



## 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)

### NOTICE OF FILING

DATE OF NOTICE: March 9, 2018

FILES: RL-03-18 & SP-08-18

TYPE OF APPLICATION: Replat to consolidate five lots into one lot. Site Plan Review to construct a 7,500-square-foot medical office building with associated site improvements.

REVIEW BODY: Staff (Type I-L process)

APPLICANT: Kirt Neal; Ware Malcomb; 3015 112th Avenue NE, Suite 205, Bellevue, WA 98004

APPLICANT REP.: Dale Pinney; First Western Development Advisors; 21936 NE 85th Street, Redmond, WA, 98053

PROPERTY OWNER: Andrews Holding LLC; 224 Westlake Avenue North, Suite 500; Seattle, WA 98109

ADDRESS: 1001 and 1005 Pacific Blvd.; 1002 and 1016 7<sup>th</sup> Ave. SE; 711 Hill Street

MAP/TAX LOT: Linn Tax Assessor's Map No(s): 11S-03W-07AA Tax Lot 7700, 7800, 7900, 8300 & 8400

ZONING: Community Commercial (CC) District

The City of Albany has received the applications 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 decides 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 March 23, 2018.**

A location map and a site plan of the proposed development are attached to this notice. 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 the Planning Division office in City Hall, 333 Broadalbin Street, or call **Laura LaRoque, Project Planner**, at 541-917-7640. Submit any written comments to the Planning Division; PO 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 (ADC), the proposed use is allowed on this property subject to approval of a Site Plan Review permit. The proposed application will be evaluated for consistency with the review criteria contained in ADC Section 2.450. The use must also meet applicable City development standards found in the ADC. These standards address features such as off-street parking, landscaping, setbacks, overlay districts, outside storage, and lighting. The City may apply conditions of approval to the application to ensure that the proposal will conform to the applicable development standards and review criteria (ADC 2.450).

APPROVAL CRITERIA AND STANDARDS FOR THIS REQUEST:

SITE PLAN REVIEW (ADC 2.450)

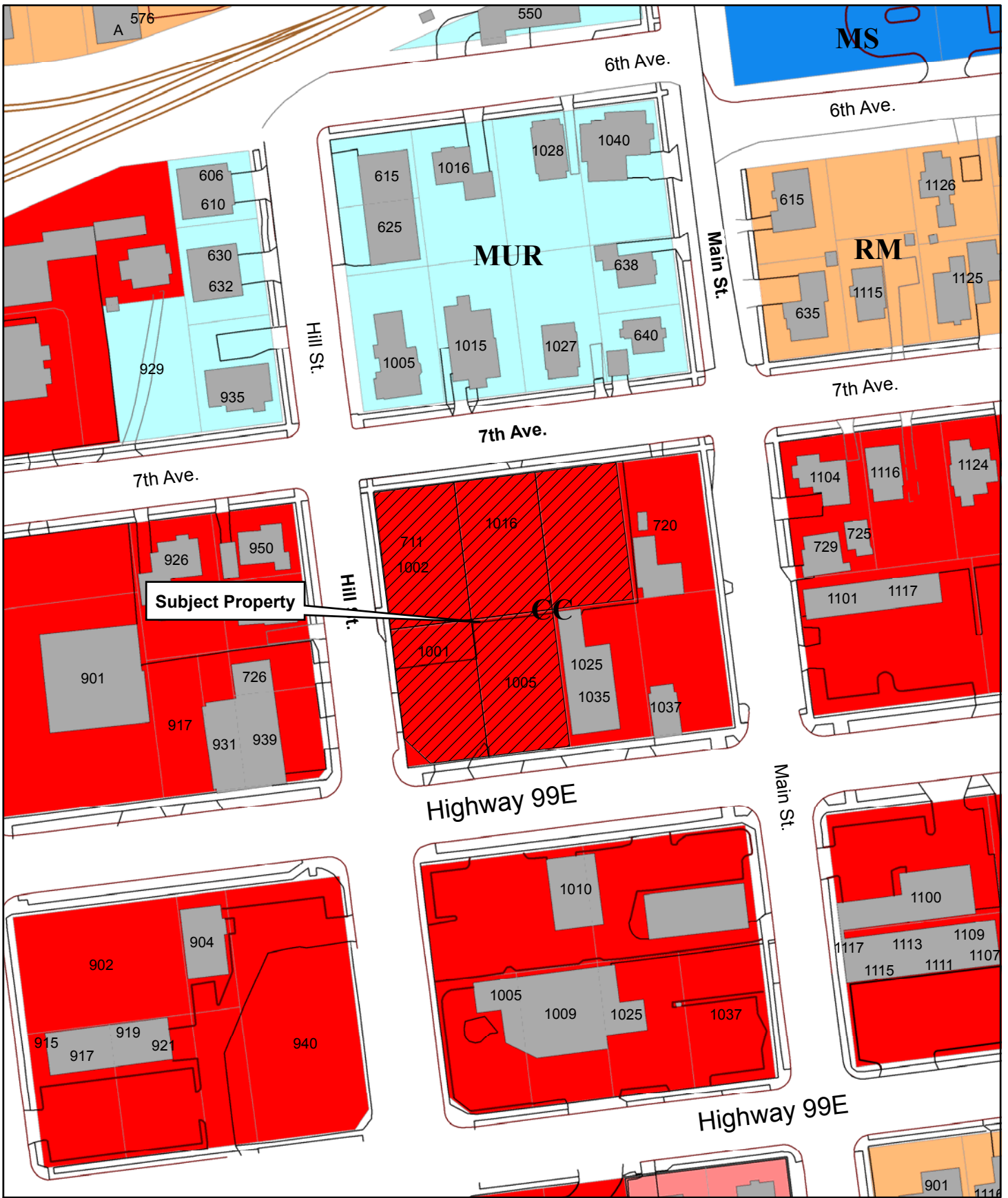
- (1) Public utilities can accommodate the proposed development.
- (2) The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
- (3) The transportation system can safely and adequately 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.

TENTATIVE PLAT REVIEW (ADC 11.180)


- (1) The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Section.
- (2) Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
- (3) Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
- (4) The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.
- (5) The location and design allow development to be conveniently served by various public utilities.
- (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.

ADDITIONAL REVIEW STANDARDS FOR THIS SITE PLAN REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 4, 6, 9, 11, and 12

Attachments: Location Map, Site Plan



**Location Map: 1001 & 1005 PACIFIC BLVD SE; 1002 & 1016 7th Avenue SE**



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

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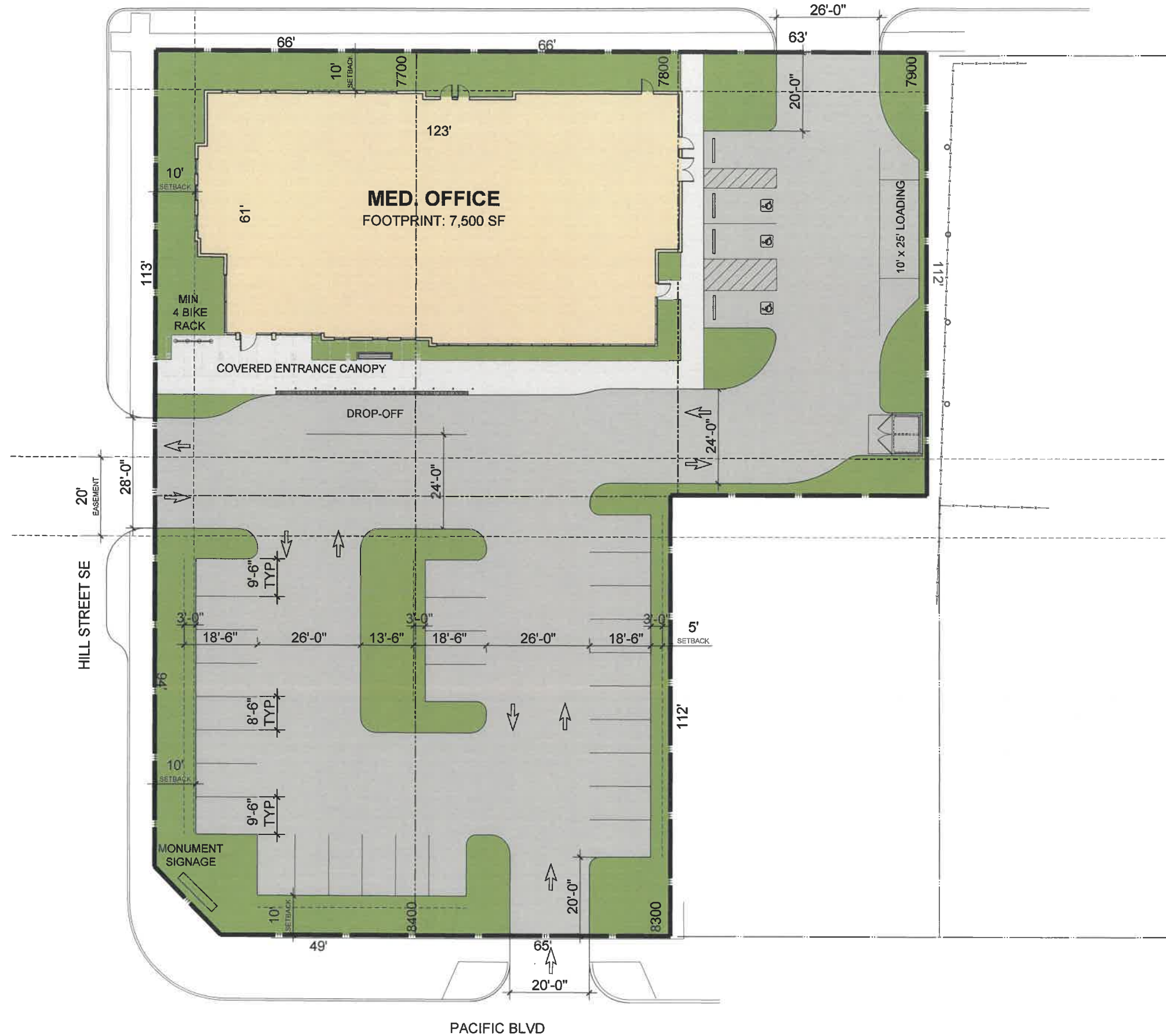
0 20 40 80 120 160 Feet

March 1, 2018

Planning Division

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

SE 7TH AVENUE



**PROJECT DATA:**

SITE AREA:	*EXISTING PARCELS TO BE CONSOLIDATED AS ONE	
GROSS:	0.83 AC	36,360 SF
BUILDING FOOTPRINT:	7,500 SF	
COVERAGE:	21%	
PARKING REQUIRED:	OFFICE 1/250 SF	30 STALLS
PARKING PROVIDED:	AUTO: 32 STALLS	@4.27/1000 SF
		9 STALLS
	REQ. ACCESSIBLE	

**DEVELOPMENT STANDARDS:**

ZONING:	CC
MAX. F.A.R.:	n/a
MAX. COVERAGE:	90%
MAX. BLDG. HT.:	50 FT
BUILDING SETBACKS:	
FRONT:	10 FT
SIDE:	0 FT
REAR:	0 FT
LANDSCAPE SETBACKS:	
FRONT:	5 FT
SIDE:	0 FT
REAR:	0 FT
LANDSCAPE REQ.:	n/a
OFF-STREET PARKING:	
STANDARD:	8.5X18.5
COMPACT %:	40%
DRIVE AISLE:	26 FT
FIRE LANE:	20 FT
OVERHANG:	3 FT
TREE WELL:	5 FT
REQ. PARKING RATIO BY USE:	
OFFICE (Medical):	1/250 SF

**NOTES:**

- Maximum building size 100,000 SF. The maximum building size may be exceeded for non-commercial and non-office uses when the building is multi-story.
- 20 ft for one way emergency vehicle access. Otherwise 24 ft.



Site Plan Review

Conceptual Site Plan

1001 Pacific Boulevard  
Albany, OR 97321

**WARE MALCOMB**

SEA17-0032-00  
2018.02.23

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