



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

File No. SP-12-20

June 10, 2020

The Planning Division has received the following application. Please provide any comments you may have on this project to **Laura LaRoque** at 541-917-7640 or laura.laroque@cityofalbany.net. The deadline for submission of written comments is 5:00 p.m. on **June 24, 2020**.

Application Information

Type of Application:	Site Plan Review to convert an unimproved basement (of an existing apartment building) into (four) one-bedroom dwelling units with associated site and building improvements.
Review Body:	Staff (Type I-L review)
Property Owner/Applicant:	Scott and Spencer Lepman dba Sable Drive LLC 100 Ferry Street NW, Albany, OR 97321-2253
Representative:	Candace Ribera; 100 Ferry Street NW, Albany, OR 97321
Architect:	Don Johnson, Skyline Architect 2806 45th Court SE, Albany, OR 97322
Engineer:	Brian Vandetta; Udell Engineering and Surveying 63 East Ash Street, Lebanon, OR 97355
Address/Location:	222 Third Avenue SE
Map/Tax Lot:	Linn County Assessor's Map No.; 11S-03W-06CD; Tax Lot 3200
Zoning:	Downtown Central Business (CB) Zone District, Historic Overlay District (/HD); Local Inventory

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 decides on this application. Your comments must relate to the approval standards listed below. Issues that 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.

cd.cityofalbany.net



All application materials are available for review at the Planning Division by appointment only, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please call **Laura LaRoque, project planner**, at 541-917-7640. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321, or by email to laura.laroque@cityofalbany.net. 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. The proposed applications will be evaluated for consistency with the review criteria contained in ADC 2.450. The use must also meet applicable City development standards found in the ADC. 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.

Approval 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.

Multiple Family Development Design Review Standards - ADC 8.200 to 8.300

Supplemental Residential Design Standards in Village Centers - ADC 8.480 to 8.485

Additional review standards for this application are found in ADC Articles 1, 2, 5, 7, 8, 9, & 12.

Attachments: Location Map, Site Plan (Sheet C103), Basement Floor Plan (Sheet A2.4), and Building Elevations (Sheet A3.1)

Legend

 Subject Property

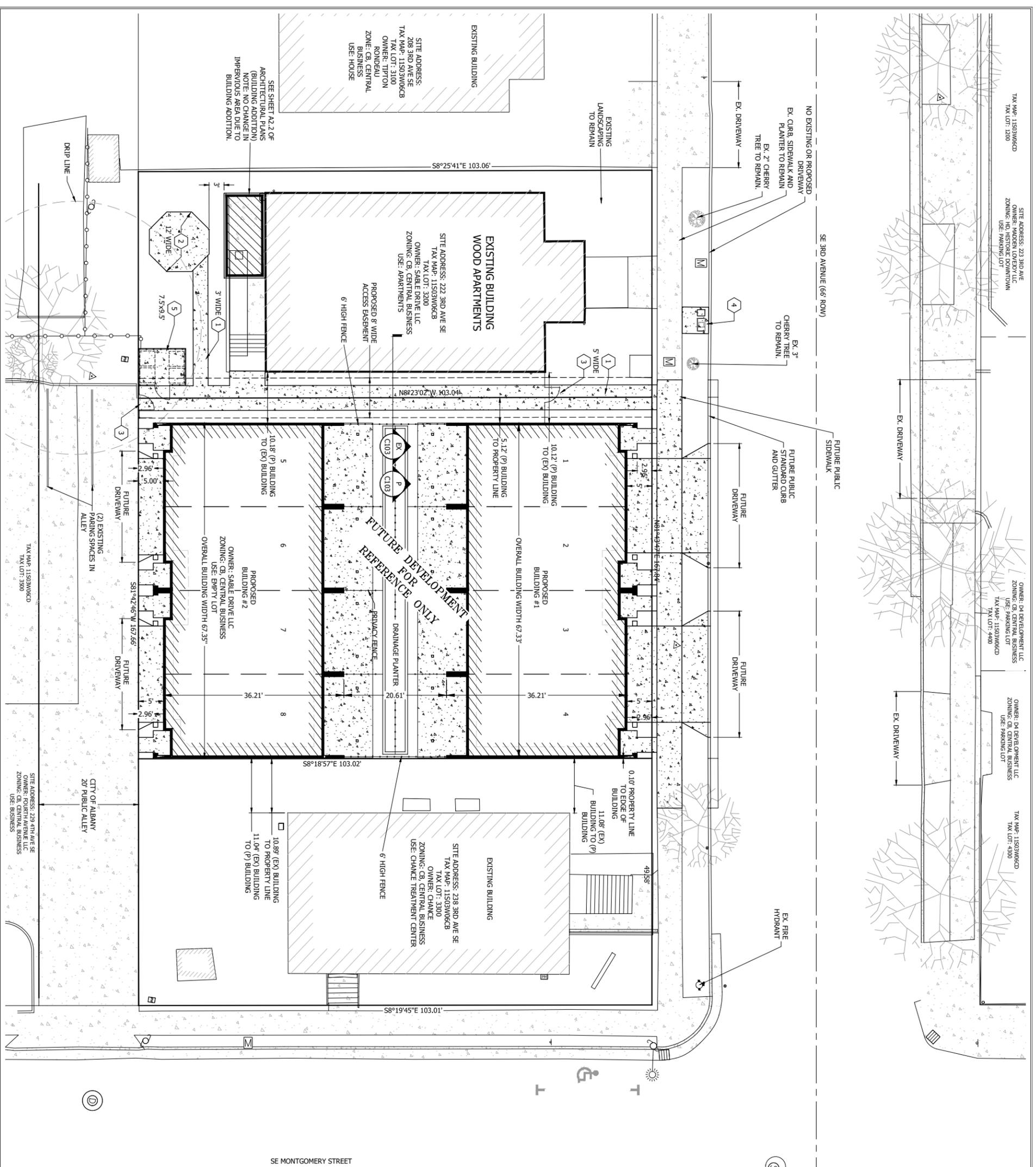


0 25 50 100 Feet

Date: 5/8/2020 Map Source: City of Albany

222 3rd Avenue SE

Location / Zoning Map



TAX MAP: 11503W06CD
TAX LOT: 1200

SITE ADDRESS: 223 3RD AVE
OWNER: MODERN LIVEDBY LLC
ZONING: HD, HISTORIC DOWNTOWN
USE: PARKING LOT

OWNER: DA DEVELOPMENT LLC
ZONING: CB, CENTRAL BUSINESS
USE: PARKING LOT
TAX MAP: 11503W06CD
TAX LOT: 4400

OWNER: DA DEVELOPMENT LLC
ZONING: CB, CENTRAL BUSINESS
USE: PARKING LOT

TAX MAP: 11503W06CD
TAX LOT: 4300

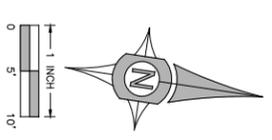
LAND AREA (LOT #3200)
GROSS AREA
DEDICATION AREA
NET AREA

4699 SF±
0 SF±
4699 SF±

IMPROVISED AREA
EXISTING
PROPOSED
CHANGE

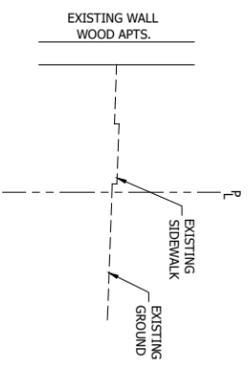
2878 SF±
3195 SF±
317 SF±

61%
68%

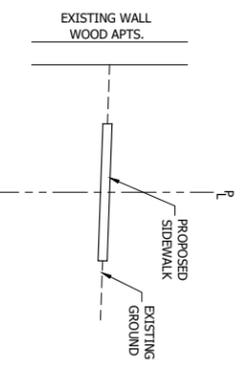


- PRIVATE SITE NOTES**
- 1 CONSTRUCT PRIVATE SIDEWALK WIDTH SHOWN ON PLANS
 - 2 CONSTRUCT OUTDOOR STRUCTURE DESIGN BY OTHERS
 - 3 INSTALL CYCLONE FENCE WITH GATE. DESIGN BY OTHERS
 - 4 INSTALL CLUSTER MAILBOX UNIT PER USPS APPROVAL.
 - 5 CONSTRUCT TRASH ENCLOSURE WITH 6 HIGH SIGHT OBSCURING FENCE AND GAGE.

EX C103
EXISTING SIDEWALK SECTION
NOT TO SCALE



P C103
PROPOSED SIDEWALK SECTION
NOT TO SCALE



RESERVED FOR CITY OF ALBANY APPROVAL STAMP

PLAN REVISIONS	DATE

**REVIEW COPY
NOT FOR
CONSTRUCTION**

Sheet **C103**
SCALE: SEE BASESCALE

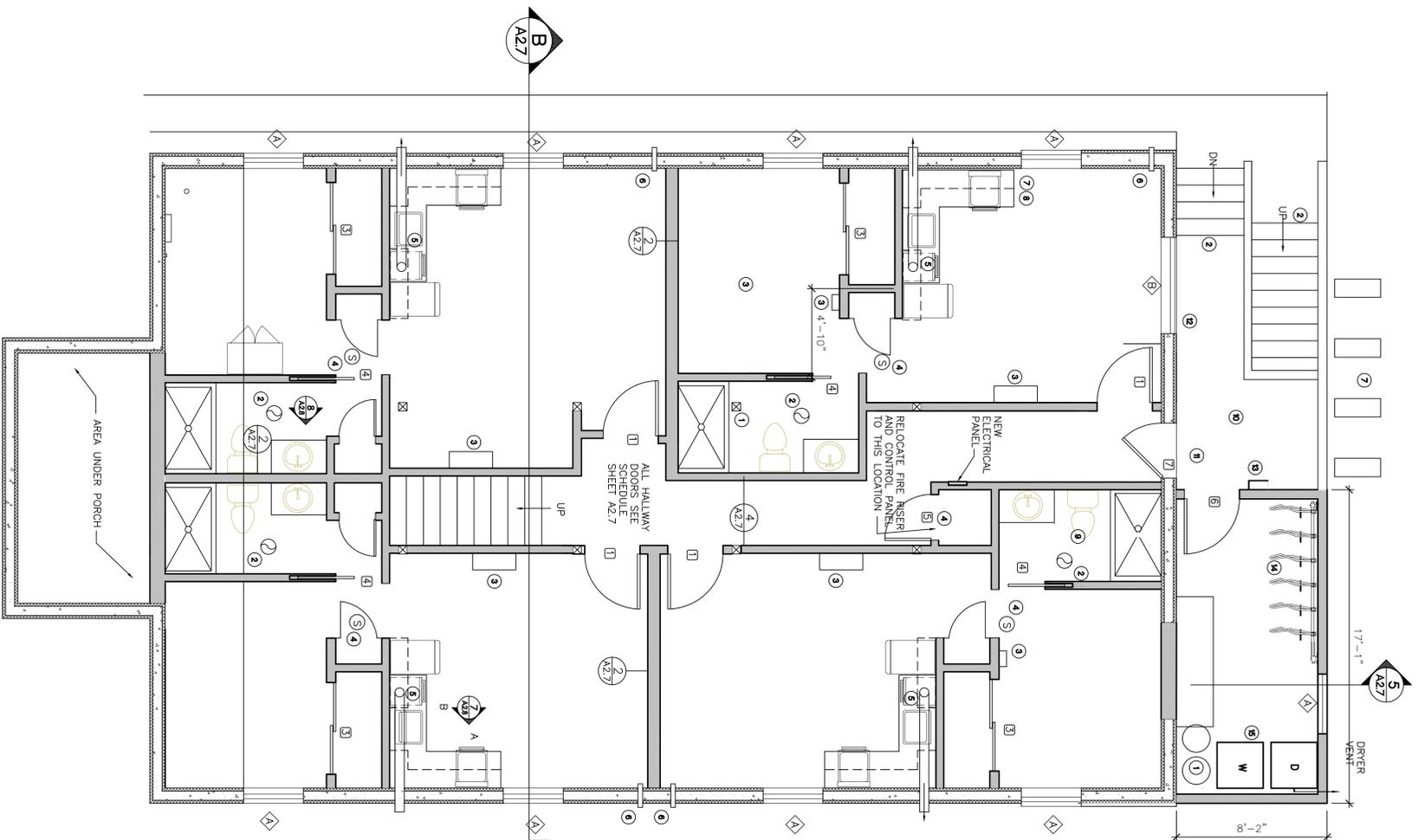
DATE: JANUARY 2019
PROJECT: 18-180 LEPMAN
DRAWN BY:
ECH
CHECKED BY:
BSV

SITE PLAN
WOOD APARTMENTS
SE 3RD STREET
ALBANY, OREGON

**UDELL ENGINEERING
AND
LAND SURVEYING, LLC**
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

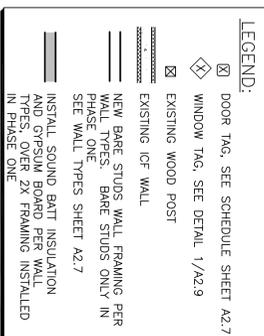
CLIENT:
SCOTT & SPENCER LEPMAN
dba STABLE DRIVE LLC
ALBANY, OREGON





BASEMENT FLOOR PLAN
SCALE: 1/4" = 1' - 0"
PHASE TWO WORK

- NOTES:**
- 1 EXISTING WOOD POSTS SHOWN ARE FOR REFERENCE. FIELD VERIFY LOCATION
 - 2 EXISTING STAIRS TO REMAIN
 - 3 EXISTING SPRINKLER PIPES AND HEADS TO BE REVISAS AS REQUIRED TO FIT ROOM LAYOUT
 - 4 EXISTING FIRE ALARM PANEL TO BE RELOCATED. VERIFY LOCATION WITH FIRE MARSHALL
 - 5 EXISTING FIRE RISER TO BE EXTENDED OVERHEAD TO NEW LOCATION APPROVED BY FIRE MARSHALL. SEE PLAN FOR PROPOSED LOCATION
 - 6 EXISTING ICF (INSULATED CONCRETE FORMS) AT/ACH GYPSUM BOARD TO ICF MOUNTING STRAPS
 - 7 EXISTING WINDOW OPENINGS ARE TO BE ENLARGED TO ALLOW FOR LARGER WINDOWS. SEE DETAILS
 - 8 NEW WINDOWS ARE TO BE INSTALLED SUCH THAT THE FINISH HEIGHT FROM FINISH FLOOR TO TOP OF SILL DOES NOT EXCEED 42". FIELD VERIFY HEIGHT OF NEW CONCRETE FLOOR SLAB PRIOR TO ENLARGING EXISTING WINDOW OPENING AND INSTALLING WINDOW.
 - 9 UNDER SLAB PLUMBING IS LOCATED TO MISS EXISTING FOOTINGS. FIELD VERIFY LOCATIONS OF FOOTINGS AND PIPE ROUTING PRIOR TO START OF CONSTRUCTION AND NOTIFY THE CONTRACTOR IF CONFLICTS EXIST.
 - 10 EXISTING BASEMENT ACCESS IS CONCRETE SLAB ON GRADE TO REMAIN
 - 11 EXISTING DOOR TO BE REPLACED WITH NEW DOOR IN SAME OPENING
 - 12 EXISTING WINDOWS TO BE REPLACED WITH NEW WINDOWS IN SAME OPENING
 - 13 LOCATION OF RE-LOCATED ELECTRICAL METERS. COORDINATE WITH POWER COMPANY
 - 14 INSTALL WALL MOUNTED BICYCLE RACKS
 - 15 WASHER AND DRYER



FLOOR PLAN AREA SUMMARY

UNIT 101 =	419 SF
UNIT 102 =	431 SF
UNIT 103 =	427 SF
UNIT 104 =	485 SF
COMMON AREAS =	223 SF
TOTAL FLOOR AREA =	1,985 SF

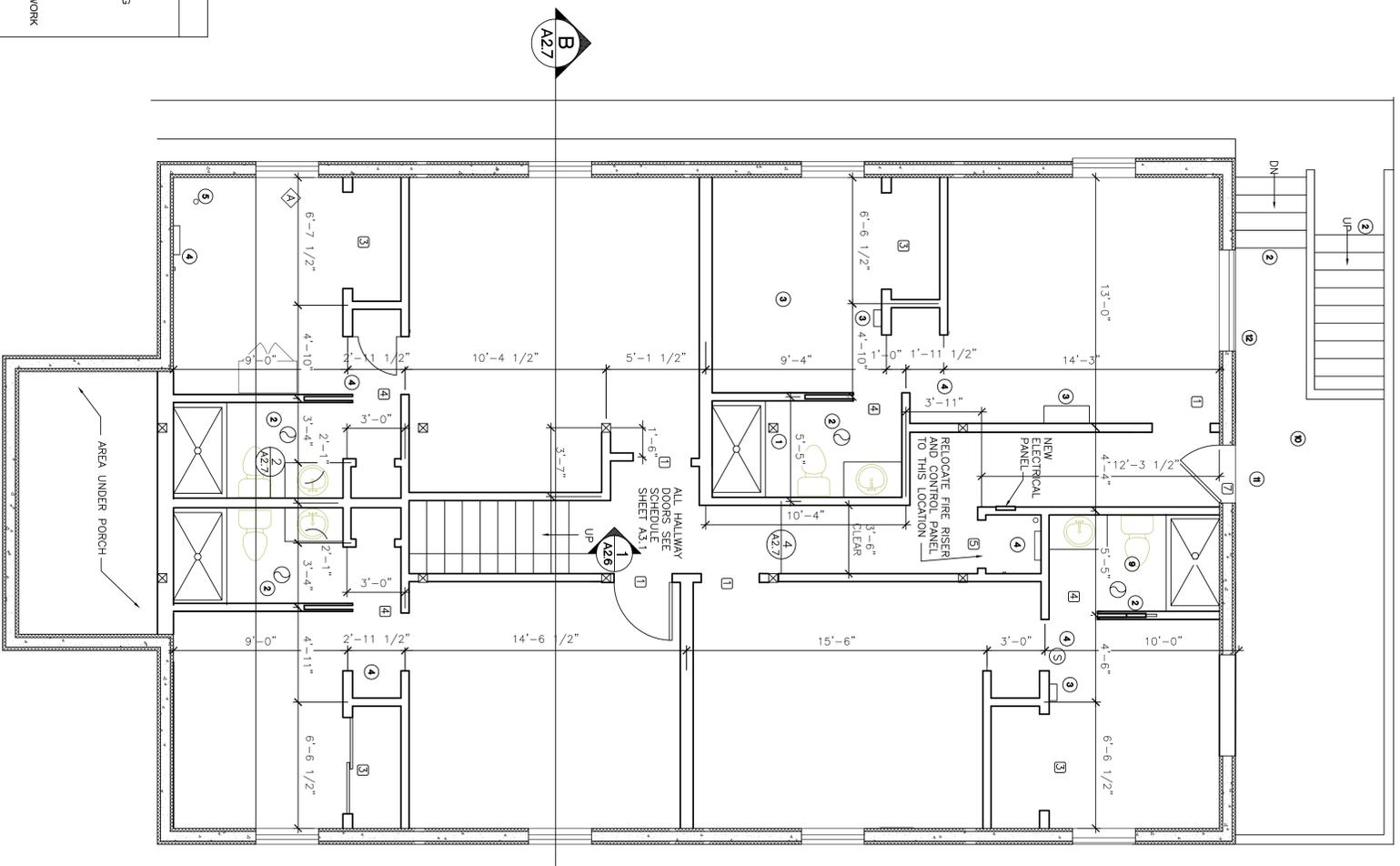
SCOPE OF PHASING

PHASE ONE
FIRST AND SECOND FLOOR
DEMOLITION AND RECONSTRUCTION OF FIRST FLOOR APARTMENT INTERIOR ENTRY INCLUDING REVISING EXISTING STAIRWAY TO CREATE A LANDING AT TOP OF STAIRS.
INSTALL NEW FRAMING, DOORS AND INTERIOR FINISHES

PHASE TWO
FIRST AND SECOND FLOOR
NO WORK THIS PHASE

BASEMENT
REMOVE EXISTING BASEMENT WINDOWS AND REPLACE WITH NEW WINDOWS. WORK IS PENDING APPROVAL FROM SITE PLAN REVIEW AND HISTORICAL REVIEW.
INSTALL TOP OUT OF MEP. INSTALL INSULATION AND GYPSUM BOARD AND FINISHES

EXTERIOR
REPLACE EXISTING STAIRWAY RAILING AT FRONT ENTRANCE
INSTALL NEW STAIRWAY RAILING AND FINISHES
INSTALL NEW SITE IMPROVEMENTS, SIDEWALK, MAILBOX, GAZEBO, NEW WINDOWS



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1' - 0"
PHASE ONE WORK

REVISION	
NO.	DATE/DESCRIPTION

BASEMENT FLOOR PLAN
WOODS APARTMENTS
RENOVATION

222 SE THIRD AVENUE Albany, Or 97322

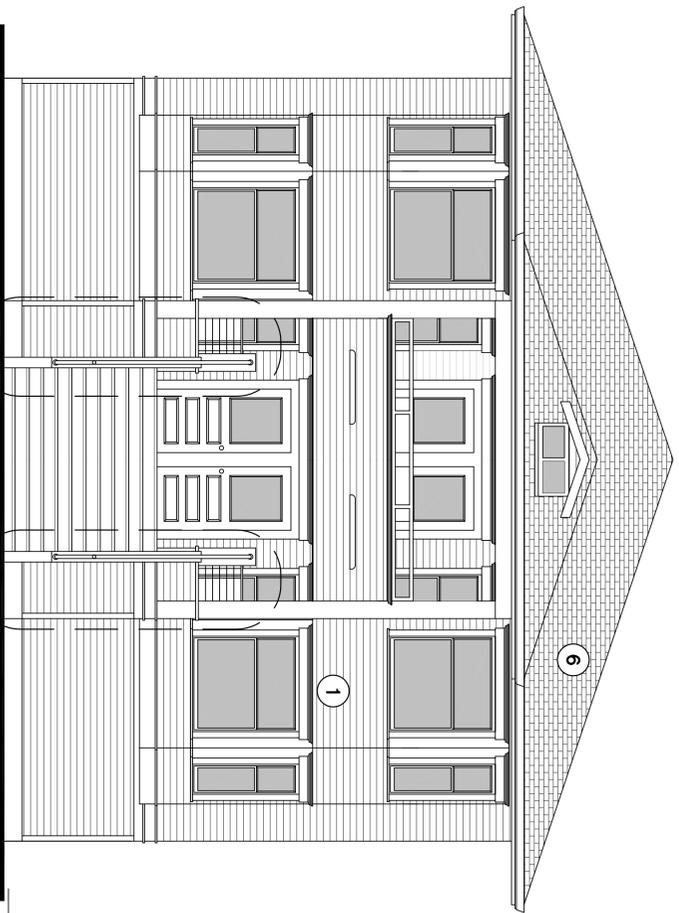
REGISTERED ARCHITECT
DON JOHNSON
ALBANY OREGON
STATE OF OREGON
12/31/2021

These documents were prepared by:
Skyline Architectre, LLC
License No. 3190, Expiration 12/31/2019
Address: 2806 45th Ct SE, Albany, Or 97322
Phone: 541-990-8390
Email: donjohnn@man.com

DATE ISSUED:
4/23/2020

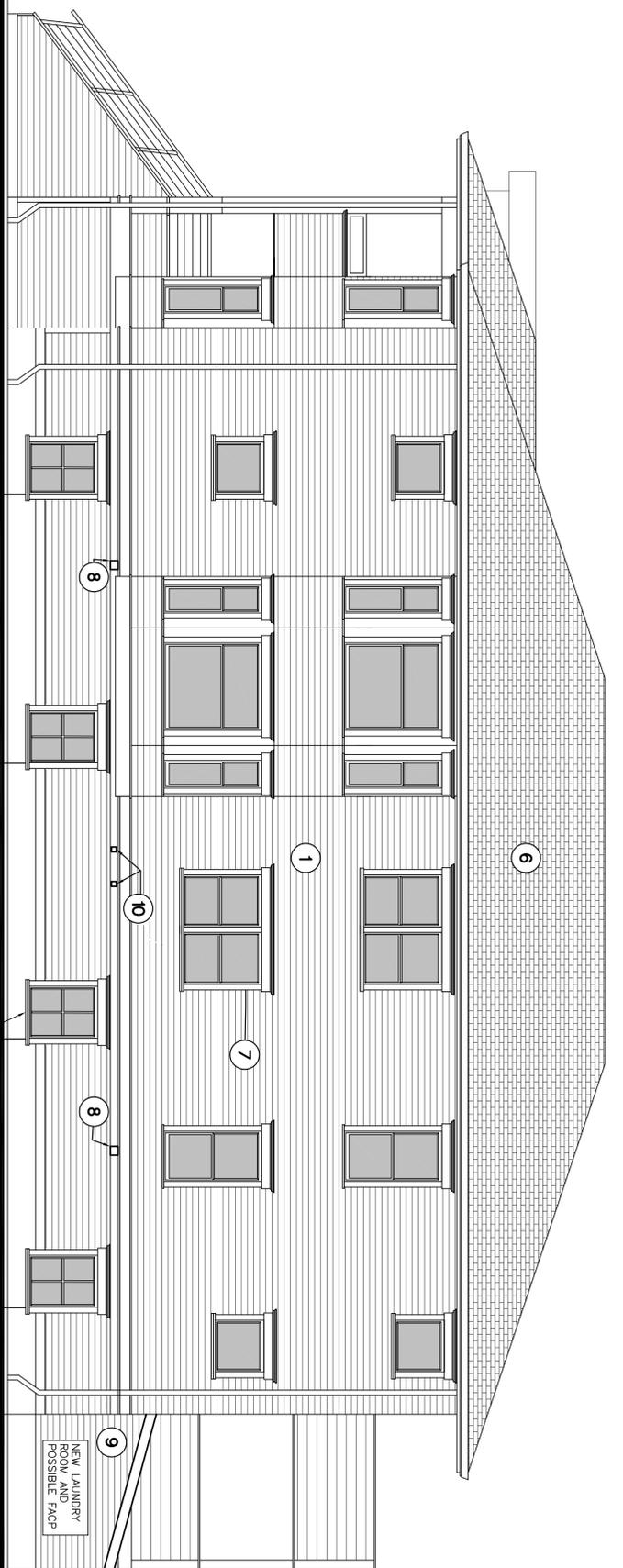
PROJECT NUMBER:
62-19

A2.4



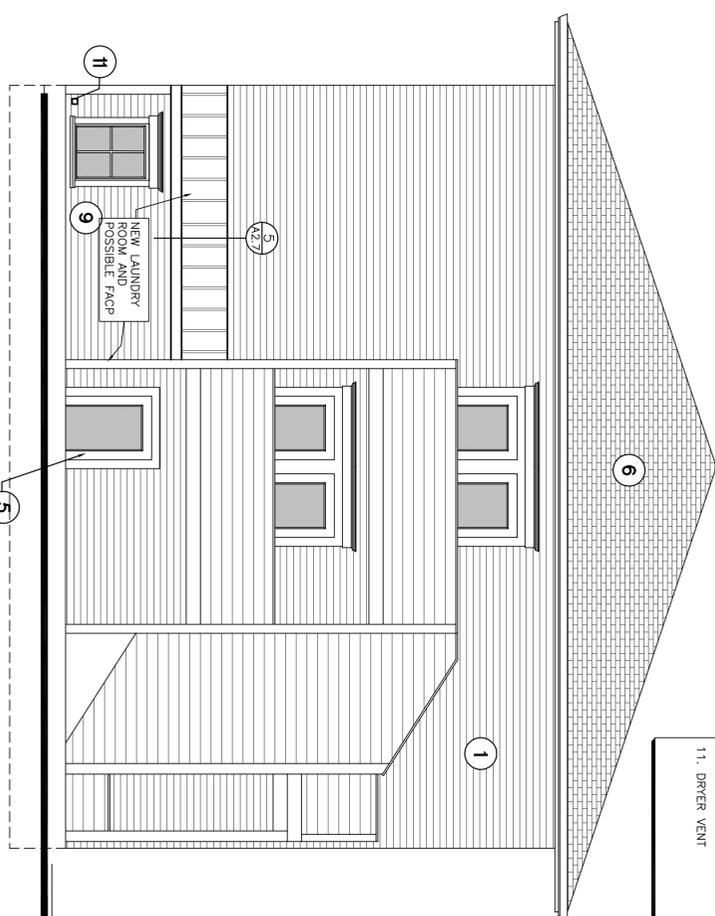
REVISED NORTH ELEVATION
 SCALE: 1/4" = 1' - 0"

REVISED WEST ELEVATION
 SCALE: 1/4" = 1' - 0"

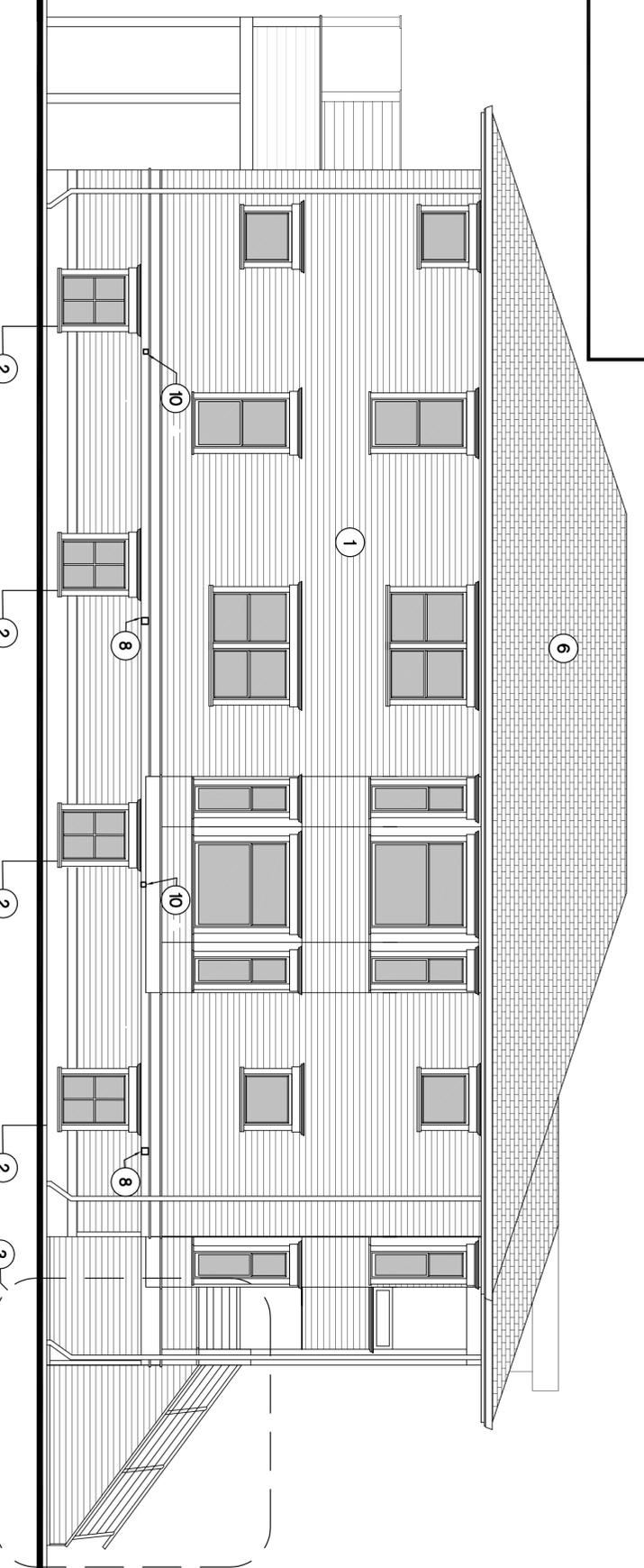


NOTE: EXISTING WINDOW WILL BE REPLACED IN PHASE TWO WORK PERMITS APPROVAL OF THE LANDMARK COMMISSION

- EXTERIOR RENOVATION NOTES:**
 NOTE: NO WORK ON EXTERIOR OF BUILDING IN PHASE ONE
1. EXTERIOR SIDING TO REMAIN, PREP AND PAINT
 2. REPLACE EXISTING BASEMENT WOOD WINDOWS WITH NEW WOOD WINDOWS FOR CODE COMPLIANT EGRESS WINDOWS SEE WINDOW SCHEDULE DETAIL 1/A2.7
 3. REPLACE EXISTING CABLE RAIL SYSTEM WITH NEW RAIL TO COMPLY WITH CURRENT CODES SEE DETAIL 4/A2.10
 4. REPLACE EXISTING VINYL WINDOWS WITH NEW ENERGY COMPLIANT VINYL WINDOWS (TYPICAL OF TWO AT REAR OF BUILDING, SOUTH ELEVATION)
 5. REPLACE EXISTING EXTERIOR DOOR WITH NEW DOOR (TYPICAL OF ONE AT REAR OF BUILDING, SOUTH ELEVATION)
 6. EXISTING ROOF TO REMAIN
 7. ALL WINDOWS TO REMAIN UNLESS NOTED OTHERWISE
 8. VENT FOR RANGE HOOD
 9. NEW ENCLOSURE FOR BICYCLES, LAUNDRY AND POSSIBLE FIRE SPRINKLER
 10. FRESH AIR VENT, SEE FLOOR PLAN FOR LOCATION
 11. DRYER VENT



REVISED SOUTH ELEVATION PHASE TWO WORK
 SCALE: 1/4" = 1' - 0"



REVISED EAST ELEVATION PHASE TWO WORK
 SCALE: 1/4" = 1' - 0"

REVISION	
NO.	DATE/DESCRIPTION

BUILDING ELEVATIONS
WOODS APARTMENTS
RENOVATION

222 SE THIRD AVENUE Albany, Or 97322

REGISTERED ARCHITECT
 DON JOHNSON
 ALBANY, OREGON
 STATE OF OREGON
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A3.1