



## COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490  
Albany OR 97321

Ph: 541-917-7550 Fax: 541-917-7598  
[www.cityofalbany.net](http://www.cityofalbany.net)

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### REVISED NOTICE OF DECISION

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DATE OF NOTICE: October 10, 2016  
FILE: SP-12-16  
TYPE OF APPLICATION: Site Plan Review (Type I-L) for new construction of a two-story 16,000-square foot office building, a new parking lot containing 107 spaces, storm water facilities, and landscaping.  
REVIEW BODY: Staff  
PROPERTY OWNER: Mark A. Shelnitz, Secretary; W.R. Grace & Co.- Conn; 7500 Grace Drive; Columbia, MD 21044  
APPLICANT: Shawn Conway, Plant Manager; W.R. Grace & Co.; 1437 Industrial Way SW; Albany, OR 97322  
APPLICANT REP.: Jeff Schott, P.E.; Pillar Inc.; 835 NW 23<sup>rd</sup> Street; Corvallis, OR 97330  
PROJECT MANAGER: Vic Forchette; W.R. Grace & Co.; 1437 Industrial Way SW; Albany, OR 97322;  
ADDRESS: 1437 Industrial Way SW  
MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-07CB; Tax Lot 2626  
ZONING: Light Industrial (LI) District

On October 5, 2016, the City of Albany Community Development Director granted **APPROVAL with CONDITIONS** of the application referenced above. However, we are mailing this revised Notice of Decision in order to remove a condition of approval requiring sidewalk installation along Industrial Way (Condition 3.1). Staff has confirmed that Industrial Way already has sidewalk along the frontage of the subject property.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. Conditions of approval are attached to this notice. For more information, please contact **David Martineau, Project Planner**, at 541-917-7561, or Bob Richardson, Planning Manager, at 541-917-7555.

The City's decision may be appealed to the State Land Use Board of Appeals (LUBA), if a person with standing files a completed Notice to Appeal application and the associated filing fee no later than 21 days from the date the City mails the Notice of Decision. 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.

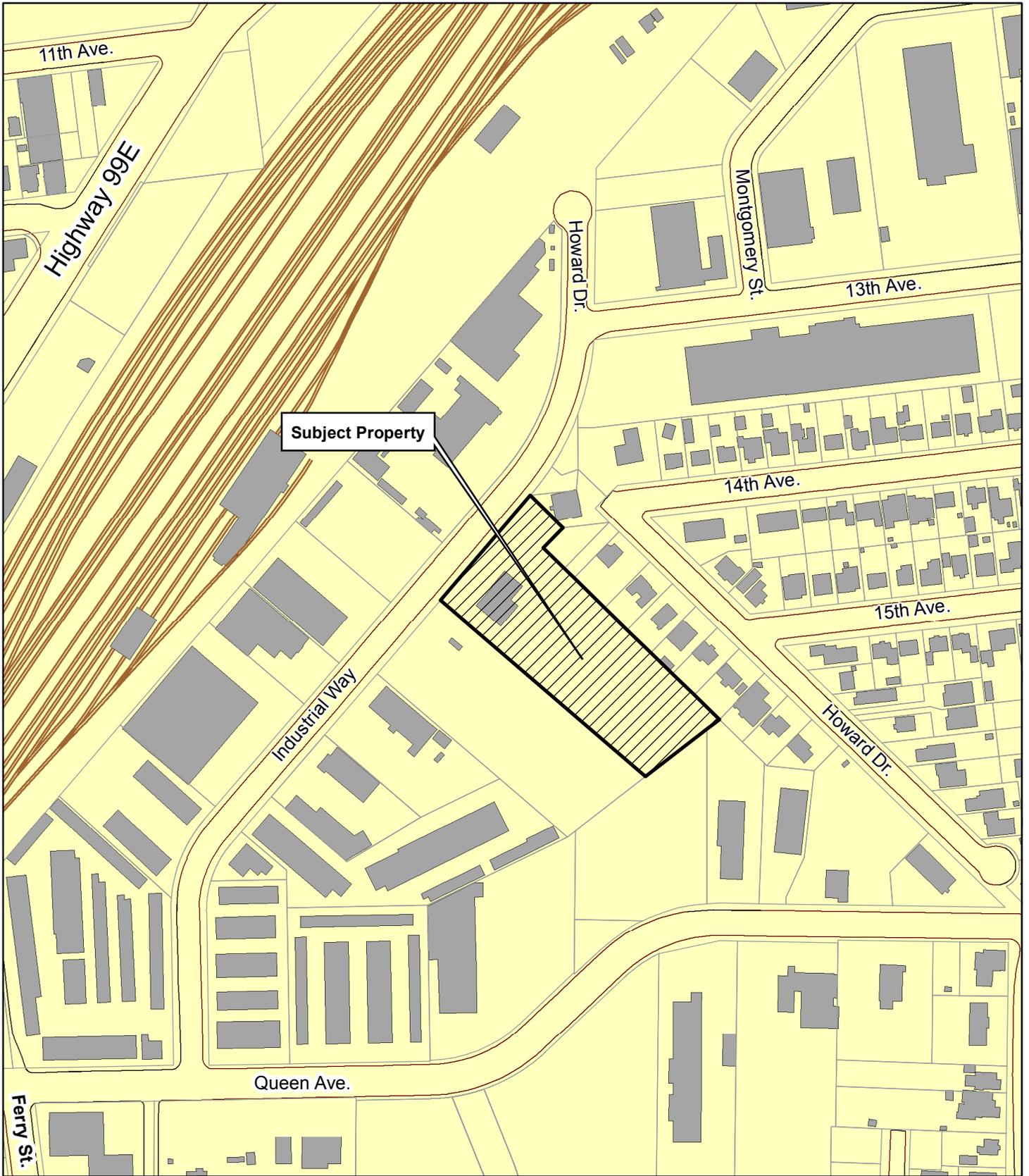
This approval shall expire three years from the date of approval unless the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the city, or the applicant has provided financial assurance for all required public infrastructure per Albany Development Code Section 12.600, or if the development did not require public infrastructure, a valid building permit exists for new construction or improvements and work has commenced.

*Signature on file*

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Community Development Director

Attachments: Location Map, Site Plan, Conditions of Approval, Information for the Applicant



## Location Map: 1437 Industrial Way SW



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 of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect, thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field verify the

N



0 55 110 220 330 440 Feet

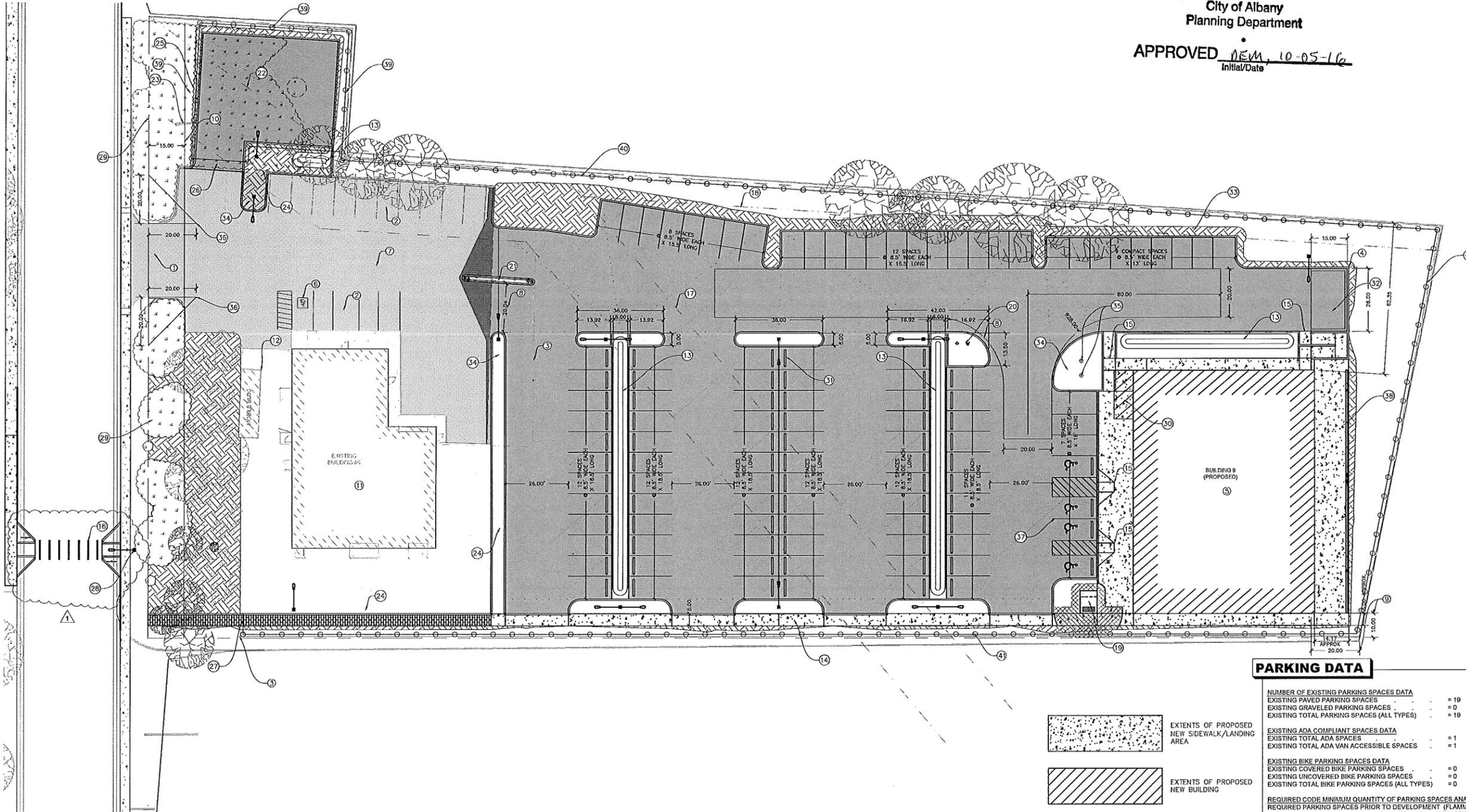
June 30, 2016

Planning Division

City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

APPROVED DEM, 10-05-16  
Initial/Date

- 24 PROPOSED SIGN LOCATION.
- 25 PROPOSED FLAG POLE LOCATIONS.
- 26 CLEAR VISION AREA. LANDSCAPING MAY NEED MODIFIED.
- 27 (4) NEW ADA PARKING STALLS IN FRONT OF OFFICE.
- 28 TRENCH DRAIN ZURN Z886 HDPE W/HEEL-PROOF BRONZE SLOTTED GRADE.
- 29 (N) 6' TALL FENCE ALONG THIS EDGE. OPTION FOR BARBED WIRE ABOVE.
- 30 (N) 8' TALL OBSCURING FENCE ALONG PROPERTY LINE.
- 31 REPLACE (E) FENCE ALONG THIS EDGE W/ 6' TALL OBSCURING FENCE, BARBED WIRE OPTION ON TOP.



NOTE:  
NOT FOR CONSTRUCTION  
SITE PLAN APPLICATION ONLY

**PARKING DATA**

<b>NUMBER OF EXISTING PARKING SPACES DATA</b>	
EXISTING PAVED PARKING SPACES	= 19
EXISTING GRAVELED PARKING SPACES	= 0
EXISTING TOTAL PARKING SPACES (ALL TYPES)	= 19
<b>EXISTING ADA COMPLIANT SPACES DATA</b>	
EXISTING TOTAL ADA SPACES	= 1
EXISTING TOTAL ADA VAN ACCESSIBLE SPACES	= 1
<b>EXISTING BIKE PARKING SPACES DATA</b>	
EXISTING COVERED BIKE PARKING SPACES	= 0
EXISTING UNCOVERED BIKE PARKING SPACES	= 0
EXISTING TOTAL BIKE PARKING SPACES (ALL TYPES)	= 0
<b>REQUIRED CODE MINIMUM QUANTITY OF PARKING SPACES ANALYSIS</b>	
REQUIRED PARKING SPACES PRIOR TO DEVELOPMENT (FLAMMABLE STORAGE COVER PROJECT)	= 19
MAXIMUM TOTAL MANUFACTURING EMPLOYEES PER SHIFT AFTER DEVELOPMENT	= 70
NUMBER OF PARKING SPACES REQUIRED FOR BUILDING #9 (16,000 SF/500 SF)	= 32
NUMBER OF PARKING SPACES REQUIRED FOR BUILDING #5 (4,200 SF/500 SF)	= 9
TOTAL NUMBER OF COMPANY OWNED VEHICLES	= 3
TOTAL REQUIRED PARKING SPACES WITH COMPLETION OF PROPOSED DEVELOPMENT	= 76
MAXIMUM NUMBER OF 8' x 16' COMPACT SPACES (40% MAX PER DEVELOPMENT CODE) SPACES PROVIDED:	= 30 (9 COMPACT)
<b>REQUIRED QUANTITY OF ADA COMPLIANT SPACES DATA (ORS 447.233(2) SUMMARY)</b>	
LOTS HAVING A TOTAL OF 101 TO 150 SPACES:	5 ADA SPACES, WITH 1 "WHEEL CHAIR ONLY" SPACE
<b>REQUIRED CODE MINIMUM QUANTITY OF BICYCLE PARKING SPACES ANALYSIS</b>	
TOTAL BICYCLE PARKING SPACES REQUIRED (DEV. CODE, ARTICLE 9, 9.120(1)(b)): 1 PER 10 SPACES	= 8

1 SITE LAYOUT  
C1.3  
SCALE 1" = 20'

- (E) LOADING RAMPS AND AREAS
- (E) STRUCTURE TO BE DEMOLISHED
- EXTENTS OF PROPOSED NEW SIDEWALK/LANDING AREA
- EXTENTS OF PROPOSED NEW BUILDING
- EXTENTS OF PROPOSED CONCRETE RE-GRADING
- EXTENTS OF PROPOSED LANDSCAPING

**KEYED NOTES**

- 1 (E) DRIVEWAY, CONCRETE APRON W/ AC PAVING BEYOND, TO REMAIN.
- 2 (E) 15 PARKING SPOTS TO REMAIN.
- 3 (E) FENCE TO BE MOVED TO ACCOMMODATE GRADE CHANGE FOR PROPOSED NEW BUILDING.
- 4 PROPOSED EXTENTS OF PROJECT AREA.
- 5 PROPOSED INDUSTRIAL OFFICE BUILDING. 2 STORY, 7000-8000 SF PLAN AREA, 14000-16000 SF TOTAL FLOOR AREA.
- 6 (E) ADA PARKING STALL TO REMAIN.
- 7 DRAINAGE OF EXISTING BUILDING AND PAVED AREA TO REMAIN UNCHANGED.
- 8 EXTENT OF FIRE DEPARTMENT HAMMERHEAD TURN AROUND.
- 9 APPROXIMATE DISTANCE FROM PROPERTY LINE TO EXTENTS OF PROPOSED (N) BUILDING. (ACTUAL DISTANCE TO BE VERIFIED BY A LICENSED OREGON SURVEYOR)
- 10 MINIMUM FRONT SETBACK TO PUBLIC ROW PER ALBANY DEVELOPMENT CODE.
- 11 (E) BUILDING #5 TO REMAIN. TO BE USED FOR MAINTENANCE AND MAINTENANCE STORAGE.
- 12 (E) MODULAR TRAILER TO REMAIN
- 13 WATER QUALITY TREATMENT PLANTER.
- 14 (N) ACCESSIBLE SIDEWALK TO CONNECT BUILDING 9 TO PUBLIC WAY
- 15 ADA RAMP
- 16 FUTURE CROSS WALK BY SI PERMIT. NOT PART OF LAND USE APPLICATION.
- 17 (E) EASEMENT FOR PUBLIC SANITARY SEWER AND STORM WATER SEWER, 30' WIDE.
- 18 (E) EASEMENT FOR SANITARY SEWER, 10' WIDE.
- 19 PROPOSED TRANSFORMER LOCATION.
- 20 PROPOSED FIRE HYDRANT AND FDC FOR BUILDING 9.
- 21 ACCESS CONTROL GATE TO PARKING LOT.
- 22 (N) OUTDOOR STORAGE AREA.
- 23 (E) SIGN TO REMAIN.
- 24 (N) FENCE AROUND PARKING AND STORAGE AREA
- 25 (N) SITE OBSCURING FENCE.
- 26 (N) ACCESS CONTROL GATE TO STORAGE AREA.
- 27 (N) ACCESS CONTROL GATE FOR SIDEWALK, ALWAYS OPEN FOR EGRESS. ACCESS CONTROL TO ENTIRE SITE. STREET LIGHT FOR FUTURE CROSS WALK BY SI PERMIT. NOT PART OF LAND USE APPLICATION.
- 28 FRONT YARD LANDSCAPING TO REMAIN
- 29 BIKE PARKING AREA FOR 8-10 BICYCLES.
- 30 WHEEL BUMPER STOP, TYP.
- 31 REFUSE STORAGE ENCLOSURE FENCE, 6' TALL CHAIN LINK WITH VISION OBSCURING SLATS ALL SIDES OR CMU W/ CHAIN-LINK SITE OBSCURING GATES.
- 32 6" TALL PERIMETER CURB AROUND NEW PARKING AREA TYP.

3 - SITE PLAN.dwg

3/19/2007

**PILLAR CONSULTING GROUP, INC.**  
835 NW 23rd ST.  
CORVALLIS, OREGON 97330  
PHONE: 541-752-9202  
WWW.PILLAR-INC.COM

THE BAR ABOVE IS 1-INCH LONG WHEN DRAWING IS PLOTTED TO SCALE.

**REGISTERED PROFESSIONAL ENGINEER**  
DIGITAL SIGNATURE  
OREGON  
EXPIRES 05/30/18

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No.	Revision/Issue	Date

Project Name and Address  
**SITE LAYOUT**  
BLDG 9 SITE PLAN APPLICATION  
W.R. GRACE  
ALBANY, OREGON

Project #: 2015064  
Date: 06/03/2016  
Scale: 1" = 20'

Sheet  
**3**

**Appeal Deadline:** November 1, 2016  
**Approval Expiration Date (If not appealed):** October 11, 2019

## CONDITIONS OF APPROVAL

### General

- Development shall occur consistent with the plans and narrative submitted by the applicant, or as modified by conditions of approval and shall comply with all applicable state, federal and local laws.

### Public Utilities

- 1.1 Prior to issuance of a Certificate of Occupancy for the proposed development, the applicant must connect to the public sanitary sewer, water, and storm drainage systems.

### Stormwater

- 2.1 Prior to issuance of a Certificate of Occupancy for the proposed development, the applicant must obtain a storm water quality permit from the City's Public Works Department and construct all required storm water quality facilities to serve the site.

### Transportation

- ~~3.1 Prior to issuance of an occupancy permit, the applicant shall install public sidewalk to city standards across the frontage of the site on Industrial Way. This condition is deleted. Sidewalk already exists at this location.~~

### Parking

- 4.1 Prior to issuance of a final occupancy permit, a minimum of 97 vehicle parking spaces shall be provided.
- 4.2 A detail drawing showing the new location of the bicycle parking spaces, at least half covered and all meeting required clearance standards, shall be submitted to the Planning Division for review and approval prior to issuance of a building permit. All required bicycle parking shall be installed prior to occupancy.

### Landscaping and Screening

- 5.1 Prior to issuance of a certificate of occupancy, the applicant shall install landscaping, buffering, and screening in the locations in the amounts shown on the submitted landscape plans. Any changes to approved plans must be reviewed and approved by the Albany Planning Division and be in compliance with ADC landscaping standards. ADC 9.190 allows occupancy of a development prior to the complete installation of all required landscaping and irrigation only if occupancy is requested between December 1 and March 1 and all other requirements are met.
- 5.2 The applicant shall submit a landscape irrigation plan to the Planning Division for review and approval prior to installing landscaping, unless a licensed landscape architect or certified nurseryman submits written verification that the proposed plant materials do not require irrigation.
- 5.3 The outdoor storage area shall be screened by a six-foot sight-obscuring fence. If privacy slats are used, the Development Code requires opacity of at least 75% when viewed from any angle at a point 25 feet from the fence.
- 5.4 The applicant shall ensure that lighting used to illuminate the parking area is arranged to reflect light away from any abutting residences. All exterior light fixtures shall be of a shielded, full-cut off design.

## INFORMATION FOR THE APPLICANT

Please read through 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, Public Works, 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 ensure compliance with all applicable regulations.***

### PLANNING

1. The use must substantially conform to the site plan that was submitted for review. Planning staff must approve any changes to the plans.
2. Land use approval does not constitute Building or Public Works permit approvals.

### BUILDING DIVISION

Building Division comments are provided by Gary Stutzman, Building Official, 541-917-7626.

### PERMITS

1. Obtain Building Permits prior to any construction.
2. An Erosion Prevention and Sediment Control Permit (EPSC) is required to be obtained from Public Works before commencing land disturbing activities affecting an area of 2,000 square feet or greater, cumulatively.

### PLAN REVIEW FOR PERMITS

3. All plans submitted for review for building permits will need to be submitted electronically. Contact the Building Division front counter at [ePlans@cityofalbany.net](mailto:ePlans@cityofalbany.net) for details and instructions prior to submittal.

### CODES

4. The current building codes are:
  - a. The 2014 Oregon Structural Specialty Code (OSSC) based on the 2012 International Building Code (IBC) Additionally Oregon uses the Standard ICC A117.1-2009 (ICC) for accessibility.
  - b. The 2014 Oregon Energy Efficiency Specialty Code (OEESC),
  - c. The 2014 Oregon Mechanical Specialty Code (OMSC) based on the 2012 International Mechanical Code (IMC) and 2012 International Fuel Gas Code
  - d. The 2014 Oregon Plumbing Specialty Code (OPSC) based on the 2011 OPSC.
  - e. The 2014 Oregon Fire Code (OFC) based on the 2012 International Fire Code (IFC)
  - f. The 2014 National Electrical Code (NEC) with Oregon amendments.
  - g. 2013 NFPA 13 for fire sprinklers
  - h. 2013 NFPA 72 for fire alarms.

## ENGINEERING

5. All new commercial buildings are required to have all construction documents and engineering calculations to be prepared, signed, and sealed by an Oregon registered engineer or architect.
6. Provide a geotechnical report from a soils engineer that shows the soil conditions will support the proposed structures. Provide a complete drainage plan for all hard surface drainage areas. Shape the lot to facilitate surface, gutter, and under-floor drainage to the street or an approved system or area.
7. Buildings are to be designed for wind loads determined per **Chapters 26 to 30 of ASCE 7 (2010)** and **2014 OSSC 1609** using **Figures 1609A, B, or C** for the **Ultimate Design Wind Speeds** for the appropriate **Risk Category** determined from **OSSC Table 1604.5**. Snow loads shall be determined by **Chapter 7 of the ASCE 7 (2010)** and the **December 2007 Snow Load Analysis for Oregon**. Design roof snow to be not less than required by ice, drifting, rain on roof and other calculations but never less than 20 psf.

## OCCUPANCY

8. Groups S-1 and B.

## OCCUPANCY SEPARATION

9. A commercial office building mixed occupancy may be constructed as separated occupancy, non-separated occupancy, or a combination of both per **OSSC 508**.

## ALLOWABLE AREA/TYPE OF CONSTRUCTION

10. The size and height of the building and the floor levels allowed for the various occupancies is determined by **OSSC Table 503**, and building modifications allowed by **OSSC 506.1** for building area increases due to fire sprinklers and yards. The Table allowable areas used are per floor. If using fire sprinklers for allowable area increase, the fire system must be a NFPA 13 system. A combustible building (Type VB) Group B occupancy is allowed 9,000 square feet and is allowed a maximum 75% increase if it has 30' yards on all sides. A Type IIB building (noncombustible nonrated) is allowed 12,500 square feet out right.

## FIRE RESISTANCE

11. Fire resistance rating of exterior walls of commercial buildings shall be as per **OSSC Tables 601 and 602** with opening protection as per **OSSC 705.8.1 through 705.8.6** and **OSSC Table 705.8** If the office building maintains 10' or more set-back to the property line or an assumed property line between two buildings; rated exterior walls and parapets would not be required unless required by the type of construction.
12. Parapet walls are required as per **OSSC 705.11**. (See the 6 exceptions). Fire separations in the building will depend on the use of incidental use, accessory use, separated, or non-separated use provisions of **OSSC 508**.

## ACCESSIBILITY - Comments reflect ICC A117.1-2009

13. Currently Oregon uses **OSSC Chapter 11** as a scoping document and uses the **2009 ICC A117.1** as the technical document. These may be reviewed through a read-only format at [www.bcd.oregon.gov](http://www.bcd.oregon.gov) or purchased through the normal code/standards outlets.
14. All new facilities in the buildings shall be accessible as required by **OSSC 1101.2** and **ICC A117.1**

15. At least (1) of each item in a restroom facility is required to be accessible to the disabled. **OSSC 1109.2.2 and 1109.2.3**
16. Customer service counters require a portion of the counter to be not over 36” in height and at least 36” in length. **OSSC 1109.11.3 and 904.3**. Provision shall be made for either the parallel approach or forward approach.
17. All handles, pulls, latches, locks, etc. shall have lever or other shape permitting operation by wrist or arm pressure and not requiring tight grasping, pinching, or twisting to operate. Interior doors shall not require over five pounds of force to operate and exterior doors not over 8.5 pounds of force to operate. **OSSC 1101.2.2.5**
18. Where drinking fountains are provided, no fewer than two are required. One for a standup person and one for people who use wheelchairs. A single unit meeting all of the requirements is also allowed. (**OSSC 1109.5**) Refer to **ICC 602** for specific details.
19. Provide accessible parking spaces for all buildings as per **OSSC 1106.7.1, ICC ANSI A117.1 Section 502 and OSSC Chapter 11 Figures 1-10**.
20. An elevator is required in the office building when there 3000 square feet or more above the 1<sup>st</sup> floor. In a building of fewer than three stories, an accessible route need not be provided in the portion of the building that is Group F-1, F-2, S-1, S-2, H-1, 2, 3, 4, or 5. and Group U. **OSSC 1104.4**

#### DOORS

21. Key locking hardware may be used on the entrances where there is a readily visible, durable sign on or adjacent to the door stating, “THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED”. **OSSC 1008.9.3 #2.2**

#### SAFETY GLAZING

22. **OSSC 2406.4.2** requires safety glazing in any individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60” above the walking surfaces

#### RESTROOMS

23. Customers, employees, and visitors are to be provided with restrooms per **OSSC 2902.3**. Section **OSSC 2902.3.2** requires the restrooms to be on the same property but may be in another building as long as it is on an accessible path and not over 300’ away. The number of restrooms required is based on the occupant load of the structure and **OSSC Table 2902.1** based on occupancy.

#### ENERGY

24. The buildings shall meet the requirements of the appropriate **Oregon Energy Efficiency Specialty Code (OEESC)**, for exterior envelope, lighting and mechanical and ventilation systems. COMcheck work sheets will be required at plan review. The COMcheck program can be downloaded at <http://energycode.pnl.gov/COMcheckWeb>

## VENTILATION

25. Building shall be provided with either natural ventilation per **OSSC 1203.4** or mechanical ventilation per OMSC. Using OMSC and the 2014 OEESC, provide ventilation calculations to determine outside air requirements as per **OMSC 403** and **Equations 4-1 through 4-8**. COMcheck forms will be required.

## 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.

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

## PUBLIC WORKS – TRANSPORTATION

If the applicant chooses to construct an enhanced pedestrian crossing on Industrial Way the design will need to be reviewed and approved by the City Engineer as part of a SI permit.

## FIRE SERVICES

Fire Services comments are provided by Lora Ratcliff, Deputy Fire Marshal, 541-917-7728. The fire department has reviewed the above project for conformance to the 2014 Oregon Fire Code (OFC) per your request and has the following comments:

1. Approved fire apparatus roadways must extend to within 150 feet of all exterior portions of any structure that will be built on the property as measured by an approved route of travel around the exterior of the structure. (OFC 503.1.1)
2. 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)
3. This proposed project is located within a "Protected Area" as defined by Oregon Fire Code (OFC) Appendix B, Section B102, and this area is currently served by a public water system. The Fire Flow required for shall be as specified in Appendix B of the fire code. (OFC 507.3)