



COMMUNITY DEVELOPMENT

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

Notice of Filing

Site Plan Review, Willamette River Greenway Review and Floodplain Development Review

Files: SP-01-19, WG-01-19, FP-01-19

April 22, 2019

The Planning Division has received the following APPLICATION. Please provide any written comments you may have on this project to **Melissa Anderson** (541-704-2319, melissa.anderson@cityofalbany.net) **before 5:00 p.m. on May 6, 2019**, so we may take your comments into account

Application Information

Proposal:	Site Plan Review, Willamette River Greenway Use and Floodplain Development Review for construction of a multi-family housing project with associated site improvements (parking, landscaping, common open space areas)
Review Body:	Staff (Type II review)
Property Owner/Applicant:	Willamette River View Holdings, LLC; 3545 Deerfield Drive South, Salem, OR 97302
Representative:	Zach Pelz, AKS Engineering & Forestry, LLC; 4300 Cherry Avenue NE, Keizer, OR 97303
Address/Location	595 Geary Street NE; 1905, 1925 & 1935 Linn Avenue & 533 Alco Street
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-05BD & 11S-03W-05CA; Tax Lots 200, 300, 1001, 1100, 6800, 6801, 6802 and 6805
Zoning:	RM (Residential Medium Density)

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 1,000 feet of the development. We invite your written comments on this application to be considered when staff decides on this application. Comments must relate to the approval standards listed below. Issues which may provide the basis for an appeal to the Land Use Board of Appeals must be raised in writing and with sufficient detail to allow the city to respond. ***The deadline for submission of written comments is 5:00 p.m. on May 6, 2019, 14 days from the date the city mails the Notice of Filing.***

All application materials are available at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please visit our office or call **Melissa Anderson, Project Planner**, at 541-704-2319, (melissa.anderson@cityofalbany.net). Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Decision.

cd.cityofalbany.net



Approval Standards for This Request

Site Plan Review Criteria, Albany Development Code (ADC) 2.450:

- (1) Public utilities can accommodate the proposed development.
- (2) 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.
- (3) The transportation system can safely and adequately accommodate the proposed development.
- (4) Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.
- (5) The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses, and any negative impacts have been sufficiently minimized.
- (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.
- (7) The site is in compliance with prior land use approvals.
- (8) Sites that have lost their nonconforming status must be brought into compliance and may be brought into compliance incrementally in accordance with Section 2.370.

Willamette River Greenway Review Criteria, ADC 6.540:

- (1) Lands designated on the Comprehensive Plan as Open Space are preserved and maintained in open space use.
- (2) Significant air, water and land resources including but not limited to natural and scenic areas, viewpoints, vistas, fish and wildlife habitats, etc. in and adjacent to the Willamette River Greenway are protected, preserved, restored, or enhanced to the maximum extent possible.
- (3) Areas of annual flooding, floodplains, and wetlands are preserved in their natural state to the maximum possible extent to protect water retention, overflow, and other natural functions.
- (4) The natural vegetative fringe along the river is maintained to the maximum extent that is practical in order to assure scenic quality, protection of wildlife, and protection from erosion.
- (5) The harvesting of timber will be done in a manner which ensures that wildlife habitat and the natural scenic qualities of the Willamette River Greenway are maintained or will be restored.
- (6) The proposed development, change, or intensification of use is compatible with existing uses on the site and the surrounding area and provides the maximum possible landscaped area, open space, or vegetation between the activity and the river.
- (7) Extraction of aggregate deposits shall be conducted in a manner designed to minimize adverse effects on water quality, fish and wildlife, vegetation, bank stabilization, stream flow, visual quality, noise and safety, and necessary reclamation will be guaranteed.
- (8) Any public recreational use of facility will be developed, maintained, and operated in such a way as to minimize adverse effects on adjacent properties.
- (9) Building setbacks from the floodway line shall be determined by the setback and height plane as defined in Sections 5.200 and 5.205 of this Code.

- (10) Public access will be provided to and along the Willamette River by appropriate legal means for all development in conformance with plans approved by the City.

Site Improvement, Land Division and Manufactured Home Park Standards, ADC 6.110:

- (1) All proposed new development and land divisions shall be consistent with the need to minimize flood damage and ensure that building sites will be reasonably safe from flooding.
- (2) All new development and land division proposals shall have utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- (3) On-site waste disposal systems shall be located and constructed to avoid functional impairment, or contamination from them, during flooding.
- (4) All development proposals shall have adequate drainage provided to reduce exposure to flood damage.
- (5) Any lot created for development purposes must have adequate area created outside of the floodway to maintain a buildable site area meeting the minimum requirements of this Article.
- (6) Any new public or private street providing access to a residential development shall have a roadway crown elevation not lower than one foot below the 100-year flood elevation.
- (7) All development proposals shall show the location of the 100-year flood contour line followed by the date the flood elevation was established. When elevation data is not available, either through the Flood Insurance Study or from another authoritative source, and the development is four or more acres or results in four or more lots or structures, the elevation shall be determined and certified by a registered engineer. In addition, a statement located on or attached to the recorded map or plat shall read as follows: "Development of property within the Special Flood Hazard Area as most currently established by the Federal Emergency Management Agency or City of Albany may be restricted and subject to special regulations by the City." [Ord. 5338, 1/28/98]
- (8) In addition to the general review criteria applicable to manufactured home parks in Article 10, applications that propose actual development within a Special Flood Hazard Area shall include an evacuation plan indicating alternate vehicular access and escape routes.

Grading, Fill, Excavation, and Paving, ADC 6.111:

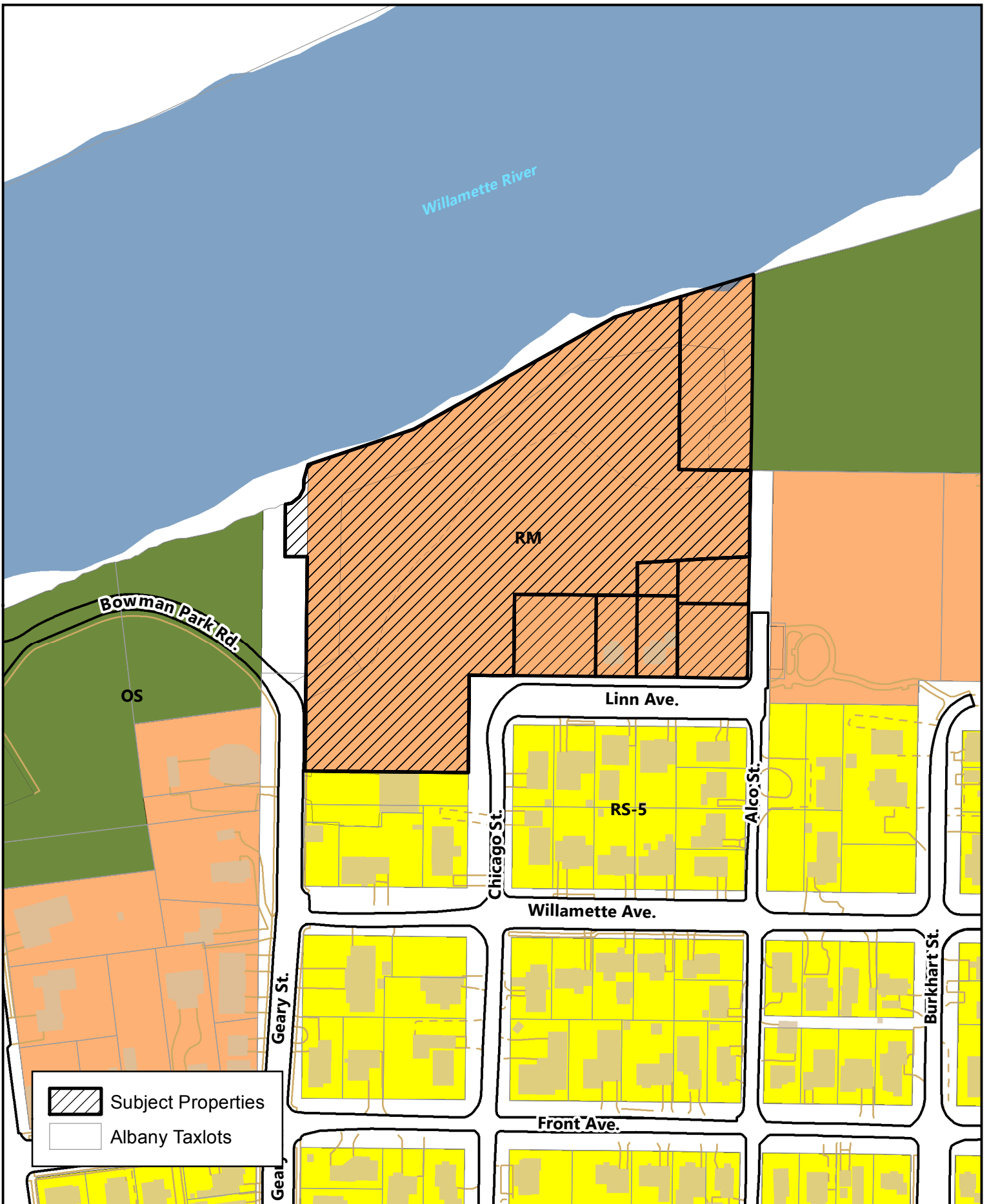
- (1) Provisions have been made to maintain adequate flood-carrying capacity of existing watercourses, including future maintenance of that capacity.
- (2) The proposal will be approved only where adequate provisions for stormwater runoff have been made that are consistent with the Public Works Engineering standards, or as otherwise approved by the City Engineer.
- (3) The proposal will not increase the existing velocity of flood flows so as to exceed the erosive velocity limits of soils in the flood area.
- (4) 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.
- (5) 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.

- (6) 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).
- (7) 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.
- (8) Building pads shall have a drainage gradient of two percent toward approved drainage facilities, unless waived by the Building Official or designee.

Design Standards, Multiple-Family Development, ADC 8.200-8.305

Additional review standards for this Site Plan Review application are found in ADC Articles 1, 2, 3, 6, 8, 9, 11 & 12.



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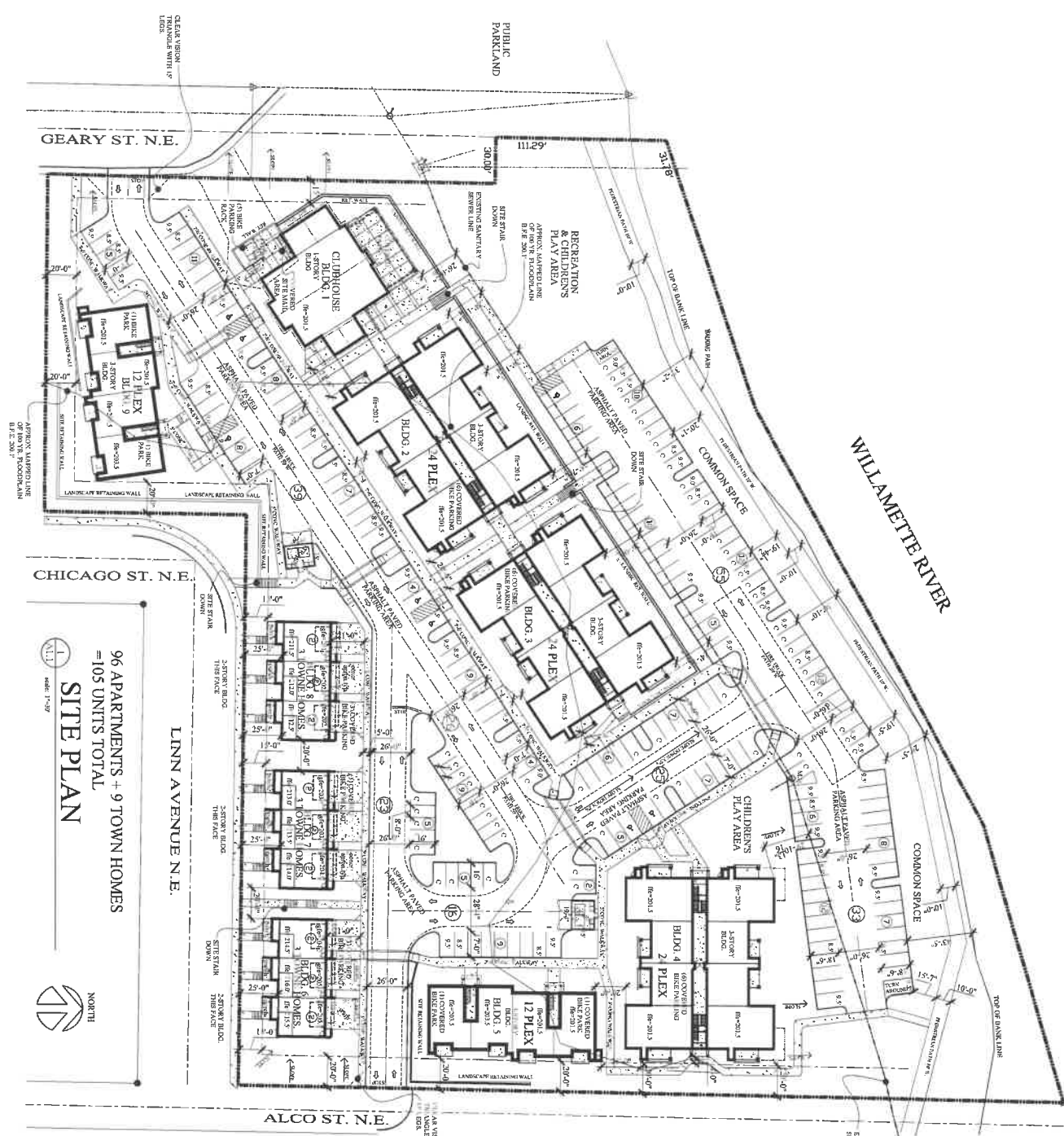


0 25 50
Feet

Date: 1/11/2019 Map Source: City of Albany

595 Geary Street NE

Location / Zoning Map



96 APARTMENTS + 9 TOWN HOMES
 = 105 SITES TOTAL
SITE PLAN
 MADE 1-1-19



NOTES:

1. SEE CIVIL ENGINEERING DRAWINGS FOR ALL UTILITIES, INCLUDING PLANS FOR
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SITE PLAN DATA:

GENERAL NOTES:

1. THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.

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SITE PLAN

DATE: 1/25/19
 SCALE: 1"=30'
 DRAWN: E.A.B.
 JOB NO: 1834

A1.1

THE BANKS
 RIVERSIDE MULTI-FAMILY LIVING
 595 GEARY ST. N.E.
 ALBANY, OR

DEVELOPER:
 WILLAMETTE RIVER VIEW HOLDINGS LLC
 354 DEERFIELD DR. S.
 SALEM, OR 97302
 (503) 400-2363

SCOTT R. BECK ARCHITECT

361 N.E. Third Avenue
 Canby, Oregon 97013
 (503) 266-9270

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**