



## 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: October 20, 2016

FILES: SP-15-16 & SP-18-16

TYPE OF APPLICATION: Site Plan Review (Type I-L) for new construction of a 22,000-square foot, two story addition to an existing medical office and clinic; a parking lot expansion and pharmacy drive-up window, together with a Site Plan Review to remove nine trees.

REVIEW BODY: Staff

PROPERTY OWNER/APPLICANT: Samaritan Albany General Hospital; David G. Tribes, CEO; 1046 6<sup>th</sup> Avenue SW; Albany, OR 97321

APPLICANT REP.: Lyle E. Hutchens, Devco Engineering, Inc.; PO Box 1211; Corvallis, OR 97339-1211

ADDRESS: 1700 Geary Street SE

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-08CB; Tax Lot 1207

ZONING: Office Professional (OP) District; Riparian Corridor Overlay (/RC)

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 **November 3, 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)

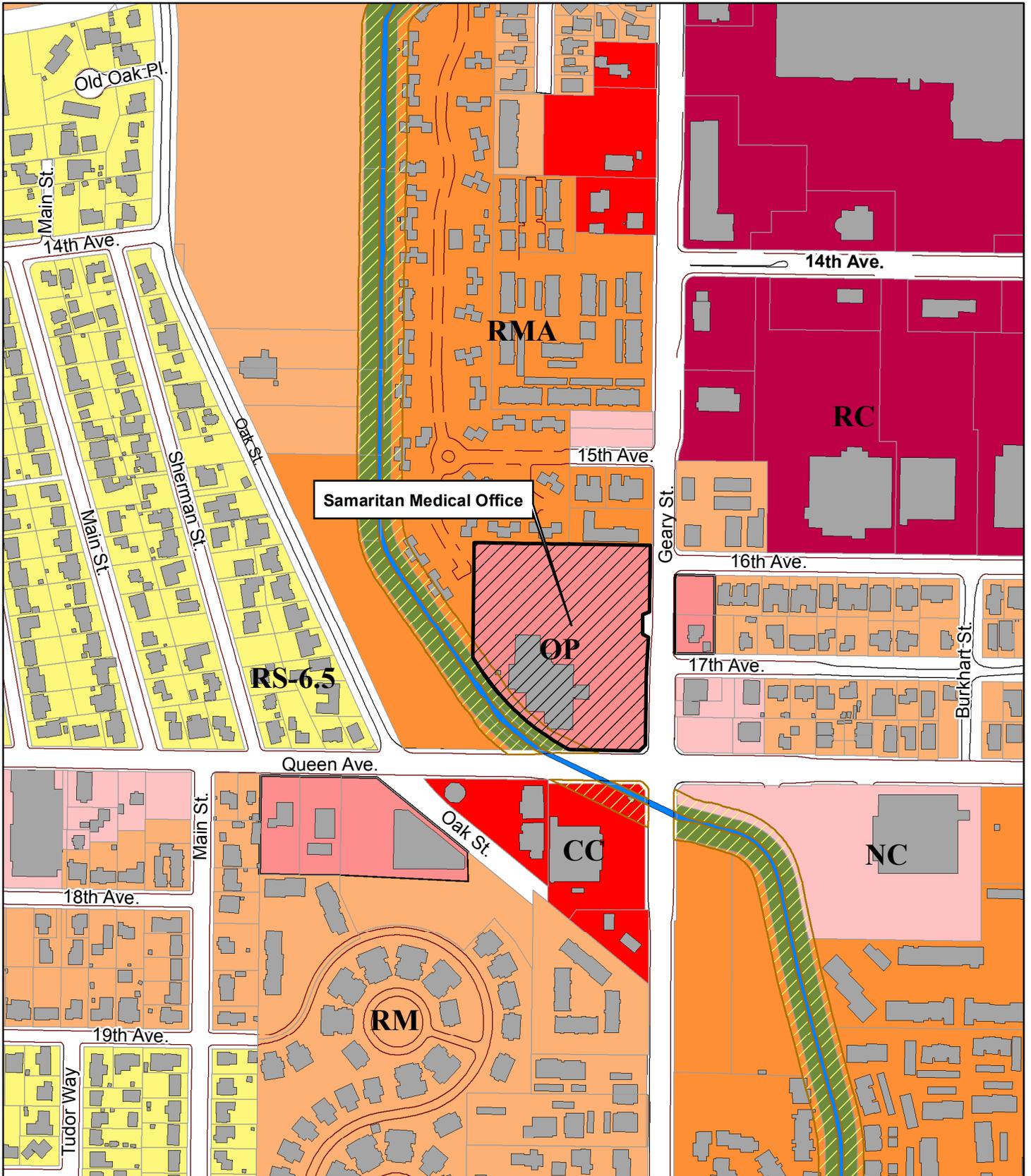
- (1) Public utilities can accommodate the proposed development.
- (2) The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
- (3) The transportation system can safely and adequately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

SITE PLAN REVIEW FOR TREE FELLING – (ADC 9.208(2))

- (2) For property where a site plan review, conditional use, or land division application has been approved or is currently under review, the Community Development Director, City Forester, or his/her designee shall approve site plan review when the applicant demonstrates that all of the following review criteria are met:
  - (a) It is necessary to fell tree(s) in order to construct proposed improvements in accordance with an approved site plan review or conditional use review, or to otherwise utilize the applicant's property in a manner consistent with its zoning, this code, applicable plans adopted by the City Council, or a logging permit issued by the Oregon Department of Forestry.
  - (b) The proposed felling is consistent with State standards and City ordinances; the proposed felling does not negatively impact the environmental quality of the area, including but not limited to: the protection of nearby trees and windbreaks, wildlife, erosion, soil retention and stability, volume of surface runoff and water quality of streams, scenic quality, and geological sites.
  - (c) The uniqueness, size, maturity, structure, and historic value of the trees have been considered and all other options for tree preservation have been exhausted. The Director may require that trees determined to be unique in species, size, maturity, structure, or historic values are preserved.
  - (d) Tree felling in Significant Natural Resource Overlay Districts meets the applicable requirements in Article 6.

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: 1700 Geary Street 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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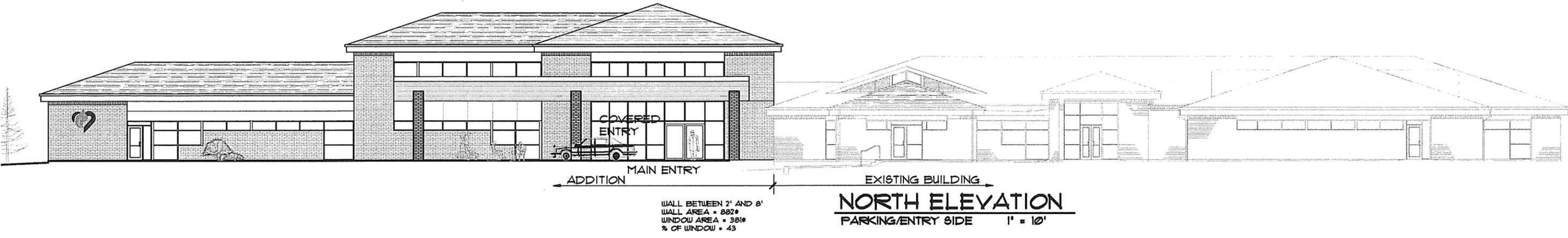


0 75 150 300 450 600 Feet

July 29, 2016

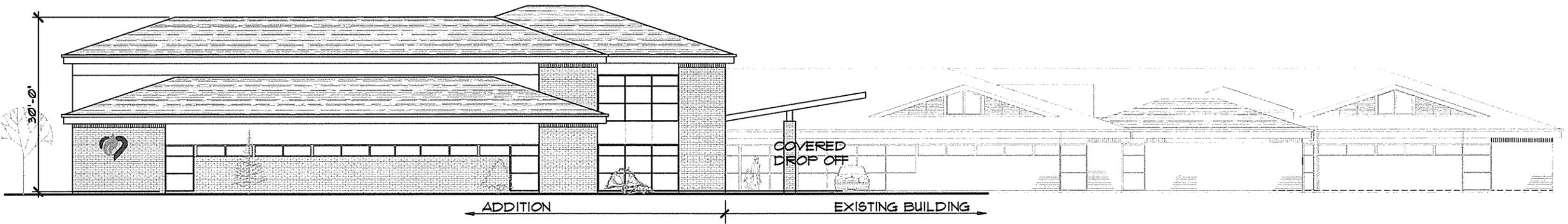
Planning Division

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



WALL BETWEEN 2' AND 8'  
 WALL AREA = 882#  
 WINDOW AREA = 381#  
 % OF WINDOW = 43

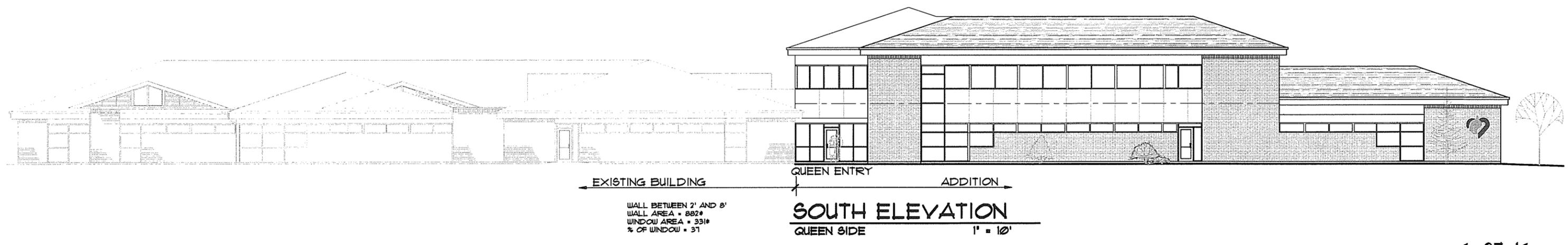
**NORTH ELEVATION**  
 PARKING/ENTRY SIDE 1" = 10'



WALL BETWEEN 2' AND 8'  
 WALL AREA = 612#  
 WINDOW AREA = 229#  
 % OF WINDOW = 34

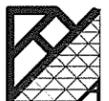
**EAST ELEVATION**  
 GEARY STREET SIDE 1" = 10'

ALL EXTERIOR MATERIALS TO MATCH THE EXISTING BUILDING.  
 NEW SPANDRAL PANELS - ALUMINUM COMPOSIT.



WALL BETWEEN 2' AND 8'  
 WALL AREA = 882#  
 WINDOW AREA = 331#  
 % OF WINDOW = 31

**SOUTH ELEVATION**  
 QUEEN SIDE 1" = 10'

 <b>Robert D Young architect</b> 390 Bush Street SE Salem OR 97302 p. 503-578-7380 f. 503-538-7378 b.young@questoflora.net	<b>project title</b> ADDITION TO GEARY STREET CLINIC 1700 GEARY ST. ALBANY OR	<b>sheet</b> <b>A3</b> 1412
	6-27-16	

PROPERTY OWNER: SAMARITAN ALBANY GENERAL HOSPITAL  
 David Tribes, CEO  
 OWNER ADDRESS: 1048 SIXTH AVE. SW, ALBANY, OR 97321  
 APPLICANT: SAME AS ABOVE  
 APPLICANT ADDRESS: SAME AS ABOVE  
 DEVELOPER: SAME AS ABOVE  
 DEVELOPER ADDRESS: SAME AS ABOVE  
 ARCHITECT: ROBERT YOUNG  
 ARCHITECT ADDRESS: 330 BUSH ST. SE, SALEM, OR 97302-4128  
 SURVEYOR: COLE SURVEYING, LLC  
 SURVEYOR ADDRESS: PO BOX 1211, CORVALLIS, OR 97339  
 ENGINEER: DEVCO ENGINEERING, INC.  
 ENGINEER ADDRESS: PO BOX 1211, CORVALLIS, OR 97339  
 GROSS LAND AREA: 4.75 AC. (BY SURVEY)  
 4.74 AC. (BY TAX MAP)

PERCENTAGE OF SITE COVERAGE (IMPERVIOUS): 68.7% OF GROSS AREA

BUILDINGS: 39,858 SQ.FT.  
 PARKING LOT (INCLUDING TRASH ENCLOSURE): 93,624 SQ.FT.  
 SITE SIDEWALKS: 8749 SQ.FT.  
 TOTAL: 142,231 SQ.FT.

PERCENTAGE OF SITE COVERAGE (PERVIOUS): 31.4% OF GROSS AREA

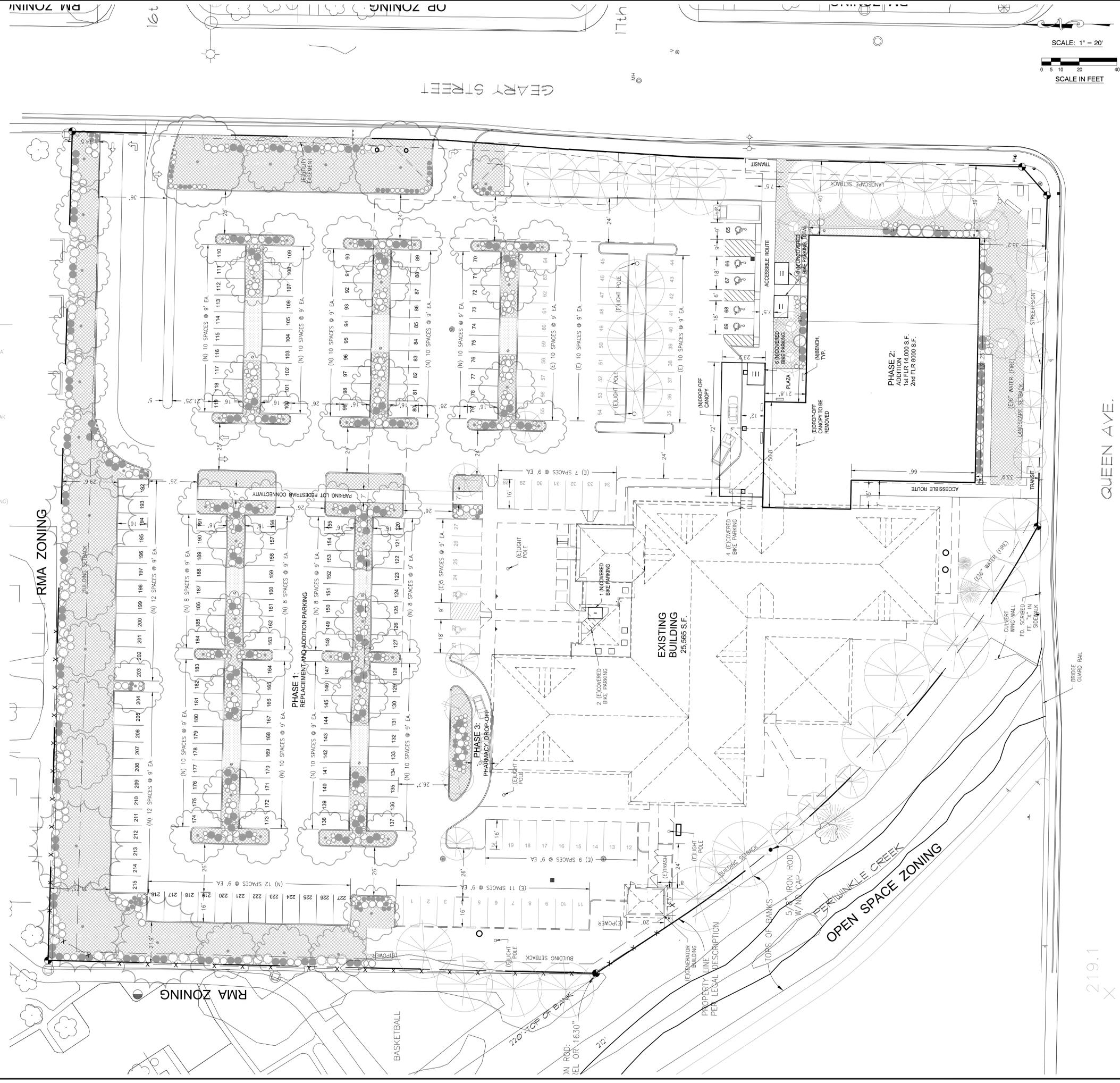
LANDSCAPE AREAS: 64,931 SQ.FT.

**PARKING REQUIREMENTS (ADC TABLE 9-1)**

EXISTING BUILDING: 25,565 S.F. / 250 S.F./SPACE = 102 SPACES  
 NEW ADDITION: 22,000 S.F. / 250 S.F./SPACE = 88 SPACES  
 TOTAL SPACES REQUIRED: = 190 SPACES  
 EXISTING PARKING (TO REMAIN): = 64 SPACES  
 NEW PARKING: = 163 SPACES  
 TOTAL SPACES PROVIDED: = 227 SPACES

**LEGEND  
 CONCEPTUAL LANDSCAPE PLAN**

- LARGE 50' CANOPY, DECIDUOUS TREE, I.E. PLATANUS X ACERIFOLIA 'COLUMBIA' COLUMBIA PLANETREE (XX" CALIPER)
- LARGE 50' CANOPY, DECIDUOUS TREE, I.E. QUERCUS COCCINEA, SCARLET OAK (XX" CALIPER)
- MEDIUM 35' CANOPY, DECIDUOUS STREET TREE  
ULMUS WILSONIANA 'PROSPECTOR' PROSPECTOR ELM (MIN. 6" TALL)
- SMALL 15' CANOPY, DECIDUOUS ORNAMENTAL TREE (MIN. 6" TALL AT PLANTING)
- LARGE SHRUB, DECIDUOUS, 8' TO 10' TALL (>5 GAL.)
- LARGE SHRUB, EVERGREEN, 8' TO 10' TALL (>5 GAL.)
- MEDIUM SHRUB, EVERGREEN, 4' TO 5' TALL (5 GAL.)
- MEDIUM SHRUB, DECIDUOUS, 4' TO 6' TALL (5 GAL.)
- SMALL SHRUB OR SHRUBLET, EVERGREEN, 1.5' TO 2.5' TALL (1 GAL.)
- SMALL SHRUB OR SHRUBLET, DECIDUOUS, 1.5' TO 2.5' TALL (1 GAL.)
- EVERGREEN GROUND COVER
- PLANTING PER CITY OF ALBANY STORMWATER FACILITY PLANT LIST: PLANTERS



SCALE: 1" = 20'  
 SCALE IN FEET

FOR LAND USE PURPOSES ONLY

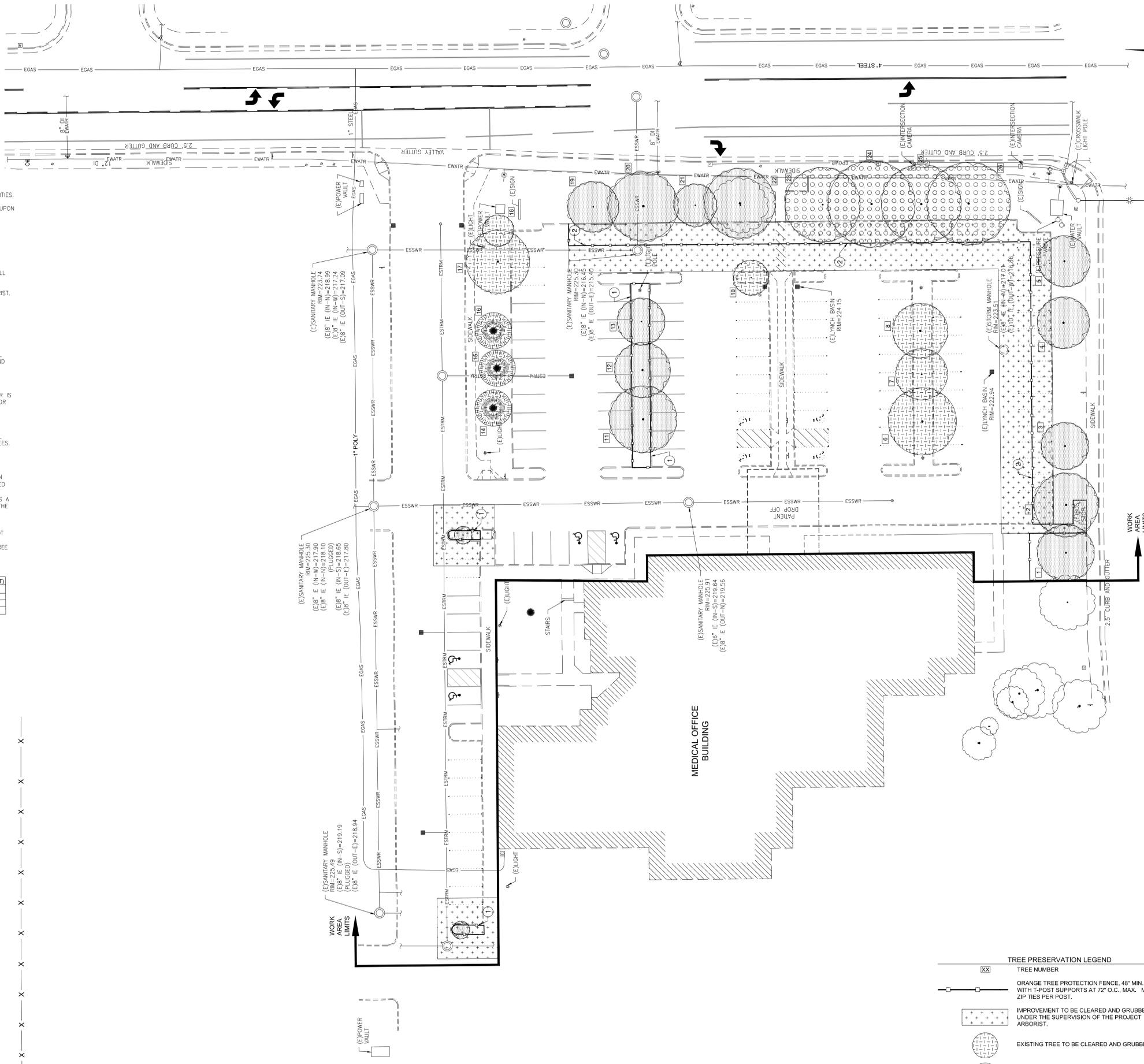
DRAWING STATUS:	DATE:	NO. REVISION:
<input type="checkbox"/> PRELIMINARY		
<input checked="" type="checkbox"/> SUBMITTED	07/15/16	
<input type="checkbox"/> BID SET		
<input type="checkbox"/> PERMIT SET		
<input type="checkbox"/> CONST. SET		

**devco**  
 engineering inc.  
 245 NE CONNER, P.O. BOX 1211  
 CORVALLIS, OR 97339  
 WWW.DEVCOENGINEERING.COM  
 (503) 757-8881  
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PROJECT: GEARY STREET CLINICS  
 22,000 SQ.FT. MAX. ADDITION  
 PROJECT LOCATION: 1700 GEARY STREET SE  
 ALBANY, OREGON  
 CLIENT: SAMARITAN ALBANY GENERAL HOSPITAL

SHEET TITLE: SITE PLAN  
 JOB NO. 16418  
 DRAWN BY: DEVCO  
 DRAWING: C201

FILE: \\N:\3D - Projects\16418 - Production - Drawings\16418-04\1641801PLAN\_C201.dwg [2016/07/15 12:31 PM] - Lines



- TREE PRESERVATION CONSTRUCTION NOTES:**
- TREE PROTECTION FENCE TO BE INSTALLED AS SHOWN PRIOR TO ANY CONSTRUCTION ACTIVITIES.
  - TREE PROTECTION FENCE TO BE INSTALLED AT LOCATION DIRECTED BY PROJECT ARBORIST UPON COMPLETION OF REMOVAL OF EXISTING IMPROVEMENTS.

- TREE PRESERVATION GENERAL NOTES:**
- ALL VEGETATION OUTSIDE THE WORK ZONE CREATED BY THE TREE PROTECTION FENCING SHALL BE PRESERVED.
  - TREE PROTECTION FENCE LOCATION MAY BE ADJUSTED AS DIRECTED BY THE PROJECT ARBORIST.

- CITY OF ALBANY GENERAL TREE PROTECTION NOTES:**
- WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
  - PRIOR TO AND DURING CONSTRUCTION, AN ORANGE FENCE SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES THAT S A MINIMUM OF 4 FEET TALL, SECURED WITH METAL T-POSTS, NO CLOSER THAN 6 FEET FROM THE TRUNK OR WITHIN THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE. [ORD. 5764, 12/1/11]
  - DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER HARMFUL OF THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
  - NO DAMAGING ATTACHMENT, WIRE, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
  - LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF", RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (E)(6) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF 50 FEET APART AND TYPING RIBBON OR ROPE FROM STAKE TO STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
  - THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN 6 INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF 24 INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE TABLE BELOW.

TREE DIAMETER AT BREAST HEIGHT (INCHES)	AUGER DISTANCE FROM FACE OF TREE (FEET)
8-9	5
10-14	10
15-19	12
OVER 19	15

- TREE PRESERVATION LEGEND**
- XX TREE NUMBER
  - ORANGE TREE PROTECTION FENCE, 48" MIN. HEIGHT WITH T-POST SUPPORTS AT 72" O.C., MAX. MINIMUM 6 ZIP TIES PER POST.
  - IMPROVEMENT TO BE CLEARED AND GRUBBED "ONLY" UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
  - EXISTING TREE TO BE CLEARED AND GRUBBED.
  - EXISTING TREE TO BE PRESERVED.
  - EXISTING TREE TO BE PRESERVED, TREE MAY REQUIRE PRUNING UNDER ARBORISTS SUPERVISION.

FOR LAND USE PURPOSES ONLY

DRAWING STATUS:	DATE:	No. REVISION:
<input type="checkbox"/> PRELIMINARY	10/06/16	
<input checked="" type="checkbox"/> SUBMITTED	PER CITY REVIEW (9/23/16)	
<input type="checkbox"/> BID SET		
<input type="checkbox"/> PERMIT SET		
<input type="checkbox"/> CONST. SET		

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SHEET TITLE:  
**TREE PRESERVATION PLAN**

JOB NO. 16418  
 DRAWN BY: DEVCO  
 DRAWING:  
**L202**