



PUBLIC WORKS - COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Notice of Decision

Conditional Use Review

CU-01-20

June 15, 2020

Application Information

Review Body:	Hearings Board (Type III review)
Proposal:	Conditional Use Review to expand the existing Jackson Street Youth Shelter's (JSYS) building with an additional bedroom, office, and restrooms.
Property Owner:	Jackson Street Youth Shelter Attention Ann Craig PO Box 285 Corvallis, Oregon 97339
Applicant:	Lori Stephens Broadleaf Architecture 534 NW 4th Street Corvallis, Oregon 97330
Address/Location:	1240 7th Avenue SE, Albany
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-08BB; Tax Lot 1700
Zoning:	Community Commercial (CC) District

On June 11, 2020, the City of Albany Hearings Board 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. The Hearings Board based its decision upon consideration of applicable standards and review criteria listed in the Albany Development Code and consideration of public testimony. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact Project Planner Melissa Anderson at melissa.anderson@cityofalbany.net or 541-917-7550, or Planning Manager David Martineau at 541-917-7561.

The City's decision may be appealed to the City Council, if a person with standing files a completed Notice to Appeal application and the associated filing fee no later than 10 days from the date the City mails the Notice of Decision.

Hearings Board Chair

Appeal Deadline:

June 25, 2020

Approval Expiration Date (If not appealed):

June 15, 2023

cd.cityofalbany.net



Condition of Approval

Utilities

Condition 1 Before the City will issue building permits for the proposed expansion, the applicant must dedicate public utility easements over the existing public sewer mains on the site. The City will create the legal descriptions for the easements and provide the appropriate forms for the property owner to sign.

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 Municipal Code (AMC) or 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

At the time of building permit, planning staff must review the building plans to verify consistency with the Conditional Use approval.

Land use approval does not constitute building or public works permit approvals.

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.

Building Division

1. Obtain Building Permits prior to any construction.

Attachments: Location Map, Building Elevations, Floor Plans, and Site Plan



**Subject Property:
JS Youth Shelter**

-  Subject Property
-  Albany Taxlots

N 012.95 50
Feet

Location Map: 1240 7th Avenue SE

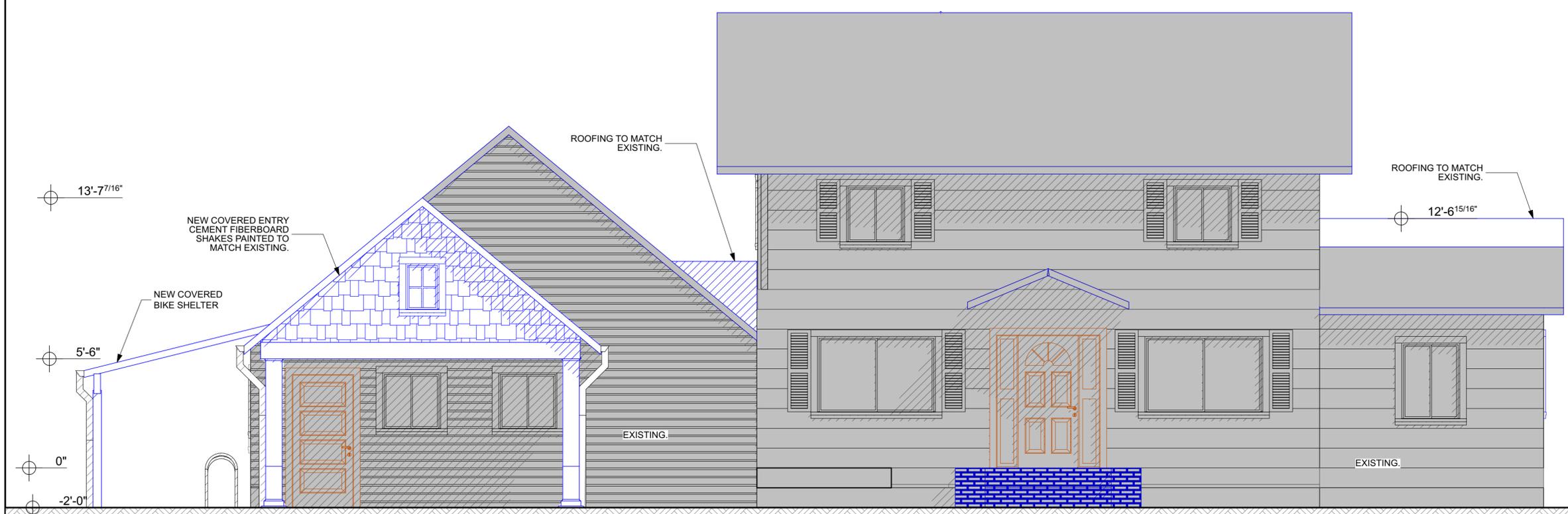
Date: 3/13/2020 Map Source: City of Albany

City of Albany, OR



\\csc.cityofalbany.net\homes\melissaron\Desktop\BoseMap_8x11.mxd

1 North Elevation
A-201 SCALE: 1/4" = 1'-0"



BROADLEAF ARCHITECTURE PC

LORI STEPHENS ARCHITECT

534 NW 4TH ST
CORVALLIS, OREGON 97330
TEL - (541) - 753-2900
email - info@broadleafarchitecture.com
http://www.broadleafarchitecture.com

PRELIMINARY - NOT TO BE USED FOR CONSTRUCTION

JSYS - Albany Addition/Remodel

1240 7th Ave SE
Albany, OR, 97321
CONTACT: 541-360-0867

2 East Elevation
A-201 SCALE: 1/4" = 1'-0"



REVISIONS:

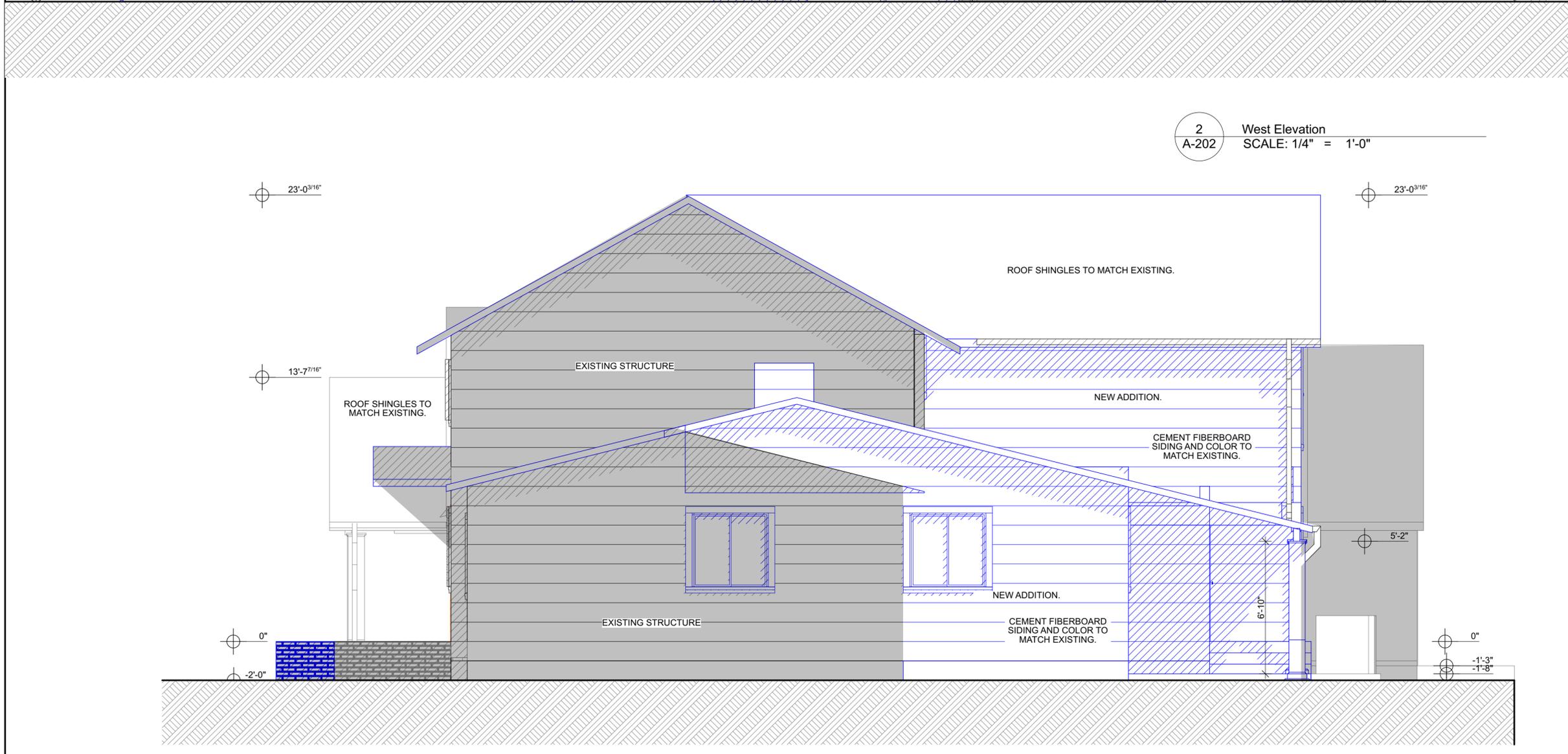
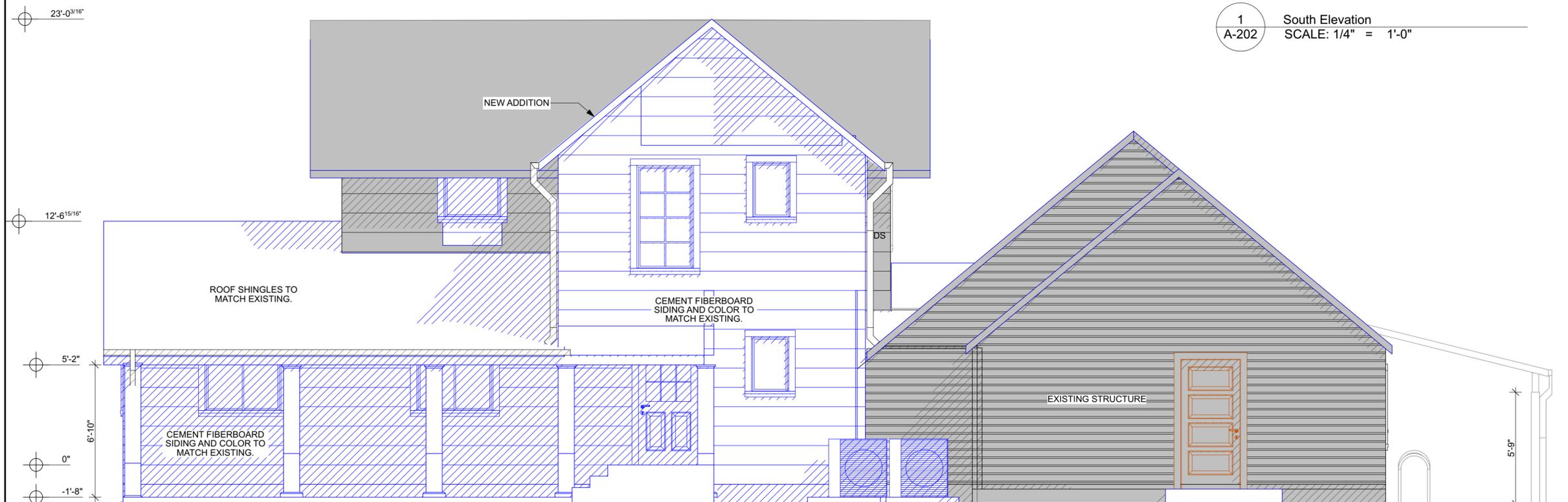
MARK	DATE	DESC.
△		
△		
△		
△		
△		

DATE OF ISSUE:
Monday, February 10, 2020

CAD FILE NAME: JSYS - 5b.pln
DESIGNED BY: Lori Stephens
DRAWN BY: #CAD Technician Full Na
CHECKED BY: Lori Stephens
COPYRIGHT: BLA PC

SHEET TITLE
Exterior Elevations

A-201




BROADLEAF ARCHITECTURE PC
 LORI STEPHENS ARCHITECT
 534 NW 4TH ST
 CORVALLIS, OREGON 97330
 TEL - (541) - 753-2900
 email - info@broadleafarchitecture.com
 http://www.broadleafarchitecture.com

PRELIMINARY - NOT TO BE USED FOR CONSTRUCTION

JSYS - Albany Addition/Remodel
 1240 7th Ave SE
 Albany, OR, 97321
 CONTACT: 541-360-0867

REVISIONS:

MARK	DATE	DESC.
△		
△		
△		
△		
△		

DATE OF ISSUE:
Monday, February 10, 2020
 CAD FILE NAME: JSYS - 5b.pln
 DESIGNED BY: Lori Stephens
 DRAWN BY: #CAD Technician Full Na
 CHECKED BY: Lori Stephens
 COPYRIGHT: BLA PC

SHEET TITLE

Exterior Elevations

A-202

ARCHITECTURAL NOTES:

- ① RELOCATED HEAT PUMP.
- ② STAIRS: 11/7.
- ③ EXHAUST HOOD AND RANGE.
- ④ MICROWAVE.
- ⑤ GABLE END WALL ABOVE ENTRY.
- ⑥ CRAWL SPACE ACCESS.
- ⑦

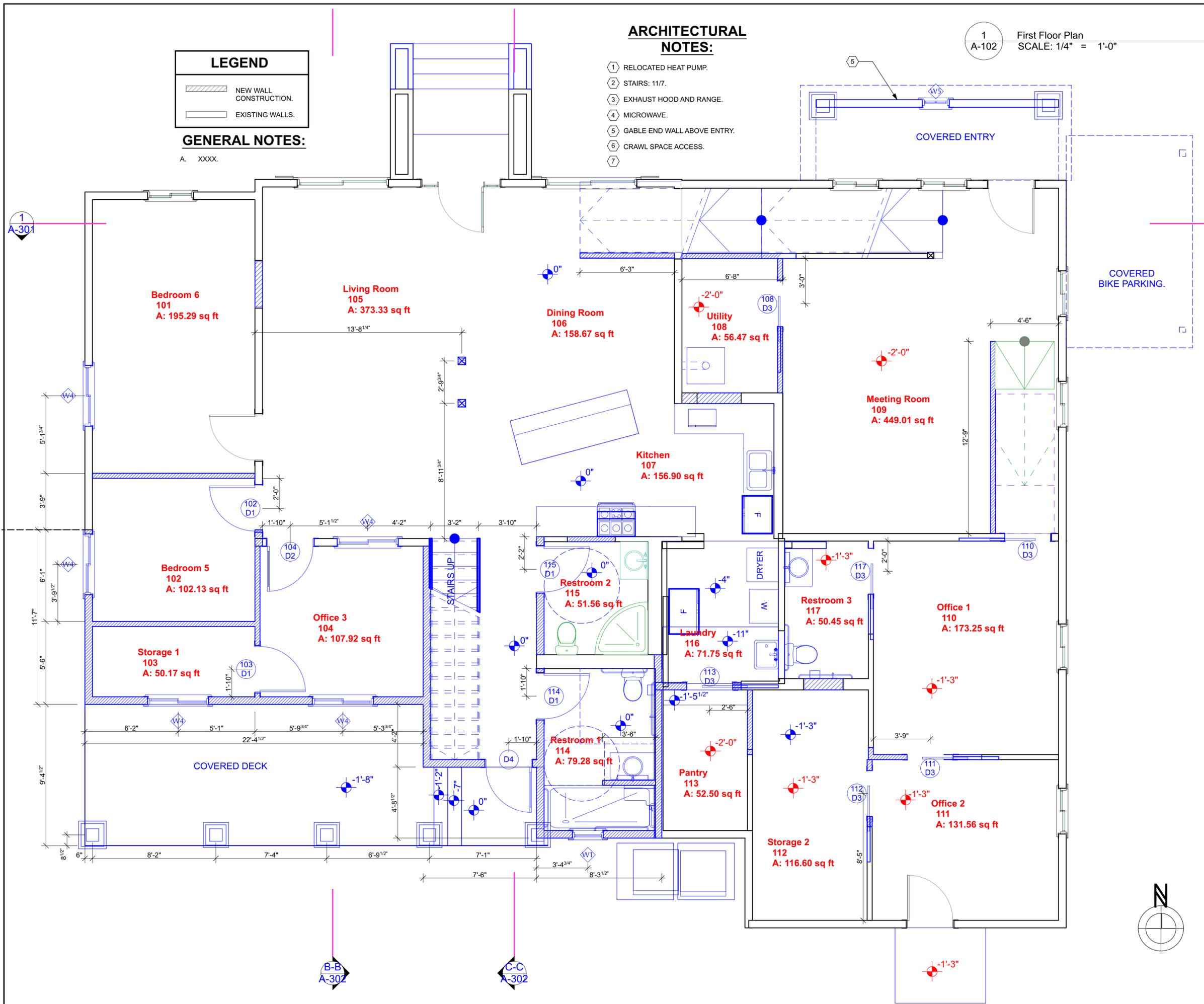
1
A-102 First Floor Plan
SCALE: 1/4" = 1'-0"

LEGEND	
	NEW WALL CONSTRUCTION.
	EXISTING WALLS.

GENERAL NOTES:

A. XXXX.

1
A-301



LORI STEPHENS ARCHITECT
534 NW 4TH ST
CORVALLIS, OREGON 97330
TEL - (541) - 753-2900
email - info@broadleafarchitecture.com
http://www.broadleafarchitecture.com

PRELIMINARY - NOT TO BE USED FOR CONSTRUCTION

JSYS - Albany Addition/Remodel
1240 7th Ave SE
Albany, OR, 97321
CONTACT: 541-360-0867

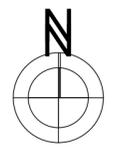
REVISIONS:

MARK	DATE	DESC.

DATE OF ISSUE:
Monday, February 10, 2020
CAD FILE NAME: JSYS - 5b.pln
DESIGNED BY: Lori Stephens
DRAWN BY: #CAD Technician Full Na
CHECKED BY: Lori Stephens
COPYRIGHT: BLA PC

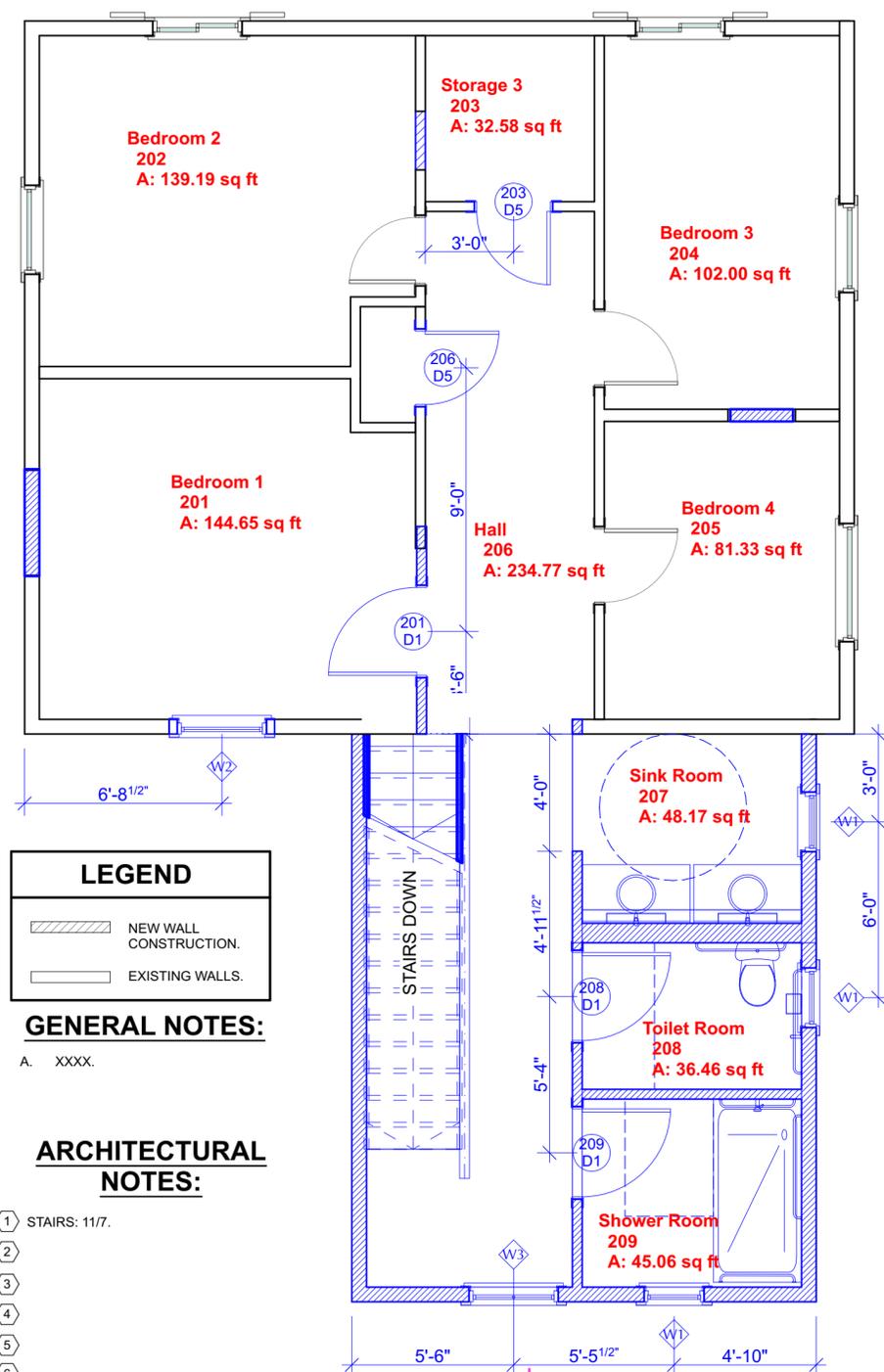
SHEET TITLE
Floor Plans

A-102



**PRELIMINARY -
NOT TO BE USED
FOR
CONSTRUCTION**

**JSYS - Albany
Addition/Remodel**
1240 7th Ave SE
Albany, OR, 97321
CONTACT: 541-360-0867



LEGEND	
	NEW WALL CONSTRUCTION.
	EXISTING WALLS.

GENERAL NOTES:
A. XXXX.

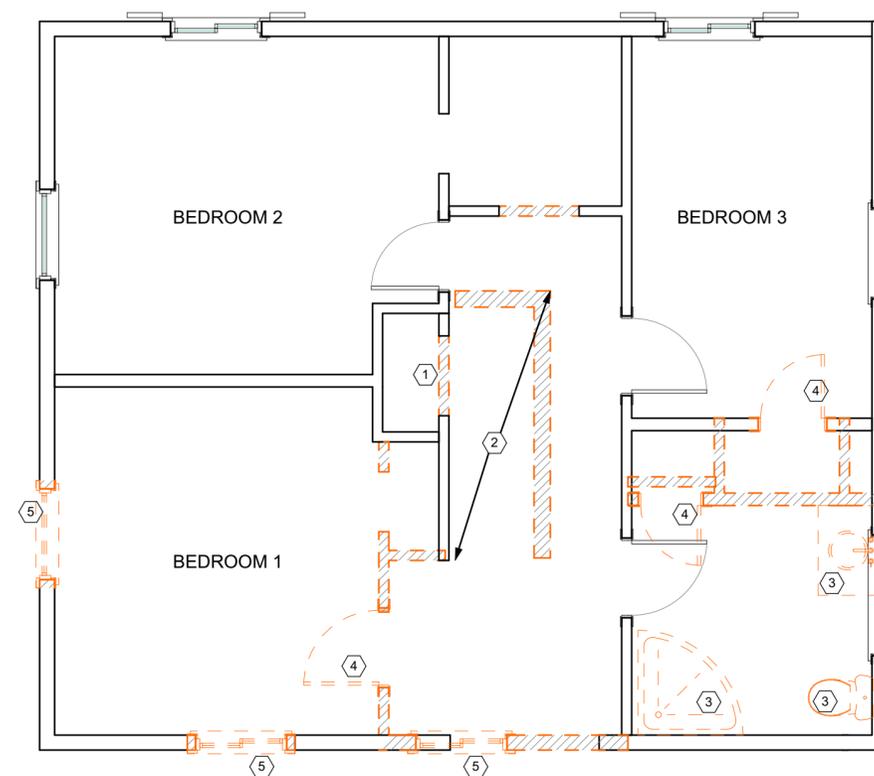
ARCHITECTURAL NOTES:

- ① STAIRS: 11/7.
- ②
- ③
- ④
- ⑤
- ⑥
- ⑦

**B-B
A-302**

**C-C
A-302**

2 Second Floor Plan
A-103 SCALE: 1/4" = 1'-0"



LEGEND	
	WALLS TO DEMOLISH.
	WALLS TO REMAIN.

GENERAL NOTES:
A. REMOVE ALL KITCHEN CABINETRY, APPLIANCES, AND FIXTURES.
B. XXXX.

ARCHITECTURAL NOTES:

- ① REMOVE FIREPLACE/CHIMNEY.
- ② REMOVE STAIRS TO FIRST FLOOR.
- ③ REMOVE PLUMBING FIXTURE.
- ④ REMOVE DOOR.
- ⑤ REMOVE WINDOW.
- ⑥
- ⑦
- ⑧
- ⑨
- ⑩
- ⑪
- ⑫
- ⑬

1 Second Floor Demolition Plan
A-103 SCALE: 1/4" = 1'-0"



REVISIONS:		
△		
△		
△		
△		
△		
MARK	DATE	DESC.

DATE OF ISSUE:
Monday, February 10, 2020
CAD FILE NAME: JSYS - 5b.pln
DESIGNED BY: Lori Stephens
DRAWN BY: #CAD Technician Full Na
CHECKED BY: Lori Stephens
COPYRIGHT: BLA PC

SHEET TITLE
Floor Plans

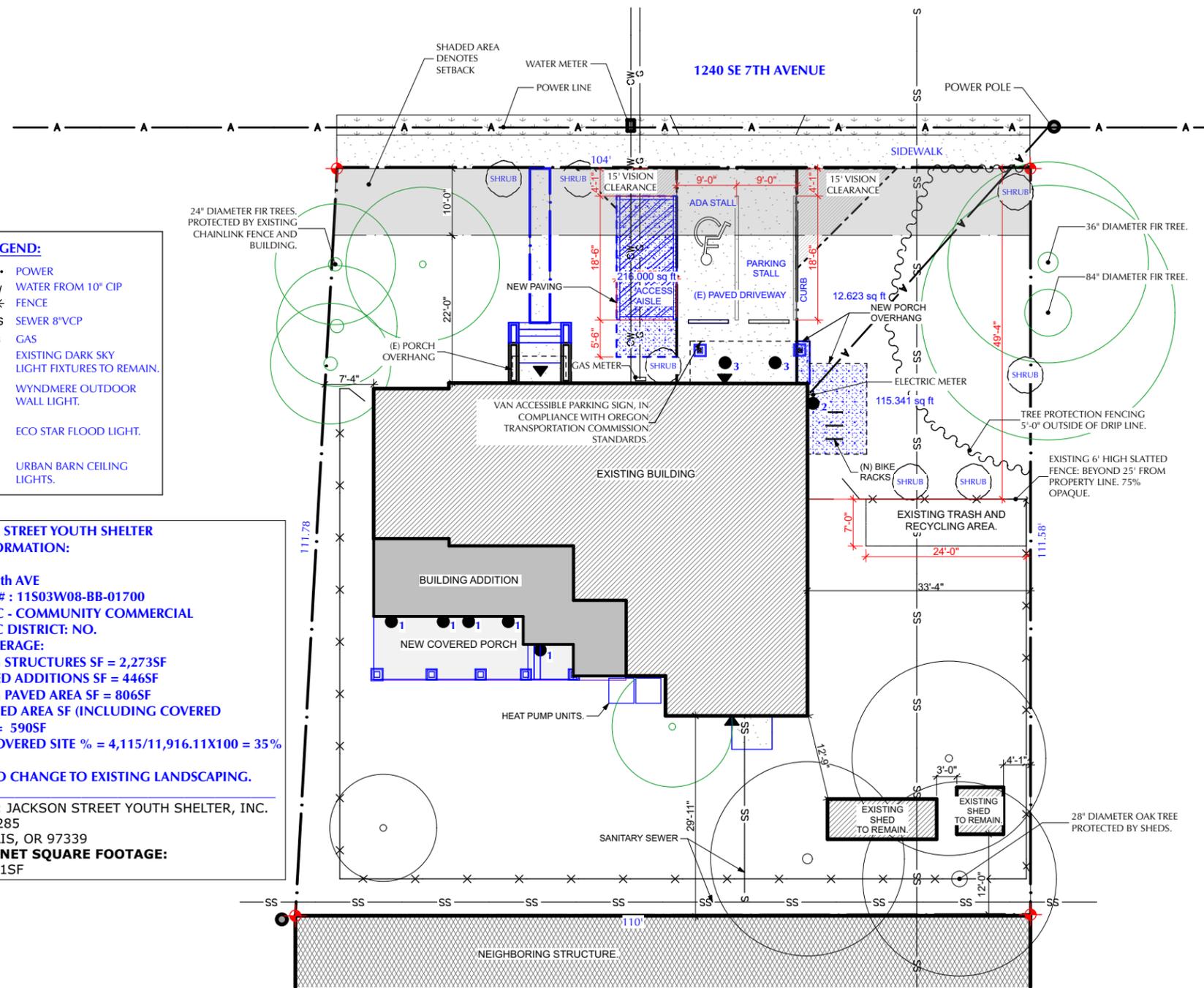
- SITE LEGEND:**
- ▲— POWER
 - CW— WATER FROM 10" CIP
 - X— FENCE
 - SS— SEWER 8"VCP
 - G— GAS
 - ▼ EXISTING DARK SKY LIGHT FIXTURES TO REMAIN.
 - 1 WYNDMERE OUTDOOR WALL LIGHT.
 - 2 ECO STAR FLOOD LIGHT.
 - 3 URBAN BARN CEILING LIGHTS.

JACKSON STREET YOUTH SHELTER SITE INFORMATION:

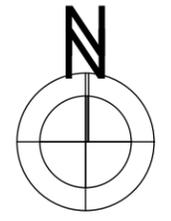
1240 SE 7th AVE
 TAX LOT #: 11S03W08-BB-01700
 ZONE: CC - COMMUNITY COMMERCIAL
 HISTORIC DISTRICT: NO.
 SITE COVERAGE:
 EXISTING STRUCTURES SF = 2,273SF
 PROPOSED ADDITIONS SF = 446SF
 EXISTING PAVED AREA SF = 806SF
 NEW PAVED AREA SF (INCLUDING COVERED PATIOS) = 590SF
 TOTAL COVERED SITE % = 4,115/11,916.11X100 = 35%

NOTE: NO CHANGE TO EXISTING LANDSCAPING.

OWNER: JACKSON STREET YOUTH SHELTER, INC.
 PO BOX 285
 CORVALLIS, OR 97339
GROSS/NET SQUARE FOOTAGE:
 11,916.11SF



1 Site Plan
 G-003 SCALE: 1" = 20'



**PRELIMINARY -
 NOT TO BE USED
 FOR
 CONSTRUCTION**

Site Plan

G-003

JSYS - Albany
 1240 7th Ave SE
 Corvallis, OR
 PHONE# 541-360-0867

DATE OF ISSUE: Wednesday, April 8, 2020
 CAD FILE NAME: JSYS - 5c.pln
 DRAWN BY: #CAD Technician Full Name
 COPYRIGHT: Broadleaf Architecture
 524 NW 14TH ST
 CORVALLIS, OR 97330