



## 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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### NOTICE OF FILING

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DATE OF NOTICE: August 23, 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 104 spaces; storm water facilities; and landscaping (W.R. Grace).

REVIEW BODY: Staff (Type I-L review)

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

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

The City of Albany has received the Site Plan Review application referenced above. We are mailing notice of the application to property owners within 300 feet of the proposed development. We invite your written comments on this application to be considered when staff makes a decision on this application. Your 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 to the issue. The deadline for submission of written comments is 5:00 p.m. on **September 6, 2016**.

We have attached a location map and a site plan of the proposed development. All application materials are available for review 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 telephone **David Martineau, Project Planner**, at 541-917-7561. 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 on the application.

According to the Albany Development Code, the proposed use is allowed on this property. This review is limited to the layout of the proposed use in accordance with the Review Criteria contained in ADC Section 2.450. The use must also meet applicable City development standards found in the Code. These standards address such features as off-street parking, landscaping, setbacks, overlay districts, outside storage, and lighting. The City may attach conditions of approval to the application to ensure that the proposal will conform to the applicable review criteria (ADC 2.450).

APPROVAL STANDARDS FOR THIS REQUEST:

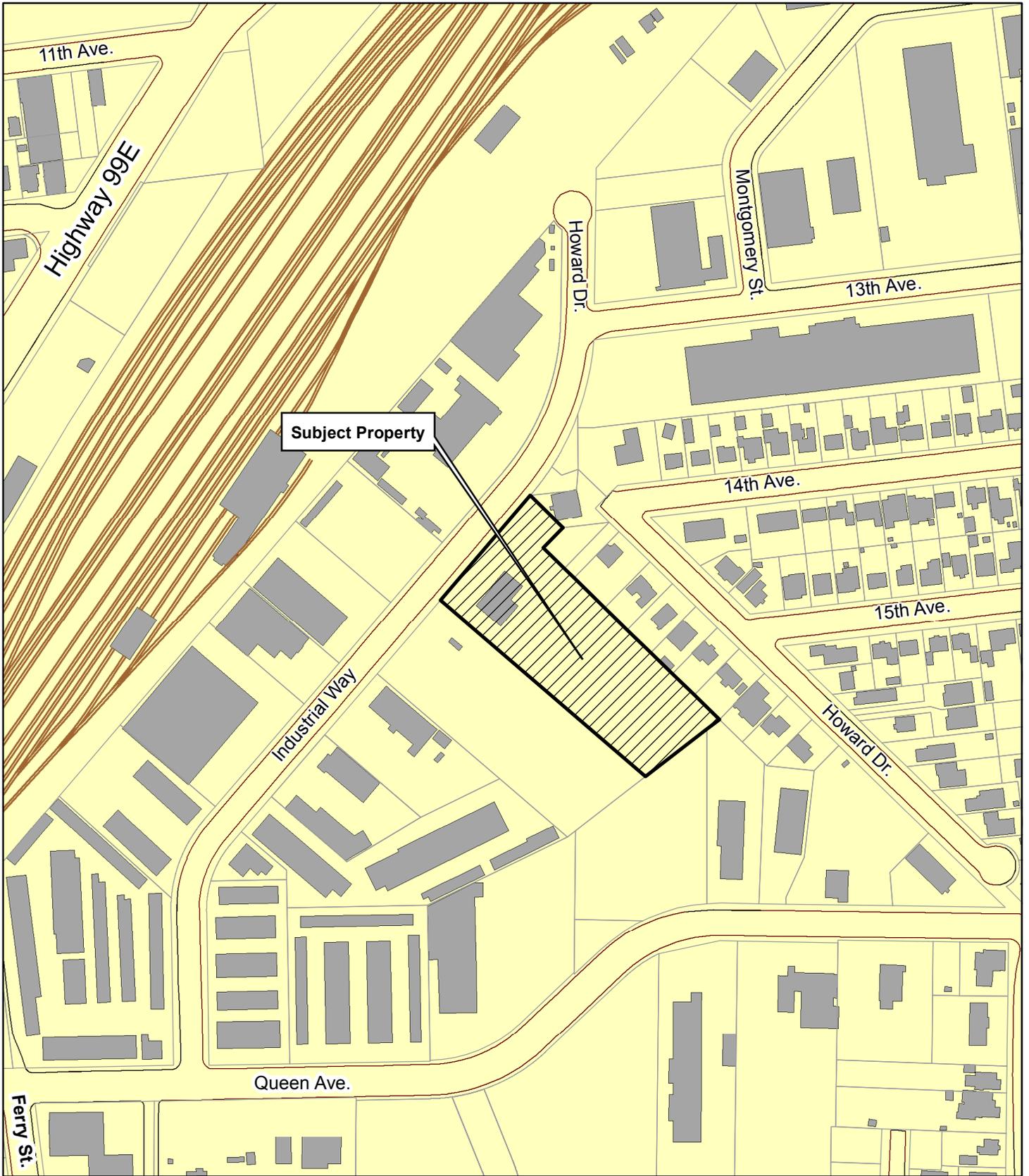
Albany Development Code

SITE PLAN REVIEW (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.

ADDITIONAL REVIEW STANDARDS FOR THIS SITE PLAN REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 4, 8, 9, and 12

Attachments: Location Map, Applicant's Submittal



## 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

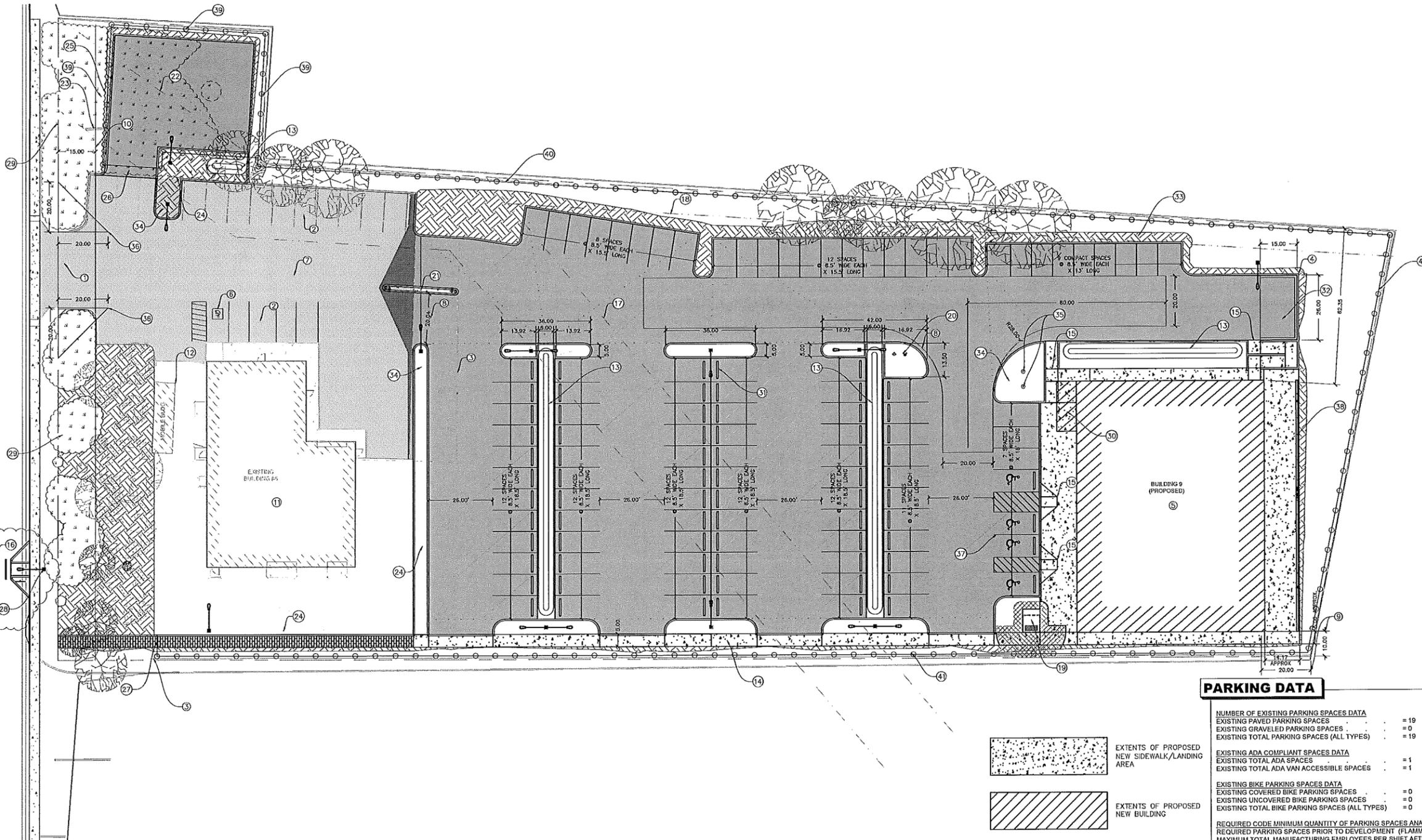


0 55 110 220 330 440 Feet

June 30, 2016

Planning Division

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



- 34 PROPOSED SIGN LOCATION.
- 35 PROPOSED FLAG POLE LOCATIONS.
- 36 CLEAR VISION AREA. LANDSCAPING MAY NEED MODIFIED.
- 37 (4) NEW ADA PARKING STALLS IN FRONT OF OFFICE.
- 38 TRENCH DRAIN ZURN Z888 HDPE W/HEEL-PROOF BRONZE SLOTTED GRADE.
- 39 (N) 6" TALL FENCE ALONG THIS EDGE. OPTION FOR BARBED WIRE ABOVE.
- 40 (N) 8" TALL OBSCURING FENCE ALONG PROPERTY LINE.
- 41 REPLACE (E) FENCE ALONG THIS EDGE W/ 6" TALL OBSCURING FENCE, BARBED WIRE OPTION ON TOP.

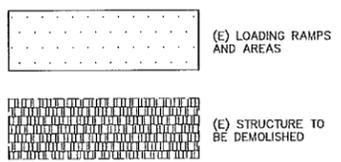
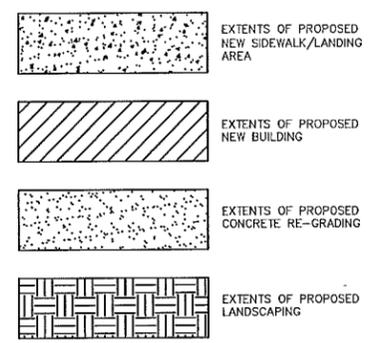
NOTE:  
NOT FOR CONSTRUCTION  
SITE PLAN APPLICATION ONLY

**1 SITE LAYOUT**  
C1.3



**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
	= 123 (8 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(13)(b)): 1 PER 10 SPACES	= 8



**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.
- 28 STREET LIGHT FOR FUTURE CROSS WALK BY SI PERMIT. NOT PART OF LAND USE APPLICATION.
- 29 FRONT YARD LANDSCAPING TO REMAIN
- 30 BIKE PARKING AREA FOR 8-10 BICYCLES. 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.

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

**REGISTERED PROFESSIONAL ENGINEER**  
DIGITAL SIGNATURE  
OREGON  
JANUARY 28, 2007  
RENEWAL 04/30/16

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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 Sheet  
Date 06/03/2016  
Scale 1" = 20'

**3**