the missing information, and/or clarification necessary before approving the PD-01-25 submission for 196 new housing units on 42+ acres along Oak Creek.

In reviewing the materials for the Public Hearing on the 18th of August, I also obtained from the Department of State Lands the Wetland Delineation / Determination Report https://docs.dsl.state.or.us/PublicReview/ElectronicFile.aspx?docid=4154947&dbid=0 .

I sought this report because it was difficult to read the maps provided in the Public Hearing packet and honoring the wetlands has been pledged to residents by the Village administration. Because our home faces Oak Creek, we are familiar with high water in multiple areas and multiple times a year. My concerns are the Wetland Delineation study area is too small an area, too limited in scope, only covers an area of proposed walking path and not the wetlands proposed for placing several new homes. The Wetland Delineation / Determination Report filed with the Department of State Lands on behalf of the Mennonite Village only surveys the area in Phase 1 of the proposed development. The Forms are clearly labeled “Phase 1 Cottages” on each page of all Data Forms in the Report reference at the Link above. Similarly, Figures 4, 5 and 6 are only partial section of the property, Phase 1, not the entire property under review for development. Phase 1 is approximately 60 total

housing units, one-third of the 196 units and 42 acres of the Plan submitted by the Mennonite Village.

I am of the opinion the Wetland Delineation / Determination Report is germane to only Phase 1. Photos taken yesterday, August 10, 2025 of clear flowing water wetlands designated on Map as one of at least three (3) wetland areas of Oak Creek, but not reviewed and/or not included in reports submitted by MV to the Oregon Department of State Lands. I respectfully ask why the Planning Commission would accept conclusions regarding wetlands with data presented for only the initial Phase 1 of construction, representing only one portion of the Village's proposed Master Plan, when asked by the Mennonite Village the Commission's approval of the entire property and plans to build on wetlands?



Linda Kirk Fox

[redacted]

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Outlook

Mennonite Village PD-01-25

From [redacted]
Date Sat 8/9/2025 10:58 AM
To Cepello, Jennifer <Jennifer.Cepello@albanyoregon.gov>

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Jennifer,
I left you a message on Friday and wanted to convey some information prior to the staff report being issued. I am currently on the Mennonite Village waiting list and look forward to a home becoming available. I am very supportive of Mennonite Village and the care and service provided to residents. My wife and I frequently walk our dog around the area of the proposed development. We have seen the trees, crops, flooded areas, muddy paths, Beavers and Bald Eagles in all seasons and conditions. I understand that the city staff will review the application to determine its conformance with all applicable codes and regulations. In the interest of a viable project that will endure while preserving the natural environment I will offer my comments.

- The designated wetland area next to the Oak trees would appear to be much larger than shown. The flooded area where they can not plant crops extends much farther north than is shown on the Grading Plan. It is under water much of the winter and spring.
  If this area is filled the water will back up somewhere else.
- The code is very clear concerning Heritage trees and tree removal. The plans show the removal of 6 Oak trees and 15 Ash trees. Among the Oaks to be removed are the two largest in the area, one 42” and another 36”. It appears that these trees are to be removed in order to move the trail closer to the creek and make more buildable land. This Oak and Ash area is home to Beaver, Bald Eagles and other wildlife. Removal of almost half of this wonderful Oak grove with trees probably more than 100 years old does not seem to be a sound esthetic or environmental move. The remaining 7 Oak trees are shown to have a protective fence due to the sensitivity of the root structure under the trees. However, the proposed trail runs directly over the protected area.
- The proposed trail appears to be at the same elevation as the current dirt path which will make it subject to flooding, swift water flow and erosion.

Thank you for considering my comments and I look forward to seeing the staff report on Monday.

Ken Hooge
[redacted]
Albany, OR
[redacted]

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