



## 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)

### STAFF REPORT

#### Application for Site Plan Review SP-15-16 and Tree Felling Review SP-18-16 Samaritan Geary Street Clinic Expansion

#### SUMMARY

This land use submittal is for construction of a 22,000-square foot, two-story medical office building addition with associated parking, landscaping, site improvements, and a pharmacy drive-up window. The project will be done in three phases. First, about 163 new parking spaces will be constructed, and 58 existing parking spaces will be removed to make way for the new building addition. The building expansion will take place during the second phase of the project. In addition to the new building, the drop-off canopy will be modified. The third phase will consist of modifications to the existing structure and parking area to accommodate a pharmacy drive-up window. Modifications within the existing parking lot will necessitate the removal of nine trees. The property is zoned Office Professional (OP). The applicant is Samaritan Albany General Hospital, represented by CEO David Triebes; the Project Engineer is Lyle Hutchens, with Devco Engineering, Inc. The site address is 1700 Geary Street SE (Attachment A). Site Plan Review criteria contained in Albany Development Code (ADC) 2.450, Design Standards in ADC 8.330 – 8.390, and Tree Felling standards in ADC 9.208(2) will be addressed for the proposed development. These criteria must be satisfied in order to grant approval for this application.

#### APPLICATION INFORMATION

DATE OF REPORT: November 15, 2016

TYPE OF APPLICATION: Site Plan Review (Type I-L) for new construction of a 22,000-square foot medical office building addition with 163 new parking spaces, demolition of 58 existing spaces, and installation of a pharmacy drive-up window

REVIEW BODY: Staff

STAFF REPORT BY: David Martineau, Project Planner

PROPERTY OWNER: Albany General Hospital; c/o Samaritan Health Services Accounting; PO Box 3000; Corvallis, OR 97339-3000

APPLICANT: Samaritan Albany General Hospital; David Triebes, CEO; 1046 6<sup>th</sup> Avenue SW; Albany, OR 97321; 541-812-4104

ENGINEER: Lyle E. Hutchens, Devco Engineering Inc.; PO Box 1211; Corvallis, OR 97339-1211; 541-757-8991, ext. 217; [lyle@devcoengineering.com](mailto:lyle@devcoengineering.com)

ADDRESS/LOCATION: 1700 Geary Street SE

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

ZONING: Office Professional (OP)

TOTAL LAND AREA: 4.74 acres

EXISTING LAND USE: Medical offices and clinic with associated parking lot and landscaping

NEIGHBORHOOD: Jackson Hill

SURROUNDING ZONING: North: Residential Medium Density Attached (RMA)  
South: Open Space (OS); Community Commercial (CC)  
East: Office Professional (OP); Neighborhood Commercial (NC)  
West: Open Space (OS); Residential Medium Density Attached (RMA)

SURROUNDING USES: North: Multifamily residential development  
South: Periwinkle Creek; retail store  
East: Retail convenience store; single-story professional offices  
West: Periwinkle Creek; multifamily apartment complex

PRIOR HISTORY: The existing medical office, urgent care and clinic building together with a zone change from RM-5 (Residential Limited Multiple Family) to Office Professional (OP) were approved by the Planning Commission on April 23, 1997 (File ZC-02-97 and SP-08-97). At least 138 parking spaces were provided with the original development. A Site Plan Review for a 1,134 square-foot addition to the urgent care clinic was approved by planning staff on June 8, 2007 (SP-20-07).

### **NEIGHBORHOOD MEETING**

A neighborhood meeting was held at 7:00 p.m. on June 28, 2016, at the Samaritan Geary Street Clinic, 1700 Geary Street SE (Attachment B.1 – B.4). Three project representatives and a city planner attended the meeting. The meeting was not attended by any neighboring property owners.

### **NOTICE INFORMATION**

A Project Review notice was sent to City departments and other agencies with jurisdiction on August 1, 2016. Comments were received from the City’s Public Works Engineering Division, Building Official, City Arborist, and the Deputy Fire Marshal, which will be provided to the applicant. No outside agency comments were received.

A Notice of Filing for this application was mailed on October 20, 2016, to owners of property located within 300 feet of the subject property. At the time the comment period ended on November 3, 2016, the Planning Division had received no written comments.

### **STAFF ANALYSIS**

#### **Site Plan Review – New Construction of Medical Office Building Addition and Parking File: SP-15-16**

The Albany Development Code (ADC) Section 2.450 includes the following review criteria, which must be met for this application to be approved. Code criteria are written in *bold italics* and are followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

*Criterion (1) Public utilities can accommodate the proposed development.*

### **FINDINGS OF FACT**

#### **Sanitary Sewer**

- 1.1 City utility maps show an eight-inch public sanitary sewer main in Geary Street and an eight-inch public main running through the site. The existing building on the site is connected to the public sewer system. The public main that runs through the site serves only the subject property and will not be extended in the future.

- 1.2 All property with buildings or structures normally used or inhabited by people, where the property is located within 300 feet of a public sanitary sewer main will be required to have or make a connection to the public sewer system (AMC 10.01.100 (1)).

#### Water

- 1.3 City utility maps show 12-inch public water mains in Geary Street and in Queen Avenue. The existing building on the site is connected to the public water system.
- 1.4 ADC 12.420 requires all new commercial development to connect to the public water system.
- 1.5 No new water services are proposed by the applicant for the building addition.

#### Storm Drainage

- 1.6 City utility maps show a 12-inch public storm drainage main in Geary Street along the southern half of the subject property's frontage and a 72-inch main in Queen Avenue along the eastern half of the subject property's frontage. Periwinkle Creek, which is the main drainage facility in this area, lies along the southern half of the subject property's west boundary.
- 1.7 ADC 12.530 states that a development will be approved only where adequate provisions for storm and flood water run-off have been made, as determined by the City Engineer.
- 1.8 The applicant is required to submit a drainage plan, including support calculations, as defined in the City's Engineering Standards. The applicant is responsible for making provisions to control and/or convey storm drainage runoff originating from, and/or draining to, any proposed development in accordance with all City standards and policies as described in the City's Engineering Standards.

#### CONCLUSIONS

- 1.1 Public utilities (sanitary sewer, water, and storm drainage) can accommodate the proposed development.
- 1.2 This criterion is satisfied without conditions.

***Criterion (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.***

#### FINDINGS OF FACT

- 2.1 AMC 12.45 requires storm water quality facilities to be constructed for this development.
- 2.2 The applicant submitted a storm drainage plan that includes storm water quality facilities for this development proposal. The Public Works Department reviewed the plans and has determined that they are acceptable.

#### CONCLUSIONS

- 2.1 The new development must provide storm water quality facilities consistent with Title 12 of the Albany Municipal Code and the City's Engineering Standards.
- 2.2 This criterion can be satisfied with the following condition of approval.

## CONDITION

- 2.1 Before the City will issue 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.

***Criterion (3) The transportation system can safely and adequately accommodate the proposed development.***

## FINDINGS OF FACT

- 3.1 The project is located on the northwest corner of the Queen Avenue/Geary Street intersection. The project will construct a new 22,000 square foot addition to the Geary Street Medical building and expand and modify the site's parking lot.
- 3.2 The intersection of Queen Avenue and Geary Street is controlled by a traffic signal.
- 3.3 Queen Avenue is classified as a minor arterial street and is improved to city standards along the frontage of the site. Improvements include curb, gutter, and sidewalk, two vehicle travel lanes in each direction, an eastbound left turn lane to Geary Street, and on-street bike lanes.
- 3.4 Geary Street is classified as a minor arterial street and is improved to city standards along the frontage of the site. Improvements include curb, gutter, and sidewalk, a vehicle travel lanes in each direction, separate right and left turn lanes at Queen Avenue, and on-street bike lanes.
- 3.5 The applicant provided a trip generation estimate with the application. The estimate was prepared by Clemow Associates and is dated August 29, 2016. The development was projected to generate a total of 97 PM peak hour trips.
- 3.6 The performance of the Queen Avenue/Geary Street intersection was evaluated in 2010 during development of Albany's Transportation System Plan (TSP). The intersection was found to be operation at LOS B during the PM peak traffic hour, and had a total of 2,585 entering vehicles. The proposed development is centrally located within Albany, and as a result, related trips are expected to be oriented and split equally to the north and the south. The development will increase the number of PM peak hour trips through the Queen Avenue/Geary Street intersection by just fewer than 50, an increase in overall trips through the intersection of less than 2%. That increase is not substantial, and in staff's judgment, will not result in the intersection's operation falling below the City's performance standard of LOS D.
- 3.7 Albany's 2010 Transportation System Plan (TSP) includes two future projects adjoining this site:
  - Project I18 will modify the Queen Avenue/Geary Street intersection to add separate eastbound and westbound right turn lanes. No right of way or street improvements will be needed along the frontage of this site to accomplish that project.
  - Project M1 will widen the sidewalk on the north side of Queen Avenue along the frontage of this site to create a multiuse path linking the Periwinkle Trail with the Queen/Geary intersection. Construction of the widened sidewalk will require additional right of way dedication along the Queen Avenue frontage of this site.

## CONCLUSIONS

- 3.1 The public street system adjoining the site is improved to city standards.
- 3.2 The development is projected to generate 97 PM peak hour vehicle trips per day. The addition of those trips to the street system is not expected to result in capacity or safety problems.
- 3.3 Albany's TSP identifies two future projects adjoining this site. Project I18 will add separate eastbound and westbound right turn lanes to the Queen Avenue/Geary Street intersection. No additional right of way is needed from this site to accomplish that project. Project M1 will widen the sidewalk on the north side of Queen Avenue along the frontage of this site. Construction of the widened sidewalk will require additional right of way or easement dedication along the Queen Avenue frontage of this site.

## CONDITION

- 3.1 Prior to issuance of an occupancy permit, the applicant shall dedicate a ten-foot public sidewalk and access easement along the site's frontage on Queen Avenue.

***Criterion (4) Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.***

## FINDINGS OF FACT

- 4.1 The site has one existing driveway approach to Geary Street Avenue. The driveway is located about 300 feet north of Queen Avenue and has separate left and right turn exit lanes. The size and location of the driveway complies with ADC 12.100 in terms of size, location, and spacing.
- 4.2 The applicant's site plan proposed creation of a new driveway to Geary Street at the site's north boundary opposite 16<sup>th</sup> Avenue. The new driveway will be about 170 feet north of the existing driveway, and include separate left and right exiting lanes.
- 4.3 The site's existing driveway to Geary Street will be reconfigured to allow only right-out movements.
- 4.4 The location of the site's northern driveway opposite 16<sup>th</sup> Avenue will minimize turn movement conflicts between the driveway and 16<sup>th</sup> Avenue movements. Because it has two exiting lanes, the new driveway will need to be striped with lane lines and directional turn arrows.
- 4.5 The proposed modifications to the site's access to Geary Street comply with ADC 12.100 in terms of size, location, and spacing.
- 4.6 Vehicle Parking – Required Number of Spaces. ADC 9.020, Table 1, shows that medical and dental professional offices require one parking space per 250 square feet. The applicant based required parking on total gross area of the existing building (25,565 square feet), and the new building (22,000 square feet), and determined that a minimum of 190 spaces would be required. According to the applicant, 227 spaces will be provided, which include 64 existing spaces and 163 new spaces (see Attachment D.5). This exceeds the minimum parking requirement. ADC 9.120(12) states that all parking areas must provide accessible parking spaces in conformance with the Oregon Structural Specialty Code. According to the site plan, seven ADA-compliant parking spaces close to main entrances of the building are proposed with this project.

- 4.7 Parking Lot Design and Construction. Parking lots must be paved, landscaped, and provided with approved drainage. ADC 9.120(3) states that all areas of a parking lot shall have a durable, dust-free surface of asphalt, cement concrete, or other materials approved by the Director of Public Works. ADC 9.120(8) states that lots containing more than two parking spaces must have all required spaces permanently and clearly striped. Stripes must be at least four inches wide. A site plan showing existing conditions illustrates the location of the existing parking area (Attachment D.4). While 58 spaces will be removed to accommodate the building footprint of the addition, 64 existing spaces will remain. The applicant will develop an additional 163 spaces on-site north of the existing parking, bringing the total number of spaces to 227. All proposed on-site parking meets dimensional standards in ADC 9.130, as shown on the plans; however, portions of the parking lot have aisle widths that are less than 26 feet. Staff notes that aisle widths shown as 24 feet in width are travel aisles with no parking stalls along the route. ADC 9.130(4) states that aisles for two-way traffic and emergency vehicle operations must be at least 24 feet wide. One-way aisles and one-way emergency vehicle access must be at least 20 feet wide. The Emergency Vehicle Circulation Plan shows one way passage through the 23-foot and 21.25-foot aisles in two locations on the property's northeast side (Attachment D.8). This standard is met.
- 4.8 Loading Standards. Loading spaces are required for all uses except for office and residential use (ADC 4.260). No loading zone is proposed for this medical office use.
- 4.9 Bicycle Parking. ADC 9.120(13) requires commercial and office developments to provide at least two bicycle parking spaces, plus one bicycle parking space for every ten automobile parking spaces required. ADC 9.120(13)(h) requires at least one-half of required bicycle parking spaces to be sheltered. The project requires 190 vehicle parking spaces; therefore, the project requires 21 bicycle parking spaces. ADC 9.120(13)(e) states that required spaces should be visible and not hidden, and must be located as near as possible to building entrances used by automobile occupants. According to the site plan, six covered bicycle parking spaces are shown under the drop-off canopy located on the north side of the building addition near the main entrance, together with eight uncovered bicycle parking spaces located to the east of the drop-off area. Another seven covered bicycle parking spaces are split between an area west of the new drop-off canopy and near a north side entrance to the existing building (Attachment D.5). A detail drawing showing 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 must be installed prior to occupancy.
- 4.10 Pedestrian Access. ADC 9.120(15) states that walkways and access ways shall be provided in all new off-street parking lots and additions to connect sidewalks adjacent to the development to the entrance of new buildings. The applicant submitted a pedestrian circulation plan that shows points of access to the building from the abutting public streets and the site's existing and proposed parking lot (Attachment D.6). A new sidewalk 7.5 feet in width is proposed between the building addition and a transit stop and public sidewalk on the west side of Geary Street, as well as a seven-foot accessible route from a transit stop and public sidewalk on the north side of Queen Avenue to the Queen Avenue building entrance.

## CONCLUSIONS

- 4.1 The development will construct a new driveway approach to Geary Street at the north end of the site opposite 16<sup>th</sup> Avenue. The driveway will have separate exiting lanes for left and right turning vehicles and will need to be striped with lane lines and directional arrows. The location of the driveway opposite 16<sup>th</sup> Avenue will minimize turn movement conflicts, and its design complies with the standards in ADC 12.100
- 4.2 The site's existing driveway to Geary Street will be reconfigured to allow only right out-movements. Installation of a "do not enter" sign will be needed in order to avoid in-bound movements from Geary Street.
- 4.3 A total of 190 vehicle parking spaces are required for this development. The applicant proposes to install 227 spaces.

- 4.4 The project requires 21 bicycle parking spaces. According to the site plan, six covered bicycle parking spaces are shown under the drop-off canopy located on the north side of the building addition near the main entrance, together with eight uncovered bicycle parking spaces located to the east of the drop-off area. Another seven covered bicycle parking spaces are split between an area west of the new drop-off canopy and near a north side entrance to the existing building.
- 4.5 This review criterion can be satisfied with the following conditions of approval.

#### CONDITIONS

- 4.1 The applicant shall stripe and maintain the site's north driveway to Geary Street with lane lines and directional arrows.
- 4.2 The applicant shall install and maintain a "do not enter" sign at the site's south driveway on Geary Street.
- 4.3 Prior to issuance of a final occupancy permit, a minimum of 190 vehicle parking spaces shall be provided.
- 4.4 A revised detail drawing showing the final 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.

***Criterion (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.***

#### FINDINGS OF FACT

- 5.1 Surrounding Development. The subject property consists of one parcel, and is zoned Office Professional (OP). It is located on the northwest corner of Geary Street and Queen Avenue. The parcel is 4.74 acres (206,474 square feet) in size. The footprint of the existing medical office building is 25,565 square feet; the new addition will be 14,000 square feet, for a combined total of 39,565 square feet. Total impervious surface including the building area, parking lot, and all exterior walkways totals 3.27 acres (142,231 square feet), or 68.7 percent of the site (Attachment D.5).

Property to the north of the site is presently developed with single-story and two-story multifamily apartment units, which are zoned Residential Medium Density Attached (RMA). East of the site, across Geary Street are two one-story office buildings zoned Office Professional (OP), a sign company, retail tenant space, and a neighborhood convenience store, which are zoned Neighborhood Commercial (NC). To the south, across Queen Avenue, is a retail store, drive-up coffee kiosk, and office tenant spaces, all zoned Community Commercial (CC). Periwinkle Creek borders the subject property to the south and west sides. The creek is zoned Open Space (OS). Beyond the creek and a city-owned bicycle path, abutting properties are developed with three-story apartment buildings that are accessed from Oak Street, and two-story apartment buildings (Brookshore Apartments) that are located east of Periwinkle Creek, just to the west and northwest of the site. These apartment buildings are all zoned RMA.

- 5.2 Operating Characteristics. The Samaritan Family Medicine - Geary Street Clinic addition will operate in an identical manner as the existing facility. The Urgent Care Center will remain open seven days a week, from 8:00 a.m. to 9:00 p.m., according to the applicant's representative. The patient clinic and medical offices are generally open weekdays from 8:00 a.m. to 5:00 p.m., and the pharmacy is open weekdays 9:00 a.m. to 7:00 p.m., and Saturdays from 9:00 a.m. to 1:00 p.m. No overnight stays are proposed. City staff finds the building will be used in a manner consistent with other professional offices and neighborhood retail uses nearby.

- 5.3 Building and Parking Lot Setbacks. According to Table 4-2 of ADC 4.090, the minimum front setback for buildings and parking lots in the OP zone is 10 feet. Commercial or office buildings abutting residential districts and/or uses require one foot of setback for each foot of wall height with a minimum setback of ten feet. For developments abutting nonresidential districts, a five-foot interior setback is required. The subject property borders the Residential Medium Density Attached (RMA) district to the north. The proposed building addition will be constructed further away from, rather than closer, to this abutting residential zoning district. The property's OP zoning has a maximum building height of 30 feet for development unless the project is located in the Airport Approach Overlay District. The proposed building addition is generally 30 feet tall; however, a portion of roof structure in the part of the building above the main entrance appears to be about 31.75 feet. The existing building is situated about 231 feet south of the northerly property line where the zoning district changes to RMA; therefore, the building easily meets the setback requirement. The new parking lot will be developed between the medical office building and the property to the north. Site plans show that the parking lot will be set back about 30 feet from the northerly property line, and 21.9 feet from the RMA-zoned property to the west. The subject property has street frontages along the east and south side. Site Plans indicate that the parking lot setback from the Geary Street (east side of the property) to be about 25.4 feet; and the building is set back 39 feet from Geary at its closest point. The parking lot does not abut street frontage along Queen Avenue; however, the proposed building addition is set back 33.9 feet from the front property line at its closest point.
- 5.4 Lot Coverage. Maximum lot coverage in the OP zone is 70%. Between the existing development and proposed development, buildings, parking lots, and site sidewalks will total 142,231 square feet (3.27 acres), or 68.7 percent of the 4.74-acre site. All yards adjacent to streets must be landscaped in accordance with ADC 9.140(2) and 9.150. Landscaping is addressed in this staff report below.
- 5.5 Building Height. Unless the property is in the Airport Approach Overlay area, there is a maximum building height of 30 feet in the OP zoning district. This property is located within the Airport Approach Overlay area; specifically, the Airport Conical Surface area. This will be discussed in more detail below, under Criterion no. 6. In summary, the proposed building addition is generally 30 feet tall; however, a portion of roof structure in the part of the building above the main entrance appears to be about 31.75 feet (see Attachment D.2). ADC Section 4.240(1) states in part, "Roof structures for the housing of elevators, stairways, tanks, ventilating fans, and similar equipment required to operate and maintain the building, fire walls, skylights, towers, flagpoles, chimneys, smokestacks, wireless masts, antennas, steeples, and similar structures may be erected above the height limits prescribed in this article, provided that no roof structure, feature, or any other device above the prescribed height limit may be allowed or used for the purpose of providing additional floor space." The site elevation is 226 feet. The tallest part of the building will have an elevation of 257.75 feet, which is more than 114 feet below the minimum Airport Conical Surface area of 372 feet. The building addition will not penetrate the elevation of the Airport Conical Surface area.
- 5.6 Landscaping Required – Non-Residential. (ADC 9.140(2)). All required front and interior setbacks, exclusive of access ways and other permitted intrusions, must be landscaped before an occupancy permit will be issued. Minimum landscaping acceptable for every 1,000 square feet of required setbacks in all commercial and industrial districts is as follows:
- (1) One tree at least six feet tall for every 30 feet of street frontage.
  - (2) Five five-gallon or eight one-gallon shrubs, trees, or accent plants.
  - (3) The remaining area treated with suitable, living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover.
  - (4) When the yard adjacent to a street of an industrially zoned property is across a right-of-way from other industrially or commercially zoned property, only 30 percent of such setback area must be landscaped.

The site has frontage on Geary Street and Queen Avenue. The frontage along Geary measures about 506 lineal feet. Site plans show a 36-foot wide accessway permitting two-way movements in and out of the site, and a 21-foot right-turn-out-only accessway. There is also a 7.5-foot accessible walkway from the proposed building addition to the public sidewalk along Geary Street. Together, these access ways total 64.5 feet. Therefore, the frontage along Geary Street, less 64.5 feet of access ways, totals 441.50 lineal feet, or 4,415 square feet of frontage, which must be landscaped. The amount of required landscaping in the 4,415 square-foot front yard setback must include a minimum of 15 trees at least six feet tall, 22 five-gallon or 35 one-gallon shrubs, trees, or accent plants, and suitable ground cover. The applicant's landscape plan shows eight existing trees being retained, with an additional six trees being proposed for planting along the Geary Street frontage. This is one tree less than the minimum required. The plan also shows about 26 shrubs, deciduous and evergreen, that are at least five gallons in size, with evergreen ground cover being proposed for new landscaped areas within the frontage. These satisfy minimum Code requirements. It is noted that the area where eight existing trees are located has ground cover consisting of grass, but presently no shrubs exist in this area.

The frontage along Queen Avenue measures about 179 lineal feet. The only accessway along this frontage is a 7-foot wide accessible pedestrian route from the building's Queen Avenue entrance to the public sidewalk. Therefore, the net frontage along Queen Avenue equals 172 lineal feet, or 1,720 square feet of frontage, which must be landscaped. The amount of required landscaping in the front yard setback is a minimum of six trees at least 6 feet tall, 9 5-gallon or 14 one-gallon shrubs, trees, or accent plants, and suitable ground cover. Plans show eight trees at least six feet tall, 27 five-gallon shrubs (deciduous and evergreen), and evergreen ground cover. However, from the landscape plan submitted, it is unclear if the five-gallon shrubs are intended to be landscaping around the building or if it counts toward landscape requirements within the front setback area. Otherwise, the proposed landscaping appears to satisfy minimum Code standards. A condition of approval will require submittal of a revised landscape plan showing compliance with Code standards prior to issuance of a building permit.

The site has three interior lot line setbacks (see Attachment A). Beginning from the south, the first interior setback area is that which abuts the Periwinkle Creek corridor area, which is zoned Open Space (OS). It measures about 342 feet in length. Interior setbacks abutting nonresidential districts are five feet in the Office Professional (OP) zone. No new development, including landscaping, is planned within this setback area. The applicant's landscape plan shows about 14 trees of various types and sizes that presently exist in this interior setback. A site visit September 12, 2016, confirmed the presence of those trees. The area has a park-like quality and the tree canopy coverage is dense. Further to the north, there is an interior setback measuring 291 feet that separates the subject property with an apartment complex to the west, with an additional interior setback of 450 feet between the subject property and the apartment property to the north. The apartment property is zoned Residential Medium Density Attached (RMA). The landscape plan shows both of these interior setback areas fully landscaped with trees, shrubs, and evergreen ground cover. These areas of landscaping will be addressed in more detail in finding 5.7, Buffering and Screening, below.

- 5.7 Buffering and Screening. ADC Section 9.210 requires buffering and screening in order to reduce the impacts on adjacent uses which are of a different type, buffering and screening is required in accordance with a matrix contained within the section. Commercial or professional mixed-use developments require ten feet of buffering and screening when the abutting uses are residential dwellings or residential zoning districts. In addition, parking lots containing at least five (5) spaces also require ten feet of buffering and screening from abutting dwellings in the RMA district. The Director may waive the buffering/screening requirements of this section where such has been provided on the adjoining property in conformance with this Code. Where a use would be abutting another use except for separation by right-of-way, buffering (but not screening) shall be required as specified in the matrix. Where a proposed use abuts undeveloped property, only one-half of the buffer width shall be required.

According to ADC 9.240, the minimum improvements within a buffer area consist of the following:

- (1) At least one row of trees. These trees will be not less than ten feet high at the time of planting for deciduous trees and spaced not more than 30 feet apart and five feet high at the time of planting for evergreen trees and spaced not more than 15 feet apart. This requirement may be waived by the Director when it can be demonstrated that such trees would conflict with other purposes of this Code (e.g. solar access).
- (2) At least five five-gallon shrubs or ten one-gallon shrubs for each 1,000 square feet of required buffer area.
- (3) The remaining area treated with attractive ground cover (e.g., lawn, bark, rock, ivy, evergreen shrubs).

According to ADC 9.250, where screening is required or provided, the following standards apply in addition to conditions (1) and (3) above:

- (1) One row of evergreen shrubs that will grow to form a continuous hedge at least four feet tall within two years of planting, or
- (2) A fence or masonry wall at least five feet tall constructed to provide a uniform sight-obscuring screen, or
- (3) An earth berm combined with evergreen plantings or a fence that forms a sight and noise buffer at least six feet tall within two years of installation.

The proposed parking lot expansion associated with the two-story medical office building addition abuts the RMA zoning district along portions of the west side and north side of the property. Therefore, buffering and screening at least ten feet wide is required. According to the landscape plan, the buffer width appears to be 22 feet along the western property boundary, 30 feet along the westerly half of the northern boundary, and 15 feet for the easterly half of the northern boundary, respectively. The landscape plan shows the placement of a mix of evergreen and deciduous shrubs, at least six feet tall, medium canopy deciduous trees, such as prospector elms, placed at intervals about 30 feet apart located west and north of the parking lot, and four large canopy trees, labeled “scarlet oaks,” on the west and north side of the parking lot as well abutting the RMA district. These large canopy trees (50-foot canopy width at maturity) are spaced farther than 30 feet apart, and are probably not appropriate trees to provide adequate buffering due to their size. These trees however can count toward the tree canopy requirement of ADC 8.380(6). Groundcover consisting of evergreen plants is also proposed. According to the applicant, required screening will consist of a continuous hedge at least four feet high within two years of planting (Attachment E.1).

5.8 Landscaping within Parking Lot. (ADC 9.150). The purpose of landscaping in parking lots is to provide shade, reduce stormwater runoff, and direct traffic. Parking lots must be landscaped in accordance with the following minimum standards:

- (1) Planter Bays. Parking areas shall be divided into bays of not more than 12 parking spaces. At both ends of each parking bay there shall be curbed planters at least five (5) feet wide, excluding the curb. Each planter shall contain one canopy tree at least ten feet high and decorative groundcover containing at least two (2) shrubs for every 100 square feet of landscape area. Neither planter bays nor their contents may impede access on required public sidewalks or paths, or handicapped-accessible parking spaces.
- (2) Entryway Landscaping. Both sides of a parking lot entrance shall be bordered by a minimum five (5) foot wide landscape planter strip meeting the same landscaping provisions as planter bays, except that no sight-obscuring trees or shrubs are permitted.
- (3) Parking Space Buffers. Parking areas shall be separated from the exterior wall of a structure by pedestrian walkways or loading areas or by a five-foot strip of landscaping materials.

The applicant's site plan shows that parking bays throughout the parking lot consist of no more than 12 spaces. Parking lot planter bays appear to conform to the requirements of ADC 9.150(1). Entryway landscaping appears to conform to the requirements of ADC 9.150(2). Parking areas on site are separated from the exterior wall of both the existing structure and the new addition by pedestrian walkways or landscaping at least five feet in width, as shown on the site plan (Attachment D.5).

- 5.9 Irrigation System. ADC 9.160 requires that all required landscape areas be provided with a piped underground irrigation system, unless a licensed landscape architect or certified nurseryman submits written verification that the proposed plant materials do not require irrigation. Irrigation systems installed in the public right-of-way require an encroachment permit. The applicant's landscaping plan (Attachment D.12) shows irrigation is intended to be provided for all on-site landscaping. A condition of approval (Condition 5.3, below) will require submittal of a landscape irrigation plan 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. All required landscaping and irrigation must be installed prior to occupancy.
- 5.10 Signs. Signage will be reviewed separately from this Site Plan Review application. The Planning Division will review applications for sign permits when they are submitted to the Building Division. See ADC 13.421-13.425 for regulations regarding sign size and number allowances in the OP zoning district.
- 5.11 Screening of Refuse Containers. ADC 4.300 states that any refuse container or disposal area that would otherwise be visible from a public street, customer or resident parking area, any public facility, or any residential area must be screened from view by placement of a sight obscuring fence, wall, or hedge at least six feet tall. Refuse disposal areas may not be located in required setback areas or buffer yards and must be contained within the screened area. No refuse container shall be placed within 15 feet of a dwelling window.
- The applicant's site plan shows the location of the existing trash enclosure area on the west side of the property between the existing building and the generator building. A site visit on September 12, 2016, confirmed that the refuse containers are screened with a six-foot chain link fence with privacy slats. No new trash enclosures are being proposed.
- 5.12 Environmental Standards. ADC 9.440 - 9.500 include environmental standards related to noise, visible emissions, vibrations, odors, glare, heat, insects, rodents, and hazardous waste. No adverse environmental impacts are expected from this development.
- 5.13 Lighting and Glare. ADC 9.120(14) requires any lights provided to illuminate any public or private parking area must be arranged to reflect the light away from any abutting or adjacent residential district. See ADC 9.480 for glare and heat regulations. According to the applicant, all light fixtures will be full cut-off style in order to prevent light trespass onto abutting properties. Drawing C207 (Attachment D.11) shows the location of parking lot and perimeter lighting.

## CONCLUSIONS

- 5.1 The operating characteristics of the proposed medical office expansion are similar to those of surrounding commercial and office uses.
- 5.2 The proposal shows that the project will meet the standards for building height, lot coverage, setbacks, parking, and environmental standards.
- 5.3 Landscaping is required along the Geary Street and Queen Avenue frontages as well as throughout the parking lot. Existing landscaping on site will be preserved to the extent that it will not be affected by the project.
- 5.4 The landscape plan is short one tree at least six feet tall along the Geary Street frontage and should be revised to clarify the location of shrubs and accent plants required along the Queen Avenue frontage.

- 5.5 Any adverse impacts associated with the use of the property can be mitigated through such means as design features, buffering and screening, and landscaping. Required landscaping and irrigation will be installed prior to issuance of an occupancy permit.
- 5.6 Based on the observations above, the proposed development will be compatible with existing or anticipated uses in terms of size, building style, intensity, setbacks and landscaping when the following conditions are met:

### CONDITIONS

- 5.1 A revised landscape plan that demonstrates compliance with the minimum front yard landscape requirement shall be submitted to the Planning Division for review and approval prior to issuance of a building permit. The landscape plan shall include placement of all required shrubs or accent plants from the 1997 conditional use approval (25 five-gallon shrubs or 30 one-gallon shrubs), new shrubs or accent plants associated with the present site expansion, and one additional tree at least six feet tall along the Geary Street frontage, for a total of 15 trees. The plan shall also confirm the location of required shrubs or access plants along the Queen Avenue frontage.
- 5.2 Sight-obscuring landscaping shall not be placed within the clear vision area. For Commercial district driveways, the measurement for the clear vision area is 20 feet along each lot line and drive edge.
- 5.3 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.
- 5.4 All required landscaping and irrigation shall be installed prior to occupancy. 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.
- 5.5 The applicant shall ensure that lighting used to illuminate the parking area is arranged to reflect light away from any abutting or adjacent residential district. All exterior light fixtures shall be of a shielded, full-cut off design.

***Criterion (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.***

### FINDINGS OF FACT

- 6.1 Article 4 Airport Approach. The subject property is located within the Airport Conical Surface area, as indicated on the Albany Municipal Airport Approach and Clear Zone plan. The highest elevation on the property is about 226 feet (NGVD 1929), according to the City's topographical records. The conical surface has an elevation ranging from 372 feet to 472 feet above mean sea level. The property's OP zoning has a maximum building height of 30 feet for development unless the project is located in the Airport Approach Overlay District. The proposed building addition is generally 30 feet tall; however, a portion of roof structure in the part of the building above the main entrance appears to be about 31.75 feet (see Attachment D.2). Therefore, the site's maximum height will be about 257.75 feet. This will not penetrate the elevation of the Airport Conical Surface area.
- 6.2 Article 6 Steep Slopes. Comprehensive Plan Plate 7 does not show any steep slopes on this portion of property. According to the grading plan submitted with the application, the site elevation, following approved fill and grading, ranges between 221.44 and 225 feet (Attachment D.9).

- 6.3 Article 6 Floodplains. Comprehensive Plan Plate 5: does not show the subject site in a 100-year floodplain. FEMA/FIRM Community Panel No. 41043C0214G, dated September 29, 2010, shows this property is in Zone X, an area determined to be outside any 500-year floodplain. Periwinkle Creek is adjacent to the west side of the property. According to the FIRM, a 1% annual chance flood hazard is “contained in the channel.”
- 6.4 Article 6 Wetlands. Comprehensive Plan Plate 6 does not show any wetlands on the subject site; the National Wetlands Inventory does not show any wetlands on the property. However, this part of Albany was not included in the Local Wetlands Inventory. It is advisable to contact the Department of State Lands and the Army Corps of Engineers if any wetland areas will be impacted by development.
- 6.5 Natural Resources. *Comprehensive Plan, Plate 4: Streams, Rivers and Lakes*, shows Periwinkle Creek lies adjacent to the property along the western boundary. The Riparian Corridor (/RC) Overlay extends upland 50 feet measured horizontally from the Ordinary High Water mark, according to ADC 6.280(A). No new development is proposed within the /RC Overlay. The site adjacent to the /RC has already been developed and no new development is proposed within the /RC overlay.
- 6.6 Article 7 Historic Districts. Comprehensive Plan Plate 9 shows the subject property is not in any historic district. There are no known archaeological sites on the property.

## CONCLUSIONS

- 6.1 The subject property is located in the Airport Conical Surface area; however, no development will penetrate the Airport Conical Surface area.
- 6.2 Portions of the property contain a Riparian Corridor overlay area. No new development is proposed within the overlay district.
- 6.3 There are no other special purpose districts to consider on this site. This criterion is satisfied without conditions.

***Criterion (7) The site is in compliance with prior land use approvals.***

## FINDINGS OF FACT

- 7.1 The existing medical office, urgent care and clinic building together with a zone change from RM-5 (Residential Limited Multiple Family) to Office Professional (OP) were approved by the Planning Commission on April 23, 1997 (File ZC-02-97 and SP-08-97). At least 138 parking spaces were provided with the original development. Conditions of approval for this development included requirements for on-site landscaping in prescribed amounts, landscape maintenance, screening of refuse containers, a loading area, an 8' x 10' concrete transit stop pad, and on-site lighting to be arranged to reflect the light away from any residential uses and the adjacent streets. A site visit on September 12, 2016, confirmed that an 8' x 10' concrete transit stop pad was provided along Geary Street. A bus shelter is provided adjacent to the property's frontage on Queen Avenue. One deficiency of note however was required shrubbery along the Geary Street frontage was not present. Condition 3.1 of SP-08-97 required 25 five-gallon shrubs or 30 one-gallon shrubs adjacent to Geary Street, south of the driveway. Compliance with this prior condition will be satisfied when Condition 5.1 above, is met.
- 7.2 A Site Plan Review for a 1,134 square-foot addition to the urgent care clinic was approved by planning staff on June 8, 2007 (SP-20-07). There are no known outstanding conditions of approval from this land use approval.
- 7.3 There are no other outstanding conditions of approval from previous land use approvals.

## CONCLUSIONS

- 7.1 The subject property is out of compliance with one prior condition of approval for the original development regarding landscaping along Geary Street.
- 7.2 There are no other outstanding conditions of approval.
- 7.3 Condition 5.1 above will require the requisite number of shrubs or accent plants to be added to landscaping along Geary Street; therefore, this criterion will be satisfied.

***Criterion (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.***

## FINDINGS OF FACT

- 8.1 Section 2.370 of the ADC states, "Sites that are nonconforming with the current development standards and that have lost their nonconforming status are required to bring the site into compliance with current Code standards. Incremental improvements are allowed in accordance with Subsection (1)."
- 8.2 The site has not lost its nonconforming status.

## CONCLUSION

- 8.1 This criterion is not applicable.

## STAFF ANALYSIS

### **Design Standards**

#### **Commercial and Institutional Site Design (ADC 8.330-8.390)**

In addition to the review criteria above, the following Design Standards must be met. **Note:** If there is a checked box symbol (☑) preceding a standard, it means that staff has compared the applicant's findings and plans to the standard(s) and find the standard(s) is met without comment. If the box is unchecked (☐), staff has provided findings and conclusions as to the reason(s) why the standard is not met, and has added a condition. "NA" preceding the standard means it is not applicable to this particular development

☑ **Building Orientation (ADC 8.330).** *Building orientation and maximum setback standards are established to help create an attractive streetscape and pleasant pedestrian environment.*

- (1) *New buildings shall be oriented to existing or new public streets. Building orientation is demonstrated by placing buildings and their public entrances close to streets so pedestrians have a direct and convenient route from the street sidewalk to building entrances.*
  - (a) *On sites smaller than three acres, new buildings shall be oriented to the public street/sidewalk and off-street parking shall be located to the side or rear of the building(s), except where it is not feasible due to limited or no street frontage, the site is an infill site less than one acre, conservation of natural resources, or where there are access restrictions.*
  - (b) *Buildings on sites larger than three acres may be setback from the public street and oriented to traffic aisles on private property, if the on-site circulation system is developed like a public street with pedestrian access, landscape strips and street trees.*
- (2) *Customer entrances should be clearly defined, highly visible, using features such as canopies, porticos, arcades, arches, wing walls, and planters.*

**General Building Design (ADC 8.340).** *New commercial buildings shall provide architectural relief and interest, with emphasis at building entrances and along sidewalks, to promote and enhance a comfortable pedestrian scale and orientation. Blank walls shall be avoided, except when not feasible.*

- (1) *Ground floor windows shall be provided along frontages adjacent to sidewalks. The main front elevation(s) of buildings shall provide windows or transparency at the pedestrian level in the following minimum proportions: OP District—25 percent transparency. The minimum window and door requirements are measured between 2 and 8 feet from the ground. Only the glass portion of doors may be used in the calculation.*
- (2) *Walls that are visible from a public street shall include a combination of architectural elements and features such as offsets, windows, entry treatments, wood siding, brick stucco, synthetic stucco, textured concrete block, textured concrete, and landscaping.*

**Street Connectivity and Internal Circulation (ADC 8.350).** *The standards apply to both public and private streets.*

- (1) *New commercial buildings may be required to provide street or driveway stubs and reciprocal access easements to promote efficient circulation between uses and properties, and to promote connectivity and dispersal of traffic.*
- (2) *The internal vehicle circulation system of a commercial development shall continue the adjacent public street pattern wherever possible and promote street connectivity. The vehicle circulation system shall mimic a traditional local street network and break the development into numerous smaller blocks.*
- (3) *Traffic aisles shall not be located between the building(s) and the sidewalk(s), except as provided in (4) below, or where drive-through windows are permitted, sites are constrained by natural resources, or are infill sites less than one acre. [Ord. 5832, 4/9/14]*
- (4) *Where drop off facilities are provided, they shall be designed to meet the requirements of the American with Disabilities Act but still provide for direct pedestrian circulation.*
- (5) *Internal roadways shall be designed to slow traffic speeds. This can be achieved by keeping road widths to a minimum, allowing parallel parking, and planting street trees to visually narrow the road. [Ord. 5445, 4/12/00]*

**Pedestrian Amenities (ADC 8.360).**

- (1) *All new commercial structures and improvements to existing sites shall provide pedestrian amenities. The number of pedestrian amenities shall comply with the following sliding scale.*

<u>Size of Structure or Improvement</u>	<u>Number of Amenities</u>
<i>Less than 5,000 square feet</i>	<i>1</i>
<i>5,000 – 10,000 square feet</i>	<i>2</i>
<i>10,001 – 50,000 square feet</i>	<i>3</i>

- (2) *Acceptable pedestrian amenities include the following improvements. No more than two of any item may be used to fulfill the requirement:*
  - (a) *Sidewalks at least ten feet wide with ornamental treatments (e.g., brick pavers), or sidewalks which are 50 percent wider than required by the Code.*
  - (b) *Benches and public outdoors seating for at least four people.*
  - (c) *Sidewalk planter(s) enclosing a total of eight square feet.*

- (d) *Pocket parks or decorative gardens (minimum usable area of 300 square feet).*
  - (e) *Plazas (minimum usable area of 300 square feet).*
  - (f) *Street trees that are 50 percent larger than required by the Code.*
  - (g) *Weather protection (awnings, etc.).*
  - (h) *Other pedestrian amenities that are not listed but are similar in scale and benefit.*
- (3) *Pervious pedestrian amenities can include approved vegetated post-construction stormwater quality improvements.*
- (4) *Pedestrian amenities shall comply with the following standards:*
- (a) *Amenities shall be located outside the building main entrance, along pedestrian corridors, or near transit stops. Amenities shall be visible and accessible to the general public from an improved public or private street. Access to pocket parks, plazas, and sidewalks must be provided via a public right-of-way or a public access easement.*
  - (b) *Amenities are not subject to setback requirements.*
  - (c) *Amenities are consistent with the character and scale of surrounding developments. For example, similarity in awning height, bench style, planter materials, street trees, and pavers is recommended to foster continuity in the design of pedestrian areas. Materials should be suitable for outdoor use, easily maintained, and have a reasonably long life cycle (e.g., 10 years before replacement).*

**FINDINGS OF FACT:** The size of the proposed medical office building addition will be 22,000 square feet; therefore, three pedestrian amenities are required (see ADC 8.360(1) above). The applicant's site plan shows a plaza that will have a minimum of 300 square feet of usable area adjacent to the new drop-off canopy. The plaza will have bench seating designed for four people. The drop-off canopy, plaza, and proposed bench seating satisfy the requirement for three pedestrian amenities.

**Pedestrian Connections (ADC 8.370).**

- (1) *New retail, office and institutional buildings at or near existing or planned transit stops shall provide for convenient pedestrian access to transit.*
- (2) *Walkways shall be provided connecting building entrances and streets adjoining the site.*
- (3) *Pedestrian connections to adjoining properties shall be provided except where such a connection is impractical. Pedestrian connections shall connect the on-site circulation system to existing or proposed streets, walkways, and driveways that abut the property. Where adjacent properties are undeveloped or have potential of redevelopment, streets, access ways and walkways on site shall be laid out or stubbed to allow for extension the adjoining property.*
- (4) *On sites at major transit stops provide the following:*
  - (a) *Either locate buildings within 20 feet of the transit stop, a transit street or an intersecting street or provide a pedestrian plaza at the transit stop or a street intersection.*
  - (b) *A reasonable direct pedestrian connection between the transit stop and building entrances on the site.*
  - (c) *A transit passenger landing pad accessible to the disabled.*
  - (d) *An easement or dedication for a passenger shelter if requested by the transit provider.*
  - (e) *Lighting at the transit stop.*

**FINDINGS OF FACT:** The site is located at a major transit stop on Queen Avenue, adjacent to a pedestrian walkway on site that connects to the building's southern entrance.

□ **Large Parking Areas (ADC 8.380).** *The amount of parking needed for larger commercial development can result in a large expanse of pavement. Landscaping in a parking area shall be incorporated in a manner that is both attractive and easy to maintain, minimizes the visual impact of surface parking, and improves environmental and climatic impacts (Figure 8-6). In addition to the provisions of Article 9, the following standards apply to commercial development when more than 75 parking spaces are proposed.*

- (1) *Walkways are necessary for persons who will access the site by walking, biking or transit. A continuous pedestrian walkway at least 7 feet wide shall be provided from the primary frontage sidewalk to the customer entrance for each building. This internal walkway shall incorporate a mix of landscaping, benches, drop-off bays and bicycle facilities for at least 50 percent of the length of the walkway. The walkways must be designed for access by disabled persons. If the walkway crosses a parking area or vehicle aisle, the standards in Subsection (2) below apply.*
- (2) *For the safety of pedestrians, parking lots shall be designed to separate pedestrians from vehicles and include protected pedestrian walkways from parking areas to building entrances. Walkways shall be protected by landscaping or parking bumpers. Walkways shall be at least 7 feet wide with no car overhang or other obstruction; 9' 6" for car overhang on one side; 12 feet for car overhang on both sides. Walkways may cross a vehicle aisle if distinguished by a color, texture or elevation different from the parking and driving areas. Walkways shall not share a vehicle aisle.*
- (3) *The parking area shall be divided into pods of no more than 50 spaces each with landscape strips, peninsulas, or grade separations to reduce the visual impact of large expanses of paving, to direct vehicular traffic through the parking lot, and to provide a location for pedestrian walkways.*
- (4) *Pods may have access at one or both ends. A pod may be U-shaped with double access at one end.*
- (5) *Pods shall be separated with physical breaks by providing one or more of the following:*
  - (a) *Landscape strips between parallel parking rows that are at least 5 feet wide with no car overhang and 10 feet wide with a car overhang. When incorporating pedestrian walkways, the strips shall be at least 20 feet wide to accommodate vehicle overhangs, walkways, lights, posts and other appurtenances.*
  - (b) *Building pads, landscaped pedestrian walkways, interior streets or other site features.*
- (6) *Landscaping for large parking areas shall consist of at least seven (7) percent of the total parking area plus one tree per eight parking spaces to create a canopy effect. The total parking area includes parking spaces, travel aisles, sidewalks and abutting landscaped areas.*

**FINDINGS OF FACT:** A pedestrian walkway at least seven (7) feet wide will be provided from the northerly extent of the expanded parking lot to the main customer entrance for the building. Landscaping is shown bordering this walkway; however there are no benches, drop-off bays, or bicycle facilities shown along the path. The site plan (Attachment D.5) indicates that portions of the walkway will cross parking lot access aisles. Standards in ADC 8.380(2) state that walkways may cross a vehicle aisle if distinguished by a color, texture, or elevation different from the parking and driving areas. A condition of approval will require submittal of a detail showing which method(s) will be used for differentiating the proposed north-south walkway across parking and driving areas.

ADC 8.380(6) requires landscaping of at least seven (7) percent of the total parking area, plus one tree per eight parking spaces to create a canopy effect. According to the applicant, the new parking area for this development measures 87,514 square feet in size. An area measuring 11,285 square feet consists of landscaping, which constitutes 12.9% of the parking area. Given that 227 parking spaces will be provided, 28 trees are required in the parking lot. The conceptual landscape plan shows these standards can be met (Attachment D.12).

**Compatibility Details (ADC 8.390).** *Commercial development shall be designed to comply with the following applicable details and any other details warranted by the local conditions:*

- (1) *On-site lighting is arranged so that light is reflected away from adjoining properties and/or streets.*
- (2) *Any undesirable impacts produced on the site, such as noise, glare, odors, dust or vibrations have been adequately screened from adjacent properties.*
- (3) *The site is protected from any undesirable impacts that are generated on abutting properties.*
- (4) *Unsightly exterior improvements and items such as trash receptacles, exterior vents and mechanical devices have been adequately screened.*
- (5) *Storage areas, trash collection facilities and noise generating equipment are located away from public streets, abutting residential districts or development, or sight obscuring fencing has been provided.*
- (6) *Where needed, loading facilities are provided on-site and are of sufficient size and number to adequately handle the delivery or shipping of goods or people. Where possible, loading areas should be designed so that vehicles enter and exit the site in a forward motion.*

### **CONCLUSIONS**

- DS 1. The applicant may change or add to the preliminary choice of pedestrian amenities. Three pedestrian amenities are required for this development.
- DS 2. Building transparency, orientation, setback standards, parking lot canopy trees, and architectural relief features associated with this development meet design standards as submitted.
- DS 3. Pedestrian connections associated with standards for large parking areas will be satisfied when the following conditions of approval are met.

### **CONDITIONS**

- DS 1. Prior to issuance of a Certificate of Occupancy, the applicant shall differentiate the proposed north-south walkway from parking and driving areas by color, texture, or elevation.
- DS 2. If outdoor benches are used to satisfy one or two pedestrian amenities of the three amenities required, they must be sufficiently sized to accommodate four people each.

### **STAFF ANALYSIS**

#### **Site Plan Review – Tree Felling Concurrent with Development**

**File: SP-18-16**

According to Albany Development Code (ADC) Section 9.208, Tree Felling criteria replace the Site Plan Review criteria found in Article 2 of the Code for the purpose of reviewing tree felling. This application is for tree felling with concurrent development; therefore the criteria listed in ADC 9.208(2) apply to this proposal. Code criteria are written in ***bold italics*** and are followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

## **TREE FELLING CRITERIA—(ADC 9.208(2))**

- (1) ***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;***

### **FINDINGS OF FACT**

- 1.1 The subject property is located in the OP (Office Professional) zoning district.
- 1.2 The applicant states that nine trees need to be removed from the parking lot and future building site to accommodate the Samaritan Geary Street Clinic expansion. The subject property is 4.74 acres. A Site Plan Review application (file SP-15-16) was filed on August 1, 2016, and review is currently underway.
- 1.3 No trees will be removed or disturbed on the portion of property that abuts Periwinkle Creek, according to the applicant. All existing street trees will be preserved as well.
- 1.4 The trees being proposed for removal are domestic parking lot trees. The applicant estimates the total canopy area of these nine trees to be about 3,888 square feet. Total canopy for the 13 proposed replacement trees, which will be planted in the general area of the site where the trees will be removed, is expected to be 6,215 square feet at maturity (seven medium canopy trees at 707 square feet each, plus six small canopy trees at 211 square feet each).
- 1.5 Oregon Department of Forestry (ODF) permits are required only if commercial use of the felled trees will occur (e.g. logs or firewood are sold). The applicant has not indicated whether any felled trees would be sold.

### **CONCLUSIONS**

- 1.1 Tree removal is necessary to construct the proposed clinic expansion and parking area, a use that is consistent with its zoning with an approved Site Plan Review permit.
- 1.2 There will be a gain in the amount of new trees as well as canopy coverage compared to the trees being proposed for removal.
- 1.3 If the felled trees are sold, the applicant will need to contact the Oregon Department of Forestry (ODF) regarding any appropriate permits.
- 1.4 This review criterion is met.
- (2) ***The proposed felling is consistent with State standards, City ordinances, and 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;***

### **FINDINGS OF FACT**

- 2.1 Tree removal will be consistent with State standards if any required logging permit is obtained from the Department of Forestry. This is the responsibility of the applicant.
- 2.2 Consistency with City standards is determined by this review.
- 2.3 The subject land is zoned to provide for professional office uses.

- 2.4 According to the applicant, the trees proposed for felling exist in an urban environment already developed with urban uses. The tree removal will have no discernible impact on wildlife, erosion control, surface runoff, stream water quality, nor geological sites because they are presently located in landscape strips between parking lot planter bays, all surrounded by paved parking stalls (see Attachment D.4). In the area where the nine trees will be removed, 13 new trees will be planted with additional new landscaping upon completion of the redevelopment.
- 2.5 The City has not identified any mandated view or scenic corridors. There are no nearby open streams or known geological sites in the vicinity of the proposed tree felling on the subject property. This development is not in an area of steep slopes.

## CONCLUSIONS

- 2.1 Tree removal will be consistent with State standards if any required logging permit is obtained from the Department of Forestry.
- 2.2 The property is intended for professional office development.
- 2.3 The proposed felling is consistent with State standards and City ordinances and 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.
- 2.4 This review criterion is satisfied.
- (3) ***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;***

## FINDINGS OF FACT

- 3.1 ADC 9.207 states that Site Plan Review approval is required for the felling of five or more trees larger than 25 inches in circumference (approximately eight inches in diameter) on a lot or property in contiguous single ownership in excess of 20,000 square feet in any zone.
- 3.2 The applicant submitted a tree inventory showing species, location, and diameter of trees that are to be removed. Of the nine trees to be removed, seven have trunk diameters eight inches or larger.
- 3.3 Trees proposed to be removed include five fraxinus (ash), three picea (spruce), and one unclassified deciduous tree, for a total of nine trees on the subject property. The trees range in diameter from five inches to 12 inches. All trees proposed for removal are shown on the Tree Removal Site plan (Attachment D.13).
- 3.4 None of the trees are known as possessing historic value. No heritage trees exist on the site. The applicant contends that these are domestic landscape trees that are not necessarily native to the site.

## CONCLUSIONS

- 3.1 None of the trees listed on the tree inventory possessed historic value or considered heritage trees.
- 3.2 The applicant states that none of the trees are unique in type, size, maturity, or structure.
- 3.3 This review criterion is satisfied.

- (4) *Tree felling in Significant Natural Resource Overlay Districts meets the applicable requirements in Article 6;*

#### FINDINGS OF FACT

- 4.1 The trees slated for removal on the subject property are not located within a Significant Natural Resource Overlay District.

#### CONCLUSION

- 4.1 This criterion is not applicable.

#### OVERALL CONCLUSION

This report reviews and evaluates a Site Plan Review application submitted by Devco Engineering on behalf of Samaritan Albany General Hospital for conformance with the Albany Development Code (ADC). As proposed and conditioned, the application for development satisfies the applicable review criteria to remove nine trees, construct a 22,000-square foot, two-story medical office building addition together with 163 new parking spaces, and pharmacy drive-up window as outlined in this report.

#### STAFF DECISION

APPROVAL with CONDITIONS of the Site Plan Review application referenced above. The approval is subject to the conditions listed below in this staff report.

#### 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.

##### Stormwater

- 2.1 Before the City will issue 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 dedicate a ten-foot public sidewalk and access easement along the site's frontage on Queen Avenue.

##### Parking

- 4.1 The applicant shall stripe and maintain the site's north driveway to Geary Street with lane lines and directional arrows.
- 4.2 The applicant shall install and maintain a "do not enter" sign at the site's south driveway on Geary Street.
- 4.3 Prior to issuance of a final occupancy permit, a minimum of 190 vehicle parking spaces shall be provided.

- 4.4 A revised detail drawing showing the final 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.

#### Site Compatibility

- 5.1 A revised landscape plan that demonstrates compliance with the minimum front yard landscape requirement shall be submitted to the Planning Division for review and approval prior to issuance of a building permit. The landscape plan shall include placement of all required shrubs or accent plants from the 1997 conditional use approval (25 five-gallon shrubs or 30 one-gallon shrubs), new shrubs or accent plants associated with the present site expansion, and one additional tree at least six feet tall along the Geary Street frontage, for a total of 15 trees. The plan shall also confirm the location of required shrubs or access plants along the Queen Avenue frontage.
- 5.2 Sight-obscuring landscaping shall not be placed within the clear vision area. For Commercial district driveways, the measurement for the clear vision area is 20 feet along each lot line and drive edge.
- 5.3 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.
- 5.4 All required landscaping and irrigation shall be installed prior to occupancy. 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.
- 5.5 The applicant shall ensure that lighting used to illuminate the parking area is arranged to reflect light away from any abutting or adjacent residential district. All exterior light fixtures shall be of a shielded, full-cut off design.

#### Design Standards

- DS 1. Prior to issuance of a Certificate of Occupancy, the applicant shall differentiate the proposed north-south walkway from parking and driving areas by color, texture, or elevation.
- DS 2. If outdoor benches are used to satisfy one or two pedestrian amenities of the three amenities required, they must be sufficiently sized to accommodate four people each.

***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 assure compliance with all applicable regulations.***

## ATTACHMENTS

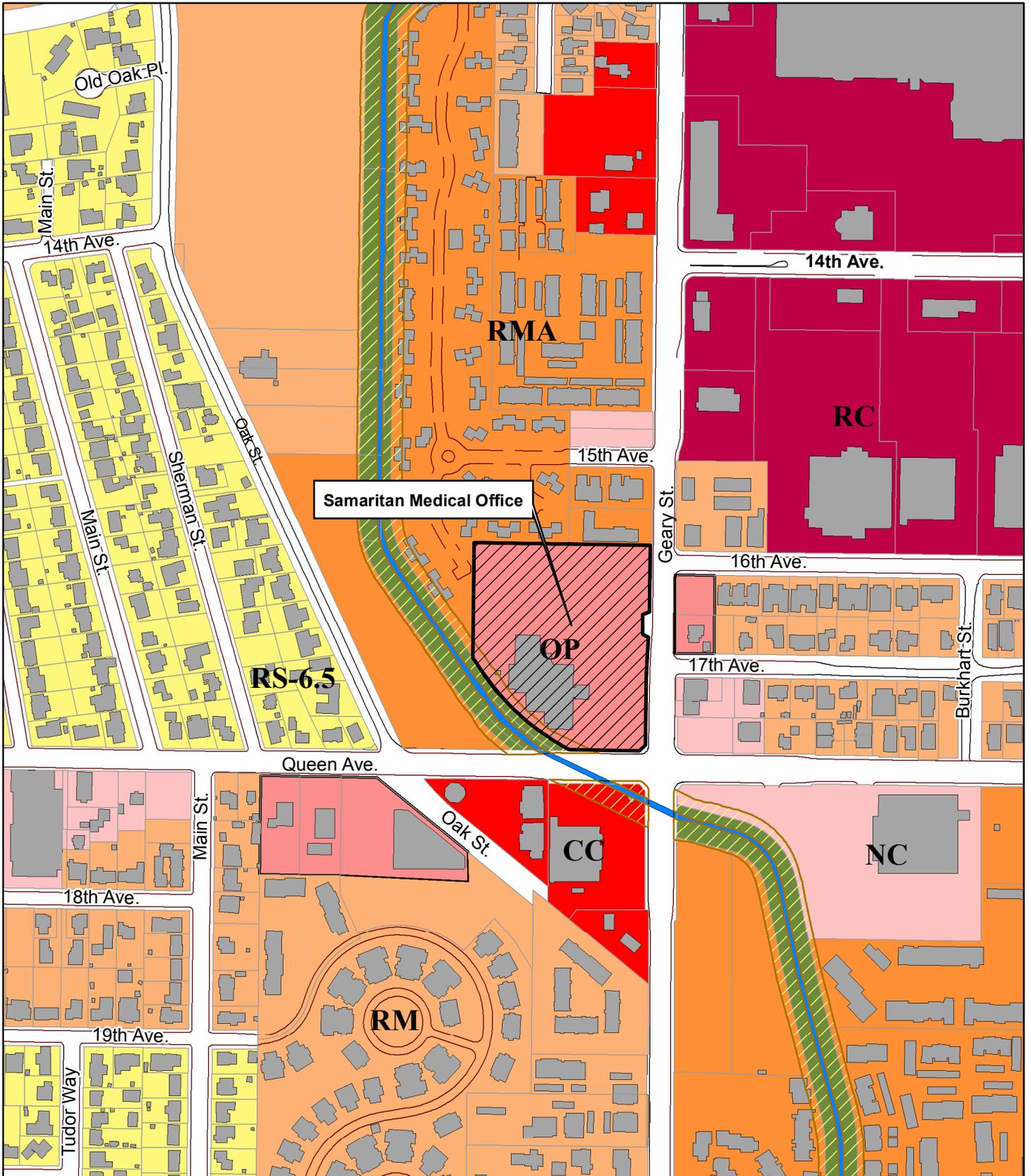
- A. Location Map
- B. Neighborhood Meeting
  - B.1 – Meeting Summary
  - B.2 – Notice
  - B.3 – Sign-In Sheet
  - B.4 – Mailing List
- C. Applicant’s Narrative, dated July 15, 2016
  - C.1 – C.36 - Findings
- D. Site Plans (14 sheets):
  - D.1 – Schematic Floor Plan (Sheet A2)
  - D.2 – Elevation Drawings (Sheet A3)
  - D.3 – Existing Conditions (Sheet C200)
  - D.4 – Existing Conditions w/ Aerial Photo (Sheet C200A)
  - D.5 – Site Plan (Sheet C201)
  - D.6 – Circulation Plan – Pedestrians (Sheet C202)
  - D.7 – Circulation Plan – Vehicles (Sheet C203)
  - D.8 – Circulation Plan – Emergency Vehicles (Sheet C204)
  - D.9 – Grading Plan (Sheet C205)
  - D.10 – Utility Plan (Sheet C206)
  - D.11 – Lighting Plan (Sheet C207)
  - D.12 – Conceptual Landscape Plan (Sheet L200)
  - D.13 – Tree Inventory Plan (Sheet L201)
  - D.14 – Tree Preservation Plan (Sheet L202)
- E. Correspondence
  - E.1 – E.2 – Supplemental Findings
- F. Tree Felling Application
  - F.1 – F.7 – Checklist
  - F.8 – F.11 – Findings

## ACRONYMS

ADC	Albany Development Code
AMC	Albany Municipal Code
CC	Community Commercial
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
LOS	Level of Service
NC	Neighborhood Commercial Zoning District
NGVD 1929	National Geodetic Vertical Datum of 1929*
OP	Office Professional Zoning District
OS	Open Space
RMA	Residential Medium Density Attached Zoning District
SP	Site Plan Review
TSP	City of Albany’s Transportation System Plan

\*The conversion factor from NGVD 1929 to NAVD 1988 in Albany is +3.38 feet.





## 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

N



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



**NEIGHBORHOOD MEETING SUMMARY**

A Neighborhood Meeting was held on June 28<sup>th</sup>, 2016 at the Geary Street Clinic. The meeting was not attended by any neighboring property owners. The Preliminary Site Plan and proposed Building No. 3 exterior elevations were presented by Devco Engineering, Inc. and Robert Young, Architect, respectively. The meeting was also attended by Melissa Anderson, City of Albany, and representatives of Samaritan Health Services.

Attachments:            Mailer to Property Owners within the Notice Area  
                                 Meeting Sign-up Sheet  
                                 Mailing List

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# NEIGHBORHOOD MEETING

**WHEN:** June 28th, 2016

**TIME:** 7:00 pm

**WHERE:** Samaritan Family Medicine at Geary Street  
1700 Geary Street SE  
Albany, Oregon 97322



Samaritan Health Services, Inc. will be submitting an application to the City of Albany for the expansion and remodel of the existing building at 1700 Geary Street SE, including as well additional parking for patients and staff. Representatives of Samaritan Health Services and the design team will discuss these changes and answer questions. This is your opportunity to view the proposed changes and share your thoughts.

For questions: Nancy at Devco Engineering (541.757.8991 or [nancy@devcoengineering.com](mailto:nancy@devcoengineering.com)).

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Geary Street MOB  
 Neighborhood Meeting  
 28 June 2016

Name	Address	Phone	Email
LYLE HUTCHES	DEVCO ENGR. CORVALLIS	541 757 8991	LYLE@DEVCOENGINEERING.COM
MELISSA ANDERSON	CITY OF ALBANY		
STEPHANIE MAXON	SAMARITAN HEALTH SERVICES		
BOB YOUNG	ROBERT D. YOUNG ARCHITECT SALEM		

Neighbors of Geary Street Clinic  
Notice Area

first name	last name	company	address	address-2	city	state	zip	tax lot
Timothy and Joyce	Bartel		1410 Powell Street SE		Albany	OR	97322-6738	101
		Southland Corporation	c/o Tax Department #23216	POB 711	Dallas	TX	75221	2700
Jeffrey and Amelia	Hamel		5255 NW Winn Drive		Albany	OR	97321	2301
Roger and Wendy	Bernards		1701 Geary Street SE		Albany	OR	97321	2300
Gary and Lynda	Brown		2828 Maranatha Court SE		Turner	OR	97392	2500
Russell and Barbara	Tripp		POB 1414		Albany	OR	97321-0548	100
Hans	Thygeson	Oak Street Apartments LLC	1962 Wallace Road NW		Salem	OR	97304	1208
Gary	Nathanson	Lyon Associates	1125 Napoli Drive		Pacific Palisades	CA	90272-4041	211
Scott and Starlene	Strange		1819 17th Avenue SE		Albany	OR	97322	1800
Randall and Leslie	Fox		1822 16th Avenue SE		Albany	OR	97322	2001
Robert	Wong		817 NW Edgewood Place		Albany	OR	97321	2000
David and Barbara	Sullivan		208 6th Avenue SE		Albany	OR	97321	2101
Patricia	Neal		POB 24		Depoe Bay	OR	97341	2201
		Edel Investments, LLC	626 SW Queen Avenue	Suite A	Albany	OR	97321	2200
William	Jones		1661 Steinhauser Road		Roseburg	OR	97471-9314	1900
		Geary Street, LLC	1145 Maple Street SW		Albany	OR	97321	200
		Murray-Mason Rentals, LLC	POB 1012		Albany	OR	97321	800
		Geary Realty, LLC	3725 NW Polk Avenue		Corvallis	OR	97330	801
Jaime and Delia	Guillen		POB 846		Albany	OR	97321	802
		Albany Properties, Inc.	1539 15th Avenue SE		Albany	OR	97322	400/500/900
		City of Albany	POB 490		Albany	OR	97321	201
		Jabon Investments, LLC	30 Burning Tree Drive		Novato	CA	94949	404

## NARRATIVE

### REVIEW CRITERIA AND DEVELOPMENT STANDARDS RESPONSES

#### Project Description

This is written to supplement the project description included in the Planning Application form which reads in part -

**Project Description:** The addition of a maximum 22,000 square foot floor area, two-story addition, to the existing Samaritan Geary Street Clinic, and including the construction of additional parking.

**Phase 1:** The construction of approximately 163 new parking spaces, and the demolition of approximately 58 existing parking spaces to make way for the new building addition.

**Phase 2:** The construction of a maximum 22,000 square foot floor area, two story addition to the existing medical office building, and including modification of the existing drop off canopy.

**Phase 3:** Modification of the existing structure and parking area to accommodate a pharmacy drive-up window.

This Site Plan Review application requests approval of all three phases.

The project site includes all of Tax Lot 1207, Map 11 03 08CB.

1. **Public utilities can accommodate the proposed development.**

#### Finding of Fact Regarding Public Sanitary Sewer

The site is served by an 8" diameter sanitary sewer collection line located in the adjacent Geary Street right-of-way. The August 2000 Albany Wastewater Facility Plan, specifically Attachment A-1, indicates that the Geary to Waverly sub-basin and WWTP Lift Station No. 1 are adequately sized to accommodate population growth projected in Year 2015 to total 53,800, and in calendar year 2020 to be 59,300. The 2014 population is estimated to be 51,980, somewhat behind the projected growth rate.

Further, this project will pay System Development Charges (SDC's) to mitigate its use of the over-capacity in the existing infrastructure or, to pay its incremental portion of future improvements to the downstream collection system and the wastewater treatment plant as determined under the facility plan.

Application Drawing C206, Utility Plan shows how existing sanitary sewer utilities serve the Applicant's property. There is no need to extend sanitary service to serve adjacent properties as all adjacent properties are fully developed.

#### **Conclusion Regarding Public Sanitary Sewer**

The project is adequately served by the existing sanitary sewer facilities.

#### **Finding of Fact Regarding Public Water**

The site is served by a 12" diameter, Pressure Zone 1, main located in the adjacent Geary Street right-of-way. The August 11, 2004, Albany Water Facility Plan, and specifically Figure 9-1, does not recommend any water distribution system improvements adjacent to the site. However, the future central Albany transmission project will construct a 30" transmission line adjacent to the Applicant's property. This transmission line is a stage 3 (2015-2024) project driven by City-wide growth and not any specific development project.

The project will pay System Development Charges (SDC's) to mitigate its use of the over- capacity in the existing infrastructure or, to pay its incremental portion of future improvements to the backbone water transmission system and/or water treatment plant as determined under the facility plan.

Application Drawing C206, Utility Plan, shows how existing water utilities serve the Applicant's property. There is no need to extend water to serve adjacent properties as all adjacent properties are fully developed.

#### **Conclusion Regarding Public Water**

The project is adequately served by existing public water facilities.

#### **Finding of Fact Regarding Storm Water Conveyance**

The Applicant's property is served by a private storm water collection system which discharges directly to Periwinkle Creek. The Periwinkle Creek drainageway forms the westerly boundary of the Applicant's property. As the stormwater calculations in the Appendix show, the existing system has the capacity to accommodate the proposed increase in impervious surface on the site.

Application Drawing C206, Utility Plan shows existing storm water conveyance facilities which serve the Applicant's property, and conceptually how these lines may be extended to serve the proposed expanded parking facilities. Drainage from the new building will be tied into existing storm drain lines which serve the parking area displaced by the building addition.

Conclusion Regarding Public Storm Drain

The project is adequately served by the existing private storm drain conveyance system.

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.

Finding of Fact

The engineering calculations included in the Appendix of this Application confirm that the post-construction storm water quality facilities and measures proposed and shown on Application Drawing C206, Utility Plan, complies with the requirements of the Albany Department of Public Works, Division E, Stormwater Management Engineering Standards, and as these standards were adopted by the City, comply with Title 12 of the Albany Municipal Code.

Conclusion

The Applicant has demonstrated that the proposed post-construction storm water quality facilities proposed in this Application comply with Title 12 of the Albany Municipal Code.

3. The transportation system can safely and adequately accommodate the proposed development.

Finding of Fact

Geary Street and Queen Avenue which border the Applicant's property on the east and south sides respectively are full improved to City standards and are classified as minor arterials in the May 2011 Albany Transportation System Plan (TSP). These streets and the Queen Avenue/Geary Street intersection are noted as higher risk in the TSP.

In the "preferred transportation network" scenario from the TSP, the PM peak hour demand to capacity ratios for Queen Avenue and Geary Street, respectively, are predicted to be 0.67 and 0.66, well below the 1.0 ratio at which mitigations may be required.

The TSP anticipates a long-term (20 year horizon) or development driven intersection improvement project for the Queen Avenue/Geary Street intersection. This project would include the widening of receiving lines on Queen Avenue, an eastbound right turn lane on Queen Avenue, and signal phasing modifications.

This application is expected to incrementally increase peak hour trip generation as noted in the following table.

TRIP GENERATION, 9 <sup>TH</sup> EDITION ITE PER 1,000 SQUARE FEET BUILDING FLOOR AREA								
Land Use Code	AM Peak Hour				PM Peak Hour			
	Trip Rate	Floor Area	Total Trips	Enter / Exit	Trip Rate	Floor Area	Total Trips	Enter / Exit
720	3.5	22k	77	67%/33% 52/25	4,27	22k	94	39% /61% 37/57

The potential for trip generation will be moderated by this site's ready access to existing transit services. The site is served directly by a transit stop on Queen Avenue at the southwesterly corner of the property, and by another transit stop on Geary Street on the easterly boundary of the Applicant's property.

The project will pay System Development Charges (SDC's) which will be available to pay for the project's incremental contribution to the impacts at the Queen Avenue/Geary Street intersection, thus to be towards future mitigation costs.

### Conclusion

The additional trips generated by the Applicant's proposal and as moderated by the immediate access to transit services will not significantly change the existing demand to capacity ratios at the Queen Avenue/Geary Street intersection, thus no capacity related improvements are needed with this project.

4. **Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.**

### Finding of Fact

The Applicant's site plan and parking layout as shown on Drawing C201 proposes the main entry/exit to and from the property to be relocated to the north along Geary Street approximately 450' feet from the Queen Avenue / Geary Street intersection, and directly west of the 16<sup>th</sup> Street intersection. This relocation will reduce the potential for turning movement conflicts with the southbound turn lane queue at the Geary Street / Queen Avenue intersection.

Also to facilitate egress from the site, the Applicant proposes replacing the existing site approach onto Geary Street with a right-only exit. This exit would be located approximately 300' from the Queen Avenue/Geary Street intersection, and would improve dispersal of traffic from the site.

The new driveway and approach configurations as shown on the Site Plan, Drawing C201, meet the requirements of ADC 12.100 for vehicle and pedestrian sidewalk construction standards, access spacing to an arterial street.

Conclusion

The Applicant's site plan proposal including approaches, driveways, and pedestrian facilities complies with ADC Section 12.100, Access to Public Streets.

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.

Finding of Fact

The medical office use is allowed with site plan review under the OP zoning. The compatibility of the OP Zone with adjacent zones and their respective standards was determined at the time of City adoption of the Zoning Map. Thus, development which meets the requirements of the OP Zone is inherently compatible with the surrounding zones and their allowed uses.

Specifically, the Applicant's proposal for the two-story, 22,000 sq.ft. medical office building addition is compatible with the existing single-story medical office and the clinical medical uses provided therein. The Applicant has judged the architectural style of the proposed addition to be distinct and yet consistent with the existing medical office with respect to form and exterior materials.

Conclusion

As discussed above and hereafter in this narrative the Applicant's proposal meets the MUC zoning standards and as such, is compatible with the surrounding development and land uses.

6. Activities and developments within special purpose districts must comply with the regulations described in Article 4 (Airport Approach), Article 6 (Natural Resources), and Article 7 (Historic), as applicable.

Finding of Fact

The site is not located in any of the mapped special purpose districts addressed in ADC Article 4 (Airport Approach), nor Article 7 (Historic Overlay) nor Article 6 (Natural Resources).

Conclusion

The standards for special purpose districts are not applicable to the Applicant's proposed development.

7. The site is in compliance with prior land use approvals.

Finding of Fact

Info Hub does not indicate there were any prior land use approvals for the existing development on the Applicant's property.

Conclusion

This review criteria is not applicable.

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.

Finding of Fact

There are no known actions by the City of Albany which would indicate any non-conformity on the Applicant's property.

Conclusion

ADC Section 2.370 is not applicable.

In addition to the Site Plan review criteria, the proposed development must meet all applicable standards found in the ADC. Include findings for each of the following applicable Articles of the ADC:

1. The proposed project meets applicable development standards of the appropriate zoning category: Article 4 – Office Professional.

Finding of Fact

The applicable provisions from Article 4 – Office Professional District follow.

- 4.20 Establishment of Commercial and Industrial Zoning Districts. In order to regulate and segregate the uses of lands and buildings and to regulate the density of development, the following commercial and industrial zoning districts are created:
- (1) OP – OFFICE PROFESSIONAL DISTRICT. The OP district is intended to provide a vertical or horizontal mix of professional offices, personal services, live-work, residential and limited related commercial uses in close proximity to residential and commercial districts. The limited uses allowed in this district are selected for their compatibility with residential uses and the desired character of the neighborhood. OP is typically appropriate along arterial or collector streets as a transitional or buffer zone between residential and more intense commercial or industrial districts.

Response: All of the Applicant's property, Tax Lot 1207 is zoned Office Professional.

### Schedule of Permitted Uses

4.050 Schedule of Permitted Uses. The specific uses listed in the following schedule (Table 4-1) are permitted in the zones as indicated, subject to the general provisions, special conditions, additional restrictions, and exceptions set forth in this Code. A description of each use category is in Article 22, Use Categories and Definitions. The abbreviations used in the schedule have the following meanings:

Y	Yes; use allowed without review procedures but may be subject to special conditions.
S	Use permitted that requires a site plan approval prior to the development or occupancy of the site or building.
CU	Use considered conditionally under the provisions of Sections 2.230-2.260 through the Type III procedure.
CUII	Uses considered conditionally through the Type II procedure under the provisions of Sections 2.230-2.260. [Ord. 5742, 7/14/10]
PD	PD Use permitted only through Planned Development approval.
N	No; use not allowed in the zoning district indicated.
X/X	Some zones have two abbreviations for a use category (ex. Y /CU). Refer to the special condition to determine what review process is required based on the details of the use.

A number opposite a use in the "special conditions" column indicates that special provisions apply to the use <sup>111</sup> all zones. A number in a cell particular to a use and zone(s) indicates that special provisions apply to the use category for that zone(s). The conditions are found following the schedule, in Section 4.060.

TABLE 4-1  
SCHEDULE OF PERMITTED USES  
(Edited)

Use Categories (See Article 22 for use category descriptions)	Special Conditions	
Commercial		
Office Traditional		S

Response: The required Site Plan Review Application is submitted herewith.

## SPECIAL CONDITIONS

4.060 **General.** Where numbers appear in the "Special Conditions" column or in a particular cell in the Schedule of Permitted Uses, the corresponding numbered conditions below shall apply to the particular use category as additional clarification or restriction:

Response: No special conditions are noted in Table 4-1 for the proposed use.

## DEVELOPMENT STANDARDS

4.090 **Purpose.** Development standards are intended to promote site planning and design that consider the natural environment, site intensity, building mass, and open space. The standards also promote energy conservation, needed privacy, safe and efficient parking areas for new development, and improve the general living environment and economic life of a development. Table 4-2, on the following page, summarizes the basic development standards. It should be used in conjunction with the sections immediately succeeding the table, which address special circumstances and exceptions. See Article 8 for design standards for single-family and multiple-family developments. [Ord. 5445, 4/12/00, Ord. 5555, 2/17/03; Ord. 5742, 7/14/10, Ord. 5768]

<b>Standard</b>	<b>Office Professional</b>	<b>Total as Proposed</b>
<b>Minimums</b>		
Lot size (square ft) <sup>(1)</sup>	None	206,474
Lot width	None	445' maximum
Lot depth	None	520'
Front setback (Queen Street)	10'	33.9' to 35.5'
Interior setbacks – abutting non-residential	5'	N/A
Interior setbacks – abutting residential district	10' <sup>(5)</sup>	N/A
<b>Maximums</b>		
Building Size	None <sup>(10)</sup>	47,565
Lot size (square ft)	None	206,474
Height <sup>(8)</sup>	30'	30' maximum
Lot Coverage <sup>(7)</sup>	70%	68.5%
Landscape Area <sup>(3)</sup>	100%	100%
Open Space	<sup>(9)</sup>	N/A

N/A mean not applicable.

- (1) The minimum lot size for residential units is 1,600 s.f. per unit. No minimum lot size is required for non-residential developments.
- (3) All yards adjacent to streets. Approved vegetated post-construction stormwater quality facilities are allowed in landscaped areas.
- (5) Structures on property abutting residential districts and/or uses required 1 foot setback for each foot of finished wall height with a minimum setback of 10 feet.
- (7) Lot coverage for single-family detached development shall only include the area of the lot covered by buildings or structures.
- (8) Unless in Airport Approach Overlay District. See Section 4.400 to 4.440.
- (9) Ten or more multiple-family units require common open space. See Section 8.220.
- (10) The maximum business footprint for convenience-oriented and personal service-oriented retail uses in NC or OP is 5,000 square feet.

Response: See below for the Applicant's responses to the applicable standards.

## SETBACKS

4.100 Minimum Standards. All setbacks must meet the minimum standards in Table 4-2, Development Standards. In addition to the setbacks in this Article, all development must comply with Section 12.180, Clear Vision Area. For residential accessory structures, see also Article 3, Table 2, Accessory Structure Standards.

[Ord. 5555, 2/7/03; Ord. 5742, 7/14/10]

Response: See discussion under 4.130 below.

4.110 Measurements. Setback distances must be measured perpendicular to all portion of a property line.

[Ord. 5555 2/7/03]

Response: Setback measurements are shown on Drawing C201, Site Plan.

4.130 Setback Alternative in Developed Areas. When an addition or new development is proposed in an area containing the same types of uses that were developed to a previous setback standard, **the Director** or review body **may approve setbacks that are the same as those for the existing buildings on the site for additions**, or the same as those for buildings on abutting parcels for new development. In such instances, the Type I procedure will be used to process requests, and approval will be based upon the following criteria:

Response: The Applicant proposes setbacks for the addition which exceed current ADC Table 4-2 standards. However, the proposed setbacks for the addition are considerably less than the existing setbacks to the existing structure as noted below.

	Existing Structure	Proposed Addition
Queen Avenue Setback	53'	35.2' maximum
Geary Street Setback	185'	40' maximum

In order to provide appropriate and adequate internal work flow and patient flow connectivity between the existing medical office and the addition, the proposed setbacks cannot be reduced further without impacting the function and efficiency of the addition. Thus the Applicant requests Director approval of the proposed setbacks for the addition.

- (1) The area between buildings is sufficient for adequate property maintenance and rear yard access.

Response: Not applicable.

- (2) If there are primary structures on both abutting lots with front setbacks less than the required setback, the proposed front setback for a structure is not less than the average of the abutting structures.

[Ord.5742, 7/14/01]

Response: Not applicable.

- (3) If only one abutting property contains a primary structure, the proposed front setback is no less than the setback of the abutting structure on that property.

[Ord.5742, 7/14/01]

Response: Not applicable.

- (4) A driveway extending at least 20 feet from the street right-of-way must precede on-site parking spaces or parking structures.

Response: The proposed driveway depth exceeds the 20' standard.

- (5) For detached dwellings, no wall of a dwelling unit may be closer than 10 feet to a window of another dwelling unit.

[Ord.5555, 2/7/03]

Response: Not applicable.

- (6) All other provisions of this Code must be met.

Response: As discussed herein.

## HEIGHT

4.230 Height Standards. See Table 4-2 for height restrictions.

[Ord. 5555, 2/7/03]

Response: Building height measurements are shown on Drawing A3, Building Elevations, and per Table 4-2. The standard is met.

## OFF-STREET PARKING AND LOADING REQUIREMENTS

4.250 Parking Standards moved to Article 9 per Ord. 5832, 4/19/14.

Response: Parking Standards are addressed later in this Narrative.

4.21 Loading Standards. Loading spaces for all uses except office and residential uses shall be off the street. Loading spaces shall be provided in addition to the required vehicle parking spaces, and shall meet the following requirements:

[Ord. 5555, 2/7/03; Ord. 5742, 7/14/10]

- (1) Vehicles in the berths shall not protrude into a public right-of-way or sidewalk. Loading berths shall be located so that vehicles are not required to back or maneuver in a public street.
- (2) A school having a capacity greater than 25 students shall have a driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children.

- (3) The minimum required loading area is as follows:
  - (a) 250 square feet for buildings of 5,000 to 20,000 square feet of gross floor area.
  - (b) 500 square feet for buildings of 20,000 to 50,000 square feet of gross floor area.
  - (c) 750 square feet for buildings in excess of 50,000 square feet of gross floor area.
- (4) The required loading area shall not be less than 10 feet wide by 25 feet long and shall have an unobstructed height of 14 feet.
- (5) Required loading facilities shall be installed prior to final building inspection and shall be permanently maintained as a condition of use.
- (6) Loading areas shall be subject to the same provisions as parking areas relative to plan information, setbacks, buffering/screening requirements, and lighting.

Response: As this proposal is for medical office use, loading spaces are not required.

## LANDSCAPING

4.270 General. Developments must comply with the site landscaping standards in Article 9 before occupancy or in accordance with Section 9.140b.

Response: Landscaping is addressed later in this Narrative, the landscape yard area Standard per Table 4-2 is met as shown on Drawing L200, the Conceptual Landscape Plan.

## BUFFERING AND SCREENING

4.2.80 General. Buffering and screening may be required in addition to the minimum landscaping to offset the impact of development. See Sections 9.210 through 9.320.

Response: Buffering and screening are addressed later in this Narrative.

## OUTSIDE STORAGE

4.290 General.

- (1) In the NC, OP, TD and IP zoning districts, outside storage or display of materials, junk, parts, or merchandise is not permitted, except for automobile sales (where allowed).

Response: No outside storage is included in the Applicant's proposal.

4.300 Screening of Refuse Containers. The following standards apply to all development, except for one- and two-family dwellings. Any refuse container or disposal area that would otherwise be visible from a public street, customer or resident parking area, any public facility, or any residential area, must be screened from view by placement of a sight-obscuring fence, wall, or hedge at least 6 feet tall. All refuse materials must be contained within the screened area. Refuse disposal areas may not be located in required setbacks or buffer yards and must be placed at least 15 feet from any dwelling window.

Response: No new refuse container locations are proposed in this Application. The existing refuse container location on the west side of the existing structure is located and screened per the Standard.

## DESIGN STANDARDS

8.000 **Overview.** The purpose of this Article is to establish additional standards for certain uses. These standards are intended to reduce adverse effects on surrounding property owners and the general public, to create a business environment that is safe and comfortable, to further energy conservation efforts within the City, to enhance the environment for walking, cycling, and mass transit use, and to ensure that high quality development is maintained throughout Albany.

The following list is a summary of the topics covered in this article.

- Single-Family Homes
- Multiple Family Development
- Commercial and Institutional Site Design
- Supplemental Standards in Village Centers
- Telecommunications Facilities
- Supplemental Design Standards for the Oak Creek Transition Area

Response: The Applicant's proposal is for a commercial facility, for medical office use.

## COMMERCIAL AND INSTITUTIONAL SITE DESIGN

8.310 **Purpose.** These sections are intended to set threshold standards for quality design in new commercial, mixed-use, and institutional development. Good design results in buildings that are visually compatible with one another and adjacent neighborhoods and contribute to a commercial district that is attractive, active and safe. These qualities in turn contribute to the creation of commercial districts that facilitate easy pedestrian movement and a rich mixture of land uses.

[Ord. 5832, 4/9/14]

8.315 **Applicability.** These standards apply to the design of new commercial, mixed-use, or institutional development and to the expansion of existing developments in any district.

[Ord. 5445, 4/12/00, Ord. 5832, 4/9/14]

4.20 **Building Orientation.** Building orientation and maximum setback standards are established to help create an attractive streetscape and pleasant pedestrian environment.

- (1) New buildings shall be oriented to existing or new public streets. Building orientation is demonstrated by placing buildings and their public entrances close to streets so pedestrians have a direct and convenient route from the street sidewalk to building entrances.

Response: As discussed above in response to ADC 4.130, the addition does not meet OP zone setbacks but does improve upon the setbacks to the existing structure.

As shown on the Site Plan, Drawing C201, the common entrance to the existing structure and to the proposed addition is connected by a direct sidewalk to the Geary Street right-of-way and public sidewalk.

- (a) On sites smaller than three acres, new buildings shall be oriented to the public street/sidewalk and off-street parking shall be located to the side or rear of the building(s), except where it is not feasible due to limited or no street frontage, the site is an infill site less than one acre, conservation of natural resources, or where there are access restrictions. [Ord. 5832, 4/9/14]

Response: Not applicable, site is 4.74 acres.

- (b) Buildings on sites larger than three acres may be setback from the public street and oriented to traffic aisles on private property, if the on-site circulation system is developed like a public street with pedestrian access, landscape strips and street trees.

Response: Building setbacks are discussed above in the response to ADC 4.130. The location of the proposed addition is a functional balance between the location of the existing structure and how the addition can be connected to that structure and provide efficient and practical services which meet patient expectations.

- (2) Customer entrances should be clearly defined, highly visible, using features such as canopies, porticos, (2) Customer entrances should be clearly defined, highly visible, using features such as canopies, porticos, arcades, arches, wing walls, and planters. [Ord. 5445, 4/12/00; Ord. 5832, 4/9/14] arcades, arches, wing walls, and planters. [Ord. 5445, 4/12/00; Ord. 5832, 4/9/14]

Response: The common public entrance is shown on Drawing A3, Architectural Building Elevations, and is to be defined by a weather protection canopy including elevated architectural elements and masonry columns.

8.340 General Building Design. New commercial buildings shall provide architectural relief and interest, with emphasis at building entrances and along sidewalks, to promote and enhance a comfortable pedestrian scale and orientation. Blank walls shall be avoided except when not feasible. [Ord. 5555, 2/7/03]

Response: As drawn on Drawing A3, Architectural Building Elevations, the building façade is broken up with multiple elevated mansard roof forms. Material changes from brick veneer, to window and storefront aluminum composite panels also provide visual interest. Pedestrian scale in relation to the public way is achieved by the significant setbacks and the amount of glass storefront and landscaping along the south and east facing façades.

- (1) Ground floor windows shall be provided along frontages adjacent to sidewalks. The main front elevation(s) of buildings shall provide windows or transparency at the pedestrian level in the following minimum proportions:



**TABLE 8-1. Required window transparency percentages by district.**

District	Percentage
OP	25%

The minimum window and door requirements are measured between 2 and 8 feet from the ground. Only the glass portion of doors may be used in the calculation. [Ord. 5555, 217103]

If there are upper floor windows, they shall continue the vertical and horizontal character of the ground level windows.

Response: Per Drawing A3, Architectural Building Elevations, the ground floor window coverage for the Queen Avenue facing elevation of the addition is:

$331 \text{ square feet} \div 882 \text{ square feet} \times 100 = 37\%$  which is greater than the 25% minimum.

The ground floor window coverage of the Geary Street facing elevation of the addition is:

$229 \text{ square feet} \div 672 \text{ square feet} \times 100 = 34\%$  which is greater than the 25% minimum.

- (2) Walls that are visible from a public street shall include a combination of architectural elements and features such as offsets, windows, entry treatments, wood siding, brick, stucco, synthetic stucco, textured concrete block, textured concrete), and landscaping. [Ord. 5445, 4112/00]

Response: As shown on Drawing A3, Architectural Building Elevations, the walls adjacent to and visible from the public street include multiple elevated and sloped mansard roofs, offset covered entry, inset store front, and significantly more glazing than the minimum required.

8.350 Street Connectivity and Internal Circulation. The following standards emphasize the importance of connections and circulation between uses and properties. The standards apply to both public and private streets.

- (1) New commercial buildings may be required to provide street or driveway stubs and reciprocal access easements to promote efficient circulation between uses and properties, and to promote connectivity and dispersal of traffic.

Response: As the site will remain under one ownership and under one primary use, reciprocal easements are not necessary. Access to the public street system is discussed earlier in this Application. As the site is bounded by a combination of public right-of-way, fully developed properties, and the Periwinkle drainage way, no connectivity between adjacent properties is possible.

- (2) The internal vehicle circulation system of a commercial development shall continue the adjacent public street pattern wherever possible and promote street connectivity. The vehicle circulation system shall mimic a traditional local street network and break the development into numerous smaller blocks.

Response: As this development proposal is for a single use, single user entity, there is no need for an internal street network.

- (3) Traffic aisles shall not be located between the building(s) and the sidewalk(s), except as provided in (4) below, or where drive-through windows are permitted, sites are constrained by natural resources, or are infill sites less than one acre.

[Ord. 5832, 4/9/14]

Response: No drive aisles are proposed between buildings and sidewalks.

- (4) Where drop off facilities are provided, they shall be designed to meet the requirements of the American with Disabilities Act but still provide for direct pedestrian circulation.

Response: The covered drop off area as proposed will comply with this requirement. Compliance will be assured at the time of building permit application and issuance.

- (5) Internal roadways shall be designed to slow traffic speeds. This can be achieved by keeping road widths to a minimum, allowing parallel parking, and planting street trees to visually narrow the road.

[Ord. 5445, 4/12/00]

Response: No private internal roadways or private streets are proposed.

8.360 Pedestrian Amenities. Amenities such as awnings, seating, special paving and planters can have a dramatic effect on the pedestrian environment. Commercial developers should give as much thought to the pedestrian environment as they give to vehicle access, circulation and parking. The standards for pedestrian amenities are related to the scale of the development and also provide the flexibility for the developer to select the most appropriate amenities for the particular site and use.

(1) All new commercial structures and improvements to existing sites shall provide pedestrian amenities. The number of pedestrian amenities shall comply with the following sliding scale.

<u>Size of Structure or Improvement</u>	<u>Number of Amenities</u>
Less than 5,000 sf	1
5,000-10,000 sf	2
10,001 – 50,000 sf (Addition 22,000 s.f. maximum)	3
More than 50,000 sf	4

(2) Acceptable pedestrian amenities include the following improvements. No more than two of any item may be used to fulfill the requirement:

- (a) Sidewalks at least 10 feet wide with ornamental treatments (e.g., brick pavers), or sidewalks that are 50 percent wider than required by the Code.
- (b) Benches or outdoor public seating for at least four people.
- (c) Sidewalk planter(s) enclosing a total of 8 square feet.
- (d) Pocket parks or decorative gardens (minimum usable area of 300 square feet).
- (e) Plazas (minimum usable area of 300 square feet).
- (f) Street trees 50 percent larger than required by the Code.
- (g) Weather protection (awnings, etc.).
- (h) Other pedestrian amenities that are not listed but are similar in scale and benefit.

Response: This Application requires 3 pedestrian amenities. The Applicant proposes:

- (b) Benches at the building entry, seating a total of 4.
- (e) Plaza (minimum useable area of 300 square feet) with benches seating 4.
- (h) Vegetated post-construction storm water quality improvements for building and parking lot runoff per 8.360(3) below.

Amenity locations are indicated on Drawing C201.

- (3) Pervious pedestrian amenities can include approved vegetated post-construction stormwater quality improvements. [Ord. 5842, 1/01/15]

Response: Vegetated post-construction storm water quality improvements are proposed to treat both building addition and new parking lot runoff. Locations are shown on Site Plan Drawing C200, and Conceptual Landscape Plan, Drawing L200.

- (4) Pedestrian amenities shall meet the following standards:

- (a) Amenities shall be located outside the building main entrance, along pedestrian corridors, or near transit stops. Amenities shall be visible and accessible to the general public from an improved public or private street. Access to pocket parks, plazas, and sidewalks must be provided by a public right-of-way or a public access easement.
- (b) Amenities are not subject to setback requirements.
- (c) Amenities are consistent with the character and scale of surrounding developments. For example, similarity in awning height, bench style, planter materials, street trees, and pavers is recommended to foster continuity in the design of pedestrian areas. Materials should be suitable for outdoor use, easily maintained, and have a reasonably long life cycle (e.g., 10 years before replacement).

[Ord.5445, 4/12/00]

Response: Applicant concurs with these Standards, the pedestrian amenities show on Drawing C201, Site Plan, comply with the locational portion of these Standards. Compliance will be assured at the time of building permit application and issuance.

#### 8.370 Pedestrian Connections

- (1) New retail, office and institutional buildings at or near existing or planned transit stops shall provide convenient pedestrian access to transit.
- (2) Walkways shall be provided that connect building entrances and streets adjoining the site.
- (3) Pedestrian connections to adjoining properties shall be provided except where impractical. Pedestrian connections shall connect the on-site circulation system to existing or proposed streets, walkways, and driveways that abut the property.

Response: Drawing C201, Site Plan and Drawing L200, Conceptual Landscape Plan demonstrate compliance with this Standard.

For the purposes of this section, "impractical" means where one or more of the following conditions exists:

- (a) Physical or topographic conditions make a connection impracticable. Such conditions include but are not limited to freeways, railroads, steep slopes, wetlands or other bodies of water where a connection could not reasonably be provided;

- (b) Buildings or other existing development on adjacent land physically preclude a connection now or in the future considering the potential for redevelopment; or
- (c) Where streets or accessways would violate provisions of leases, easement, covenants, restrictions or other agreements existing as of May 1, 1995, which preclude a required street or accessway connection.

Response: (b) is applicable to this site.

(4) On sites at major transit stops provide the following:

- (a) Either locate buildings within 20 feet of the transit stop, a transit street or an intersecting street, or provide a pedestrian plaza at the transit stop or a street intersection;

Response: The existing transit stops are immediately adjacent to the Applicant's property on Queen Avenue and Geary Street. This project will improve accessibility from the transit stops to the new and existing facilities.

- (b) A reasonably direct pedestrian connection between the transit stop and building entrances on the site;

Response: As show on Site Plan Drawing C201.

- (c) A transit passenger landing pad accessible to disabled persons;

Response: Existing.

- (d) An easement or dedication for a passenger shelter, if requested by the transit provider; and

Response: Applicant concurs.

- (e) Lighting at the transit stop.

[Ord. 5281, 3/26/97; Ord. 5445, 4/12/00]

Response: The existing transit stops are immediately adjacent to the Applicant's property on Queen Avenue and Geary Street. This project will improve accessibility from the transit stops to the new and existing facilities.

- 8.380 Large Parking Areas. The amount of parking needed for larger commercial development can result in a large expanse of pavement. Landscaping in a parking area shall be incorporated in a manner that is both attractive and easy to maintain, minimizes the visual impact of surface parking, and improves environmental and climatic impacts (Figure 8-6). In addition to the provisions of Article 9, the following standards apply to commercial development when more than 75 parking spaces are proposed.

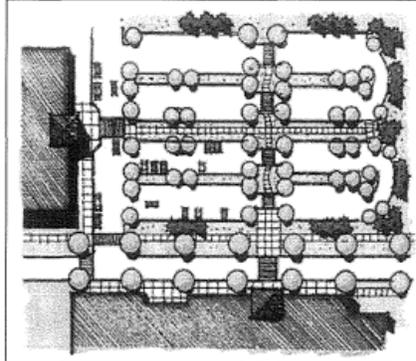


FIGURE 8-6. Sample parking area landscape design.

- (1) Walkways are necessary for persons who will access the site by walking, biking or transit. A continuous pedestrian walkway at least 7 feet wide shall be provided from the primary frontage sidewalk to the customer entrance for each building. This internal walkway shall incorporate a mix of landscaping, benches, drop-off bays and bicycle facilities for at least 50 percent of the length of the walkway. The walkways must be designed for access by disabled persons. If the walkway crosses a parking area or vehicle aisle, the standards in Subsection (2) below apply.

Response: Drawings C201 and L200, the Site Plan and the Conceptual Landscape Plan, respectively, demonstrate compliance with this Standard.

- (2) For the safety of pedestrians, parking lots shall be designed to separate pedestrians from vehicles and include protected pedestrian walkways from parking areas to building entrances. Walkways shall be protected by landscaping or parking bumpers. Walkways shall be at least 7 feet wide with no car overhang or other obstruction; 9' 6" for car overhang on one side; 12 feet for car overhang on both sides. Walkways may cross a vehicle aisle if distinguished by a color, texture or elevation different from the parking and driving areas. Walkways shall not share a vehicle aisle.

Response: Drawings C201 and L200, the Site Plan and the Conceptual Landscape Plan, respectively, demonstrate compliance with this Standard.

- (3) The parking area shall be divided into pods of no more than 50 spaces each with landscape strips, peninsulas, or grade separations to reduce the visual impact of large expanses of paving, to direct vehicular traffic through the parking lot, and to provide a location for pedestrian walkways.

Response: Drawings C201 and L200, the Site Plan and the Conceptual Landscape Plan, respectively, demonstrate compliance with this Standard.

- (4) Pods may have access at one or both ends. A pod may be U-shaped with double access at one end.

Response: Drawings C201 and L200, the Site Plan and the Conceptual Landscape Plan, respectively, demonstrate compliance with this Standard.

- (5) Pods shall be separated with physical breaks by providing one or more of the following:

- (a) Landscape strips between parallel parking rows that are at least 5 feet wide with no car overhang and 10 feet wide with a car overhang. When incorporating pedestrian walkways, the strips shall be at least 20 feet wide to accommodate vehicle overhangs, walkways, lights, posts and other appurtenances.
- (b) Building pads, landscaped pedestrian walkways, interior streets or other site features.

Response: Drawings C201 and L200, the Site Plan and the Conceptual Landscape Plan, respectively, demonstrate compliance with this Standard.

- (6) Landscaping for large parking areas shall consist of at least seven (7) percent of the total parking area plus one tree per eight parking spaces to create a canopy effect. The total parking area includes parking spaces, travel aisles, sidewalks and abutting landscaped areas.

[Ord. 5445, 4/12/00]

Response: On the defined large parking area which includes all the proposed parking area there is 87,514 square feet in size, 11,285 square feet of that area is landscaping which is 12.9% with 227 parking spaces proposed, 28 parking lot trees are required, and 45 parking lot trees are existing or proposed per Drawing L200.

8.390 Compatibility Details. Attention to detail can significantly increase the compatibility of commercial development with adjacent uses. Commercial development shall be designed to comply with the following applicable details and any other details warranted by the local conditions:

- (1) On-site lighting is arranged so that light is reflected away from adjoining properties and/or streets.

Response: Per the Site Lighting Plan, Drawing C207, all site lighting fixtures will be fully shielded to prevent light trespass onto adjoining properties.

- (2) Any undesirable impacts produced on the site, such as noise, glare, odors, dust, or vibrations have been adequately screened from adjacent properties.

Response: All such impact will be consistent with those expected under the uses allowing in the zoning. Medical offices do not create any out-of-the-ordinary impacts.

- (3) The site is protected from any undesirable impacts that are generated on abutting properties.

Response: No existing undesirable impacts are generated on abutting properties, thus no protection is needed.

- (4) Unsightly exterior improvements and items such as trash receptacles, exterior vents and mechanical devices have been adequately screened.

Response: Per Drawings C201 and A3, the Site Plan and Exterior Building Elevations, all such new and existing exterior improvements will be screened.

- (5) Storage areas, trash collection facilities and noise generating equipment are located away from public streets, abutting residential districts or development, or sight obscuring fencing has been provided.

Response: Drawing C201, the Site Plan, confirms compliance with this Standard.

- (6) Where needed, loading facilities are provided on-site and are of sufficient size and number to adequately handle the delivery or shipping of goods or people. Where possible, loading areas should be designed so that vehicles enter and exit the site in a forward motion.  
[Ord. 5445, 4/12/00]

Response: No loading facilities are required or proposed.

### Conclusion

The applicable design standards are met by this Application.

## OFF-STREET PARKING

9.020 Space Requirements. Off-street parking and loading must be provided for all development in the amounts indicated in the table below subject to any applicable reductions permitting in this Article. All required parking must be developed in accordance with the standards in this Article. [ORD. 5832, 4/12/00]

- (1) Calculating Floor Area for Parking. The area measured is the combined floor area of each level of a building exclusive of vent shafts, court yards, stairwells, elevator shafts, restrooms, storage rooms and rooms designed and used for the purpose of storage and operation of maintenance equipment, and covered or enclosed parking areas.
- (3) Fractional Space Requirements shall be counted to the nearest whole space; half spaces will be rounded up.
- (4) Unspecified Uses and Alternative Standards. When a use is not specifically listed in the Table 9-1: Parking Requirements, the Director will determine if the use is similar to a listed use in terms of parking needs. When a use is not similar to a use listed in Table 9-1 or the Applicant has documentation that demonstrates a different parking demand, the Director may approve alternative parking standards. Acceptable documentation may include parking standards from other cities of similar size, company data on parking demand, parking demand studies, or the ITE Parking Generation Manual.

[ORD. 5832, 4/9/14]

Response: The total floor area of the existing medical office and of the proposed addition will be used in the calculation. No fractional spaces are involved in the calculation.

TABLE 9-1 PARKING REQUIREMENTS	
USE	MINIMUM SPACES REQUIRED
COMMERCIAL AND RECREATION	
Office – Professional (a) Medical and dental clinics	(a) 1 per 250 square feet

[ORD 5555, 2/7/03; ORD 5742, 7/14/10; ORD 5832, 4/9/14]

Response: Required Parking (E) Building = 25,565 s.f. ÷ 250 s.f./space = 102 spaces minimum

Required Parking (N) Building = 22,000 s.f. ÷ 250 s.f. feet/space = 88 spaces minimum

Total required Parking spaces = 190 spaces

Total proposed Parking spaces = 227 spaces

9.025 Parking in the Public Right-of-Way. Parking spaces in a public right-of-way may not be counted as fulfilling any part of the parking requirements except when permitted below. Any parallel parking spaces in the right-of-way that are counted toward fulfilling the parking requirements must be at least 25 feet long.

[ORD. 5832, 4/9/14]

Response: The Applicant has not included any parking which may be allowed in the public right-of-way in the count of parking spaces provided.

(5) Non-Residential Development. The amount of off-street parking required may be reduced by one space for every on-street space abutting the development for up to 25 percent of the minimum parking requirement, except when the development is proposed in a residential zoning district in Article 3 or in the ES (Elm Street) zone.

[ORD. 5832, 4/9/14]

(a) The on-street parking spaces must be at least 100 feet from a residential zoning district or the ES zoning district.

(b) On-street parking credits can only be granted for developments with frontage on streets that allow parking on both side and with approval from the Director of Public Works. [ORD. 5832, 4/9/14]

Response: While this Application is for a non-residential use, the Applicant does not propose any reductions to the parking required.

9.030 Reductions or Exemptions to Minimum Parking Space Requirements. The following actions can further reduce the minimum parking required on-site.

[ORD. 5832, 4/9/14]

(5) Alternative Modes, Carpooling. For businesses that will employ 10 or more people, the total number of required vehicle spaces may be reduced up to a maximum of 10 percent based on the following incentives.

[ORD. 5832, 4/9/14]

- (a) Up to 2 vehicle spaces may be waived if sheltered bicycle parking is provided beyond the minimum requirements in Section 9.120(13) at a rate of 3 bicycle spaces to 1 motor-vehicle space.
- (b) One vehicle space may be waived for each shower and two lockers provided for employees who commute by bike.
- (c) Each vehicle space designated for carpool/vanpool parking only that is also located closer to the building than other employee spaces, will count as two required parking spaces. One carpool/vanpool parking space is permitted per 20 employees, with a minimum of 1 space. Spaces must be clearly marked "Reserved-Carpool/Vanpool Only."

Response: The Applicant does not propose to take advantage of these reductions or exemptions.

(6) Reduction for Transit. Existing development will be allowed to develop up to 25 percent of an existing parking areas for transit oriented uses, including bus stops and pullouts, bus shelters, park and ride stations, transit-oriented developments, and similar facilities, where appropriate.

Response: As stated previously, the site is included in Albany transit route No. 2, however no parking reduction for transit is proposed.

9.050 Company Vehicles. Required parking spaces must be made available for the parking of passenger automobiles of residents, customers, patrons, and employees only, and may not be used for storage of company vehicles or materials. Spaces for company vehicles must be provided in addition to the number of spaces required by this Code.

Response: No company vehicles or materials will be stored outside the parking areas.

9.090 Parking Plan. A parking plan, drawn to scale, must accompany land use applications. Depending on the nature and magnitude of the development, it may be possible to show the needed parking information on the site plan. (See Section 8.120). The plan must show the following elements, which are necessary to indicate that the requirements of the Code are being met.

- (1) Delineation of individual parking spaces, including handicapped parking spaces.  
(*Drawing C201*)
- (2) Loading areas and docks. (*Not applicable*)
- (3) Circulation area necessary to serve spaces. (*Drawings C202, C203, and C204*)

- (4) Location of bicycle and motorcycle parking areas. *(Drawing C201)*  
*(No motorcycle parking spaces are proposed.)*
- (5) Access to streets, alleys, and properties to be served. *(Drawing C201)*
- (6) Curb cuts. *(Drawing C201)*
- (7) Type of landscaping, fencing or other screening materials.  
*(Drawing C201 and Drawing L200)*
- (8) Abutting land uses. *(Drawings C200 and C201)*
- (9) Grading, drainage, post-construction stormwater quality facilities, surfacing and sub-grading details. *(Drawings C206, C212, and C213)* [ORD. 5842, 1/01/15]
- (10) Location of light fixtures. *(Drawing C207)*
- (11) Delineation of all structures and obstacles to circulation on the site. *(Not applicable)*
- (12) Specifications of signs and bumper guards. *Accessible parking space signs shall be provided in accordance with ORS requirements, no other signs or bumper guards are anticipated).*
- (13) Location of planter bays when required. *(Drawing C201)*
- (14) Proposed number of employees and amount of floor area applicable to the parking requirements for the proposed use. *(Number of employees is unknown at this time. Total building floor area as stated in previous parking calculations is allocated to parking requirements for "medical office").*

Response: Except as noted above, all of the above requirements are shown on the drawings indicated.

9.120 Parking Area Improvement Standards. All public or private parking areas, loading areas and outdoor vehicle sales areas must be improved based on the following standards:

- (1) General. All parking spaces must be improved in accordance with these standards and available for use at the time of project completion.
- (2) Other Requirements. All parking areas shall conform to the setback, clear vision, landscaping and buffering/screening provisions of this Code.
- (3) Surfacing. All required parking, including travel aisles and access, shall have a durable, dust-free surface of asphalt, cement concrete, or other materials approved by the Director. Parking lot surfacing shall not encroach upon the public right-of-way except when it abuts a concrete public sidewalk, or has been otherwise approved by the Director of Public Works. Pervious pavements, such as pervious asphalt or pervious concrete, may be allowed by the Director of Public works.

[ORD. 5832, 4/9/14; ORD 5842, 1/01/15]

Response: The Applicant concurs with the above Standards and compliance will be assured at the time of permit application and issuance.

- (4) **Drainage**. All parking lots must provide a drainage system to dispose of the runoff generated by the impervious surface. Post-construction stormwater quality facilities are required per Title 12 of the Albany Municipal Code when applicable. Provisions shall be made for the on-site collection of drainage water to eliminate sheet flow of such water onto sidewalks, public rights-of-way, and abutting private property. All drainage systems must be approved by the Director of Public Works.  
[ORD 5842, 1/01/15]

Response: Parking lot drainage and post-construction stormwater quality facilities are shown on the Utility Plan, Drawing C206, and the Conceptual Landscape Plan, Drawing L200. Per the Site Grading Plan, Drawing C205, no stormwater sheet flows cross sidewalks, or onto abutting properties, nor onto the public right-of-way. The calculations included in the Appendix demonstrate that the post-construction storm water quality facilities comply with Public Works Design Standards and with Title 12.

- (5) **Perimeter Curb**. Perimeter curbing is required for the protection of landscaped areas and pedestrian walkway, and to prevent runoff onto adjacent properties. All parking areas except those required in conjunction with a single- or two-family dwelling or approved overflow parking areas shall provide a curb at least 6 inches high along the perimeter of all parking areas. Exceptions may be allowed for connections to approved vegetated post-construction stormwater quality facilities.  
[ORD. 5832, 4/9/14; ORD 5842, 1/01/15]

Response: The Applicant concurs with the above Standard and which is indicated on the drawings included in this Application. Compliance will be assured at the time of permit applications and issuance.

- (6) **Wheel Bumper**. All parking stalls fronting a sidewalk, alleyway, street or property line, except for those required in conjunction with a single- or two-family dwelling, shall provide a secured wheel bumper at least 6 inches high and at least 6 feet long, set back from the front of the stall at least 2<sup>1/2</sup> feet, but no more than 3 feet. If the sidewalk is widened to 7 feet 6 inches to allow for vehicle encroachment, no wheel bumpers are allowed.

Response: As shown on the Site Plan, Drawing C201, all parking space lengths, wheel bumper and curb locations, and sidewalk widths are designed to meet this Standard. Generally new sidewalk widths meet the 7'-6" standard (sidewalk plus curb width) so that no wheel bumpers are required.

- (7) **Turnaround**. Except for single-family and duplex dwellings, groups of more than two parking spaces must be located by an aisle or turnaround so that their use will require no backing movements or other maneuvering in a street right-of-way other than an alley.

Response: The Site Plan design, Drawing C201, and the Circulation Plan, Drawing C203, demonstrate that all parking spaces access a drive aisle on site and that no backing movements into a street right-of-way are required.

- (8) Striping. Lots containing more than two parking spaces must have all required spaces permanently and clearly striped. Stripes must be at least four inches wide. When motorcycle parking, compact, or handicapped parking spaces are provided, they shall be designated within the stall.

Response: The Site Plan, Drawing C201, shows the striping and marking proposed with this Application. Compliance with this Standard, will be assured at the time of permit application and issuance.

- (9) Connecting to Adjacent Parking Areas. Where an existing or proposed parking area is adjacent to a developed or undeveloped site within the same zoning district, any modifications to the parking areas must be designed to connect to the existing or future adjacent parking area. This requirement may be waived by the Director when it is deemed impractical or inappropriate due to the nature of the adjoining uses. [ORD. 5832, 4/9/14]

Response: Not applicable. The only adjacent developable property is fully built out and zoned residential.

- (10) Parking Lot Landscaping. Parking lots shall be landscaped according to the standards in Section 9.150.

Response: Parking lot landscape standards are addressed below.

- (11) Compact Car Parking. No more than 40% of parking spaces provided may be designated for compact cars. Compact spaces must be signed and/or the space painted with the words “Compact Car Only”.

Response: No compact parking spaces are indicated on the Site Plan, Drawing C201, however, should any be required compliance with this Standard, will be assured at the time of permit application and issuance.

- (12) Parking Accessible to the Disabled. All parking areas must provide accessible parking spaces in conformance with the Oregon Structural Specialty Code.

Response: The number of accessible spaces shown on the Site Plan, Drawing C201 meet this Standard. Compliance with this Standard, will be assured at the time of permit application and issuance.

(13) Bicycle Parking. Bicycle parking space requirements are as follows:

- (c) For commercial or office development – at least two spaces, plus one space for every 10 automobile spaces required. [ORD. 5832, 4/9/14]

Response: Automobile spaces required = 190  
Bicycle parking spaces required = 2 + 10% x 190 = 21

Bicycle parking spaces shall meet the following standards:

- (e) Required spaces should be visible and not hidden, and must be located as near as possible to building entrances used by automobile occupants.
- (f) Each required bicycle parking space must have a parking rack securely fastened to the ground. Parking racks must support each bicycle at a minimum of two points, including at least one point on the frame, and must allow the frame and at least one wheel to be locked with a U-type lock.
- (g) Bicycle parking areas must provide at least 3 feet of clearance around all 3 sides of a fully-loaded bicycle rack and have an overhead clearance of at least 7 feet.
- (h) At least one-half of required bicycle parking spaces must be sheltered. Spaces must be protected from precipitation by a roof overhang or a separate roof at least 7 feet tall. Bicycle parking spaces within roofed buildings and bike lockers are considered sheltered spaces. [ORD 5673, 6/27/07]

Response: The proposed location of the required bicycle parking spaces is shown on the Site Plan, Drawing C201. Compliance with this Standard, will be assured at the time of permit application and issuance.

(14) Lighting. Any lights provided to illuminate any public or private parking area or vehicle sales area must be arranged to reflect the light away from any abutting or adjacent properties.

Response: Proposed site lighting is shown on Drawing C207, the Sight Lighting Plan. All light fixtures shall be full cut-off style to prevent light trespass onto abutting properties.

(15) Pedestrian Access. Walkways and accessways shall be provided in all new off-street parking lots and additions to connect sidewalks adjacent to new development to the entrances of new buildings. All new public walkways and handicapped accessible parking spaces must meet the minimum requirements of the Oregon Structural Specialty Code.

Response: As shown on the Site Plan, Drawing C201, and Circulation Plan – Pedestrians, Drawing C202, all new walkways and sidewalks connect the parking areas to the proposed building entrances as well as to the public right-of-way.

- (16) When employee parking is designated in new developments, parking for carpools and van pools shall be provided and located near the employee entrances to buildings.

Response: Employee parking will not be specifically designated in this proposed development.

9.130 Off-Street Parking Lot Design. All off-street parking lots must be designed in accordance with City standards for stalls and aisles as set forth in Table 9-2: Parking Lot Design and supplemental drawings. Stall dimensions are measured from inside the stripes.

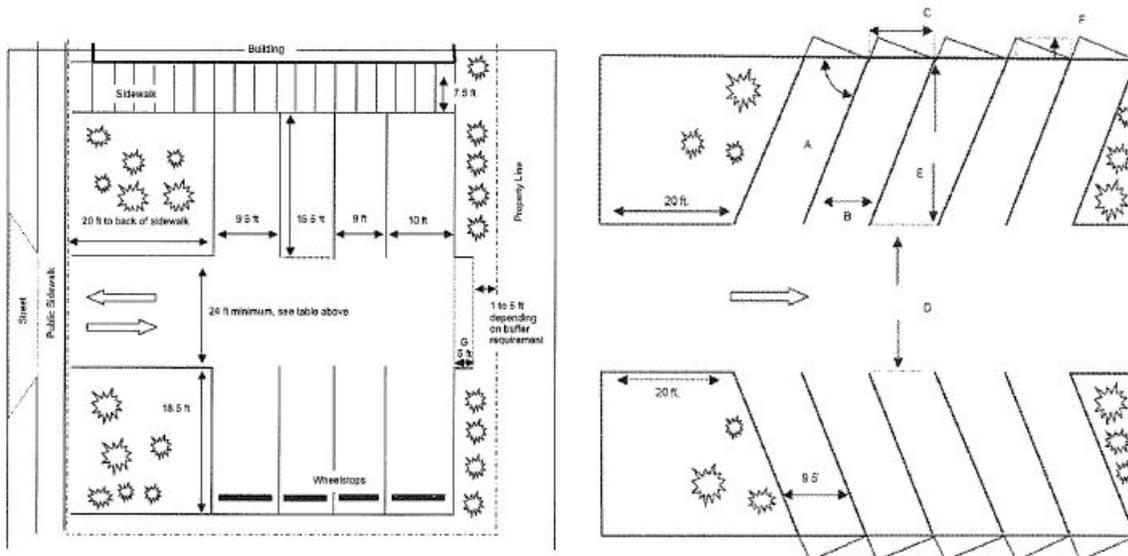
[ORD 5720, 08/12/09]

- (1) Compact spaces shall be at least 8 feet wide by 16 feet long.
- (2) Accessible spaces shall be a minimum of 9 feet wide and 17 feet long and designed in accordance with the Oregon Structural Specialty Code (OSSC). An adjacent access aisle must be provided that this at least 8 feet wide and 17 feet long for a van-accessible space, and 6 feet wide for a standard accessible space.
- (3) Stall Width. Long-term parking spaces must be at least 8.5 feet wide. Parking stalls for grocery stores or adjacent to planter islands must be at least 9.5 feet wide.
- (4) Minimum Aisle Widths. Aisles for two-way traffic and emergency vehicle operations must be at least 24 feet wide. One-way aisles and one-way emergency vehicle access must be at least 20 feet wide.
- (5) The design of driveways and on-site maneuvering and loading areas for commercial and industrial developments shall include 20 feet of storage length for entering and exiting vehicles, in order to prevent vehicles from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site circulation.

Response: Drawings C201, Site Plan and Drawing L200, Conceptual Landscape Plan demonstrate compliance with all aspects of this Standard.

**TABLE 9-2.  
PARKING LOT DESIGN (in feet)**

A Parking Angle	B Stall Width	C Curb Width	D Aisle Width	E Stall Depth	F Bumper Overhang	G Dead-end Back-up
(Parallel)	8.0 feet	8.0 feet	N/A	25.0 feet	N/A	N/A
45°	8.5	12.0	13.0	17.5	2.0	5.0
	9.0	12.7	12.0	17.5	2.0	5.0
	9.5	13.4	11.0	17.5	2.0	5.0
	10.0	14.1	11.0	17.5	2.0	5.0
60°	8.5	9.8	18.0	19.0	2.5	5.0
	9.0	10.4	16.0	19.0	2.5	5.0
	9.5	11.0	15.0	19.0	2.5	5.0
	10.0	11.6	14.0	19.0	2.5	5.0
Compact	8.0 C	8.0 C	26.0 C	16.0 C	3.0	5.0
90°	8.5	8.5	26.0	18.5	3.0	5.0
	9.0	9.0	26.0	18.5	3.0	5.0
	9.5	9.5	26.0	18.5	3.0	5.0
	10.0	10.0	24.0	18.5	3.0	5.0



**NOTES:**

- (1) For one row of stalls, use "D" plus "E" as the minimum width.
- (2) When appropriate bumper overhang area is provided (extruded curbs), "F" can be subtracted from "E" to determine stall depth.
- (3) Back-up areas identified as "G" must be at least 5 feet from the property line and are excluded from required setback areas or buffer yards. [Ord. 5720, 8/12/09]

Response: The Site Plan, Drawing C201, is drawn and designed in accordance with the above Standards. Compliance with this Standard, will be assured at the time of permit application and issuance.

## LANDSCAPING

9.140 General Requirements. Landscaping requirements by type of use are listed below.

- (7) Landscaping Required – Non-Residential. All required front and interior setbacks, exclusive of accessways and other permitted intrusions, must be landscaped before an occupancy permit will be issued. Minimum landscaping acceptable for every 1,000 square feet of required setbacks in all commercial industrial districts is as follows:
- (a) One tree at least 6 feet tall for every 30 feet of street frontage.
  - (b) Five 5-gallon or eight 1-gallon shrubs, trees or accent plants.
  - (c) The remaining area treated with suitable living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover.
  - (d) When the yard adjacent to a street of an industrially zoned property is across a right-of-way from other industrially or commercially zoned property, only 30 percent of such setback area must be landscaped.

Response: The Conceptual Landscape Plan, Drawing L200 is drawn in compliance with these Standards. The required landscaping will be completed in accordance with these Standards prior to the issuance of any occupancy permit.

9.150 Parking Lot Landscaping. The purpose of landscaping in parking lots is to provide shade, reduce storm water runoff, and direct traffic. Incorporation of approved vegetated post-construction stormwater quality facilities in landscaped areas is encouraged. Parking lots must be landscaped in accordance with the following minimum standards: [ORD 5720, 08/12/09; ORD 5842, 1/01/15]

- (1) Planter Bays. Parking areas shall be divided into bays of not more than 12 parking spaces. At both ends of each parking bay there shall be curbed planters at least 5 feet wide, excluding the curb. Gaps in the curb may be allowed for connections to approved post-construction stormwater quality facilities. Each planter shall contain one canopy tree at least 10 feet high and decorative ground cover containing at least two shrubs for every 100 square feet of landscape area. Neither planter bays nor their contents may impede access on required public sidewalks or paths, or handicapped-accessible parking spaces.  
[ORD 5720, 08/12/09; ORD 5842, 1/01/15]
- (2) Entryway Landscaping. Both sides of a parking lot entrance shall be bordered by a minimum 5-foot-wide landscape planter strip meeting the same landscaping provisions as planter bays, except that no sight-obscuring trees or shrubs are permitted.

- (3) Parking Space Buffers. Parking areas shall be separated from the exterior wall of a structure by pedestrian walkways or loading areas or by a 5-foot strip of landscaping materials.

Response: The Site Plan, Drawing C201 and the Conceptual Landscape Plan, Drawing L200, are drawn in compliance with these Standards. The required landscaping and improvements will be completed in accordance with the Standards prior to the issuance of any occupancy permit.

- (4) Alternate Plan. An alternate plan may be submitted that provides landscaping of at least five percent of the total parking area exclusive of required landscaped yard areas and that separates parking areas of more than 100 spaces into clusters divided by landscape strips. Each planter area shall contain 1 tree at least 10 feet tall and decorative ground cover containing at least 2 shrubs for every 100 square feet of landscape area. Landscaping may not impede access on required public sidewalks or paths, or handicapped-accessible parking spaces.

[ORD 5720, 08/12/09]

Response: The Applicant does not propose to use this alternate concept.

- 9.160 Irrigation of Required Landscaping. All required landscaped areas must be provided with an irrigation system unless a licensed landscape architect, landscape construction professional or certified nurseryman submits written verification that the proposed plants do not require irrigation. Irrigation systems installed in the public right-of-way require an encroachment permit.

[ORD. 5768, 12/7/11]

Response: The Applicant concurs with this Standard. The required irrigation system will be completed prior to the issuance of any occupancy permits.

- 9.170 Identification of Existing Trees. In all proposed developments, existing trees over 25 inches in circumference (8 inches in diameter) as measured 4.5 feet above mean ground level from the base of the trunk shall be noted on all development plans, with notations indicating whether they are to be removed or utilized in the development. To obtain the circumference of a tree with multiple trunks, add the individual trunk circumferences, which are greater than 6 inches in circumference. Clusters of trees in open space and floodplain areas may be noted in approximate locations.

[ORD 5842, 1/01/15]

Response: All existing trees on the Applicant's property are shown on the Conceptual Landscape Plan, Drawing L200. Sizes will be noted on the final landscape plans with compliance with this standard being assured at the time of permit application and issuance.

- 9.180 Landscape Plans. With the exceptions noted below, all development applications involving buildings and parking areas must include landscape plans. The following uses are required to meet the landscaping requirements of this code but are not required to submit landscape plans:

- (1) Single-family dwellings, duplexes and triplexes.
- (2) Accessory buildings.
- (3) Changes internal to an existing structure.

## (4) Building additions involving less than 500 square feet.

Response: Applicant concurs, landscape plans are required. The Conceptual Landscape Plan, Drawing L200, is submitted for review with this Application. Compliance will be assured at the time of permit application and issuance.

9.182 Street Trees Prohibited on Right-of-Ways. Because of their potential negative impact on the public infrastructure, it is unlawful to plant any of the following trees in or on any street right-of-way or parking strip in the City: box elder, tree of heaven, golden chain, holly, silver maple, bamboo, poplar, willow, conifer, cottonwood, fruit trees (other than ornamental fruit trees), nut trees (other than ornamental nut trees), and ailanthus.

Response: Applicant concurs, none of these trees are included in the Conceptual Landscape Plan, Drawing L200, submitted with this Application.

9.184 Trees Requiring Approval. It is unlawful to plant willow, cottonwood, or poplar trees anywhere in the City unless the Director of Public Works approves the site as one where the tree roots will not be likely to interfere with public sewers.

Response: Applicant concurs.

9.186 Height Requirements in Rights-of-Way. Trees or shrubs growing in the right-of-way or on private property adjacent to a street right-of-way must be trimmed to maintain a minimum canopy height of 8 feet above sidewalks, or 14 feet above streets or alleys. No trees, shrubs, or plants more than 18 inches tall shall be planted in the public right-of-way abutting roads having no established curb and gutter.

Response: Applicant concurs.

## LANDSCAPING

9.205 Purpose. Trees of significant size represent a visual and aesthetic resource to the community. Trees provide benefits including shading, reduction in excess stormwater runoff, erosion control, and wildlife habitat. These standards are intended to balance the preservation of significant trees as a benefit to the community with the individual right to use and enjoy property.

[ORD 5445, 4/12/00; ORD 5764, 12/1/11]

Response: This Application proposes to retain all existing trees on the site regardless of size which are not in conflict with the new improvements.

## BUFFERING AND SCREENING

9.210 General Requirements/Matrix. In order to reduce the impacts on adjacent uses of a different type, buffering and screening is required in accordance with the matrix that follows Section 9.300. The property owner of each proposed development is responsible for the installation and maintenance of such buffers and screens. The Director may waive the buffering/screening requirements of this section where such has been provided on the adjoining property in conformance with this Code. Where a use would be abutting another use except for separation by right-of-way, buffering (but not screening) shall be required as specified in the matrix. Where a proposed use abuts undeveloped property, only one half of the buffer width shall be required.

[Ord. 5445, 4/12/00]

Response: See response to 9.270 below.

9.220 Delineation of Area. A buffer consists of an area within a required setback adjacent to a property line. It has a depth equal to the amount specified in the buffer matrix and contains a length equal to the length of the property line of the abutting use or uses.

Response: See response to 9.270 below.

9.230 Occupancy. A buffer area may only be occupied by utilities, screening, sidewalks, bikeways, landscaping and approved vegetated post-construction stormwater quality facilities. No buildings, access ways or parking areas are allowed in a buffer area except where an access way has been approved by the City.

[ORD 5842, 1/01/15]

Response: See response to 9.270 below.

9.240 Buffering. The minimum improvements within a buffer area consist of the following:

- (1) At least one row of trees. These trees will be not less than 10 feet high at time of planting for deciduous trees and spaced not more than 30 feet apart and 5 feet high at time of planting for evergreen trees and spaced not more than 15 feet apart. This requirement may be waived by the Director when it can be demonstrated that such trees would conflict with other purposes of this Code (e.g. solar access).
- (2) At least five 5-gallon shrubs or ten 1-gallon shrubs for each 1,000 square feet of required buffer area.
- (3) The remaining area treated with attractive ground cover (e.g., lawn, bark, rock, ivy, evergreen shrubs).

Response: See response to 9.270 below.

9.250 Screening. Where screening is required or provided, the following standards apply in addition to conditions (1) and (3) above:

- (1) One row of evergreen shrubs that will grow to form a continuous hedge at least 4 feet tall within two years of planting, or
- (2) A fence or masonry wall at least 5 feet tall constructed to provide a uniform sight-obscuring screen, or
- (3) An earth berm combined with evergreen plantings or a fence that forms a sight and noise buffer at least 6 feet tall within two years of installation.

Response: See response to 9.270 below.

9.260 Clear Vision. Buffering and screening provisions are superseded by the clear vision requirements of Section 12.180 and by the fence and wall height restrictions of the zone when applicable. [Ord. 5445, 4/12/2000]

Response: Applicant concurs.

9.270 Landscape Plan. In lieu of these standards a detailed landscape plan, which provides the same degree of desired buffering utilizing alternative designs, may be submitted for approval.

Response: The screening and buffering requirements to the adjacent RMA property are met by the Applicant's submittal herein and are shown on the Conceptual Landscape Drawing, L200.

TABLE 9-4. Buffering and screening matrix.

BUFFER MATRIX	PROPOSED USES								
	Detached dwelling	Attached dwelling 1-story	Attached dwelling 2+ stories and multi-family	Manufactured home park or subdivision	Commercial or professional mixed-use	Industrial Park use	Light Industrial use	Heavy Industrial Use	Parking lot with at least 5 spaces
Dwellings in RR, RS-10, RS-6.5, RS-5, and HM	0'	0'	10'	0'	10'S	30'S	30'S	40'S	10'S
Dwellings in RM, MUR, and RMA	0'	0'	10'	0'	10'S	30'S	30'S	40'S	10'S
Manufactured home park or subdivision in any district	0'	0'	10'	0'	10'S	30'S	30'S	40'S	10'S
Any arterial Street (2)	10'S	10'S	10'S	10'S <sup>(1)</sup>	10'	10'	10'	10'	10'
Commercial or professional uses, or commercial and mixed use districts	10'	10'	10'	10'S	0'	20'	0'	20'S	0'
Industrial Park District	20'	20'	20'	20'S	0'	0'	0'	5'	0'
Light Industrial District	30'S	30'S	30's	30's	0'	20'	0'	0'	0'
Heavy Industrial District	40'S	40'S	40'S	40'S	20'	20'	0'	0'	0'
Any parking lot with at least 5 spaces	10'S	5'S	5'S	5'S	0'	0'	0'	0'	0'
<p>"S" indicates screening required. (1) See Section 10.270(2) (c) for buffering and screening along arterials and collectors. (2) The buffer/screening standard does not apply along arterial streets when it conflicts with other provisions of this code. [ORD. 5445, 4/12/00]</p>									

Response: See response to 9.270 above.

**Conclusion**

The applicable Parking and Landscaping Standards are met by this Application.

4. Manufactured home park projects must meet the applicable standards in Article 10.

Finding of Fact

The proposed project is a commercial development, medical office use, not a mobile home park, thus this Standard is not applicable.

Conclusion

The Standards in Article 10 do not apply to this development.

5. If the project is a CLUSTERED DEVELOPMENT, attach written findings that demonstrate how this project meets ADC 11.400 through 11.510.

Finding of Fact

The proposed project is a commercial development, medical office use, not a clustered development, thus this Standard is not applicable.

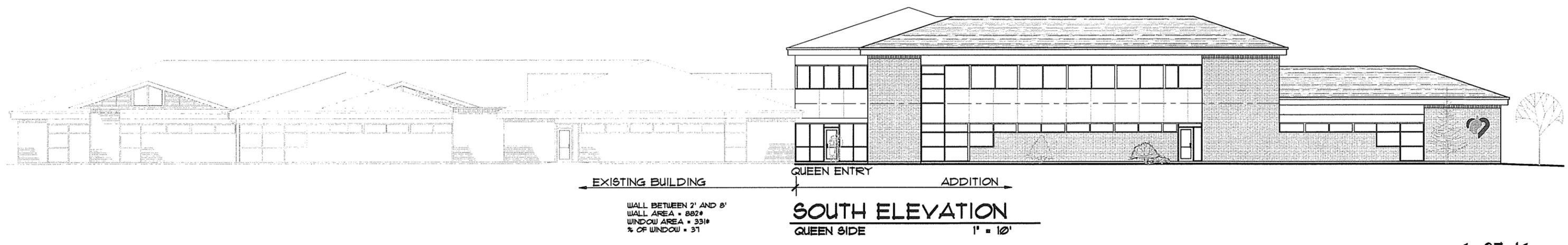
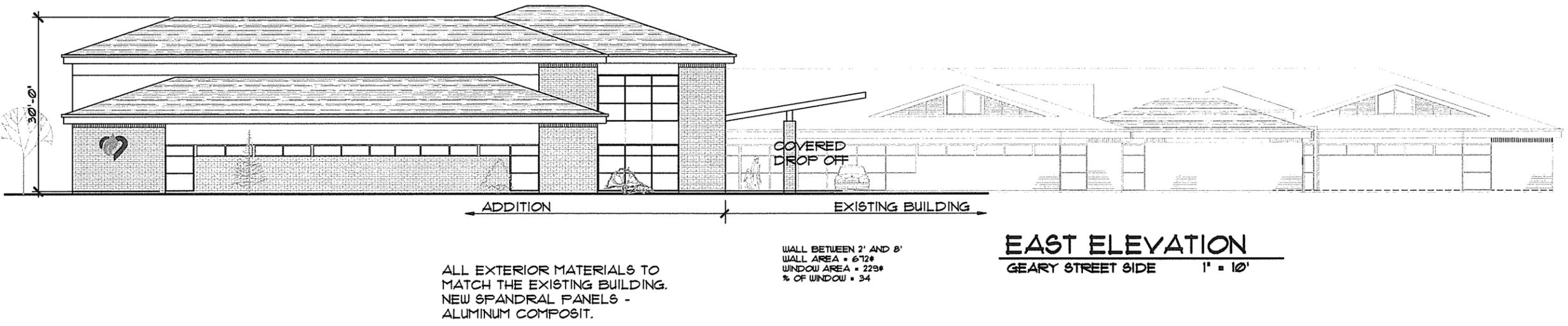
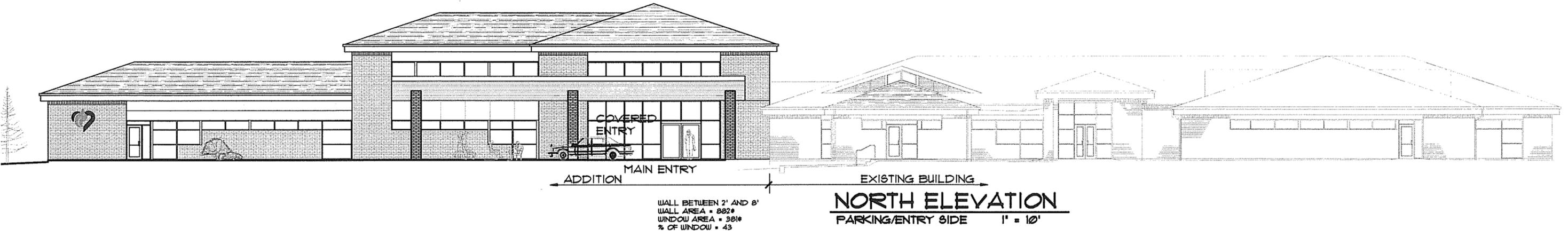
Conclusion

The Standards in ADC 11.400 through 11.510 do not apply to this development.

**END OF NARRATIVE**

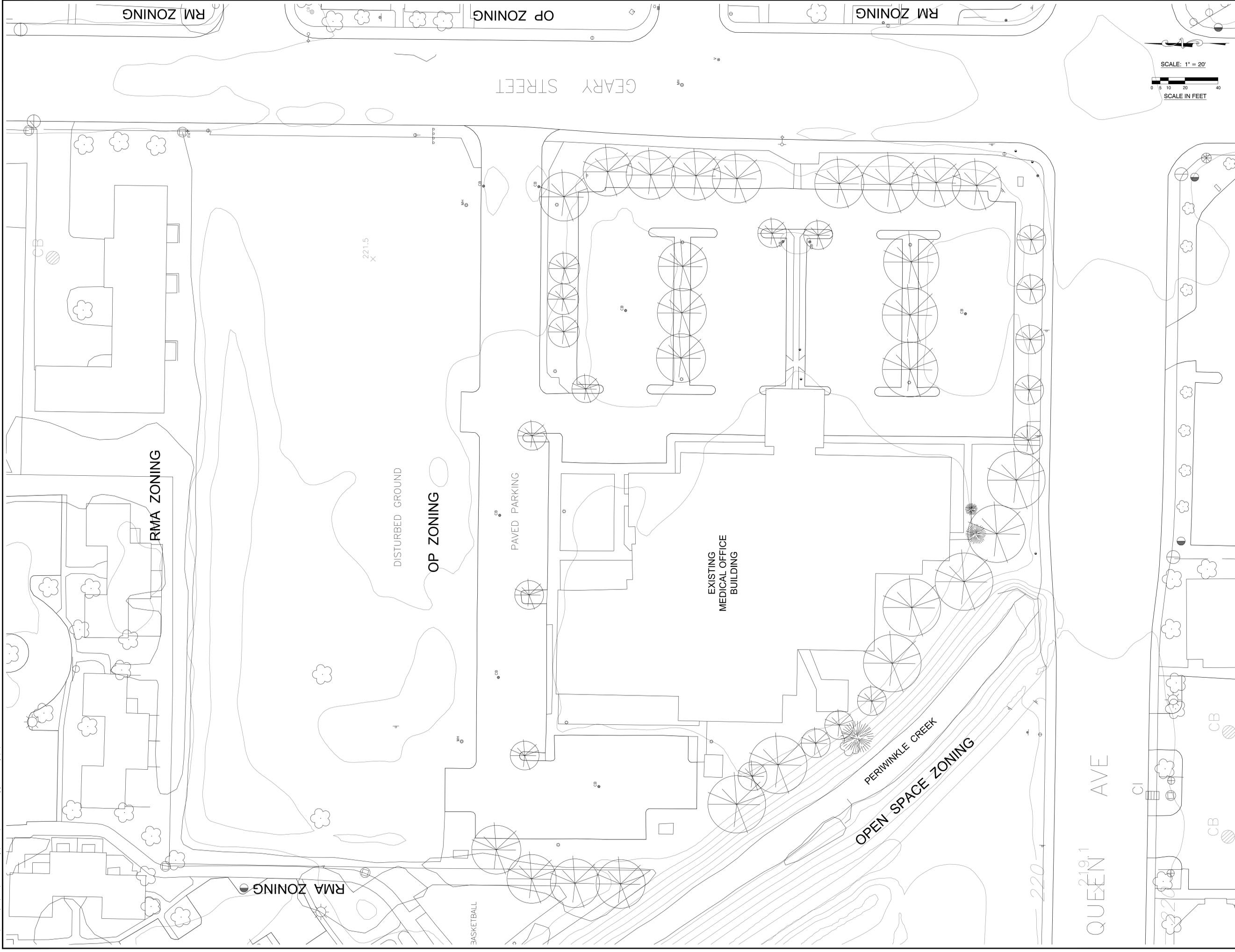






 <b>Robert D Young architect</b> 390 Bush Street SE Salem OR 97302 p. 503-578-7380 f. 503-538-7378 b.young@questoflora.net	project title <b>ADDITION TO GEARY STREET CLINIC</b> 1700 GEARY ST. ALBANY OR	6-27-16 sheet <b>A3</b> 1412





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SCALE IN FEET

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PROJECT LOCATION: 1700 GEARY STREET SE  
ALBANY, OREGON  
CLIENT: SAMARITAN ALBANY GENERAL HOSPITAL

SHEET TITLE: EXISTING CONDITIONS  
JOB NO. 16418  
DRAWN BY: DEVCO  
DRAWING: C200

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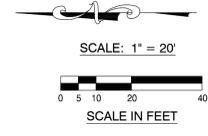
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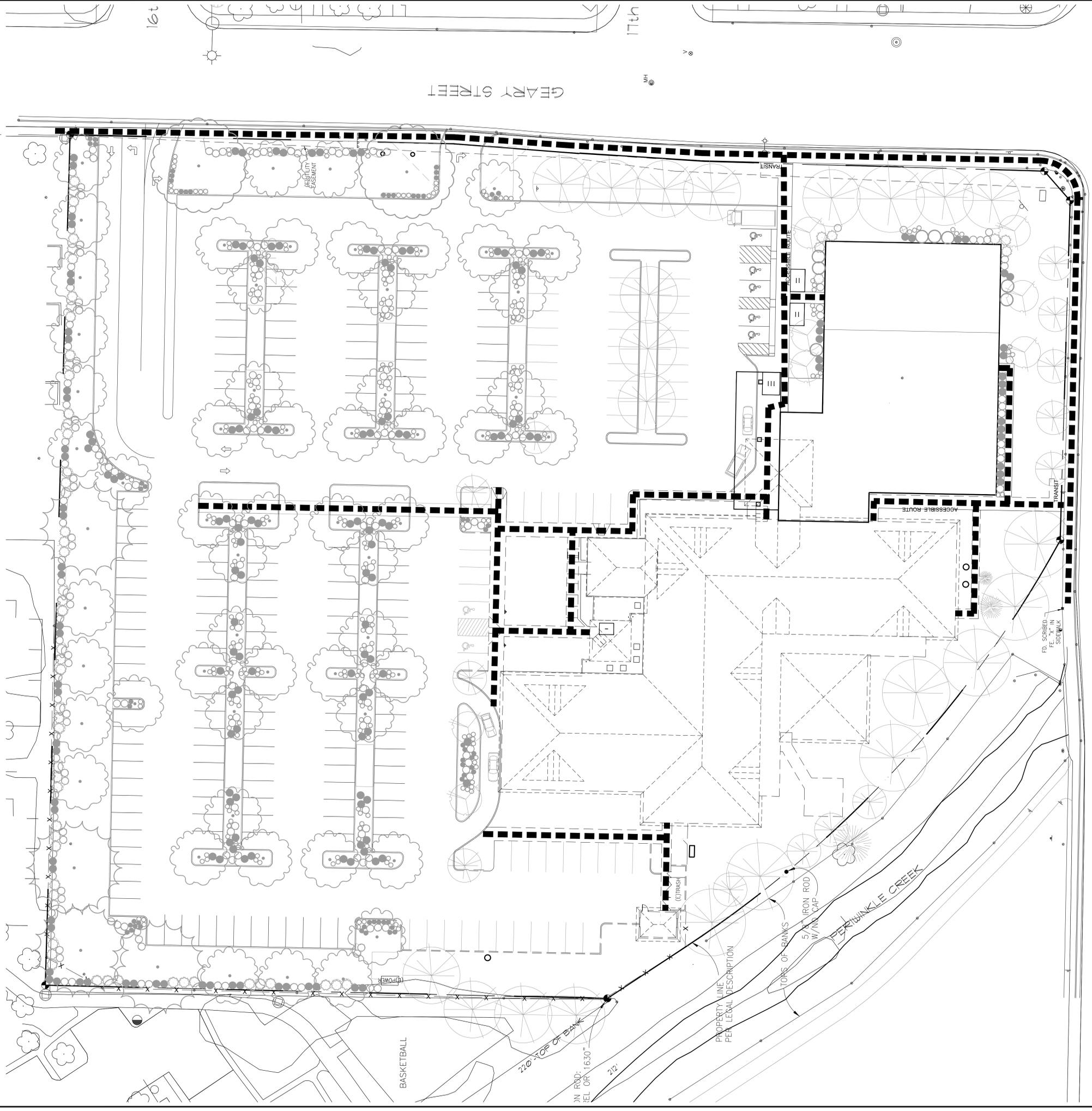








LEGEND  
PEDESTRIAN ROUTES



219.1  
X

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SHEET TITLE:  
SITE CIRCULATION PLAN  
PEDESTRIAN ROUTES

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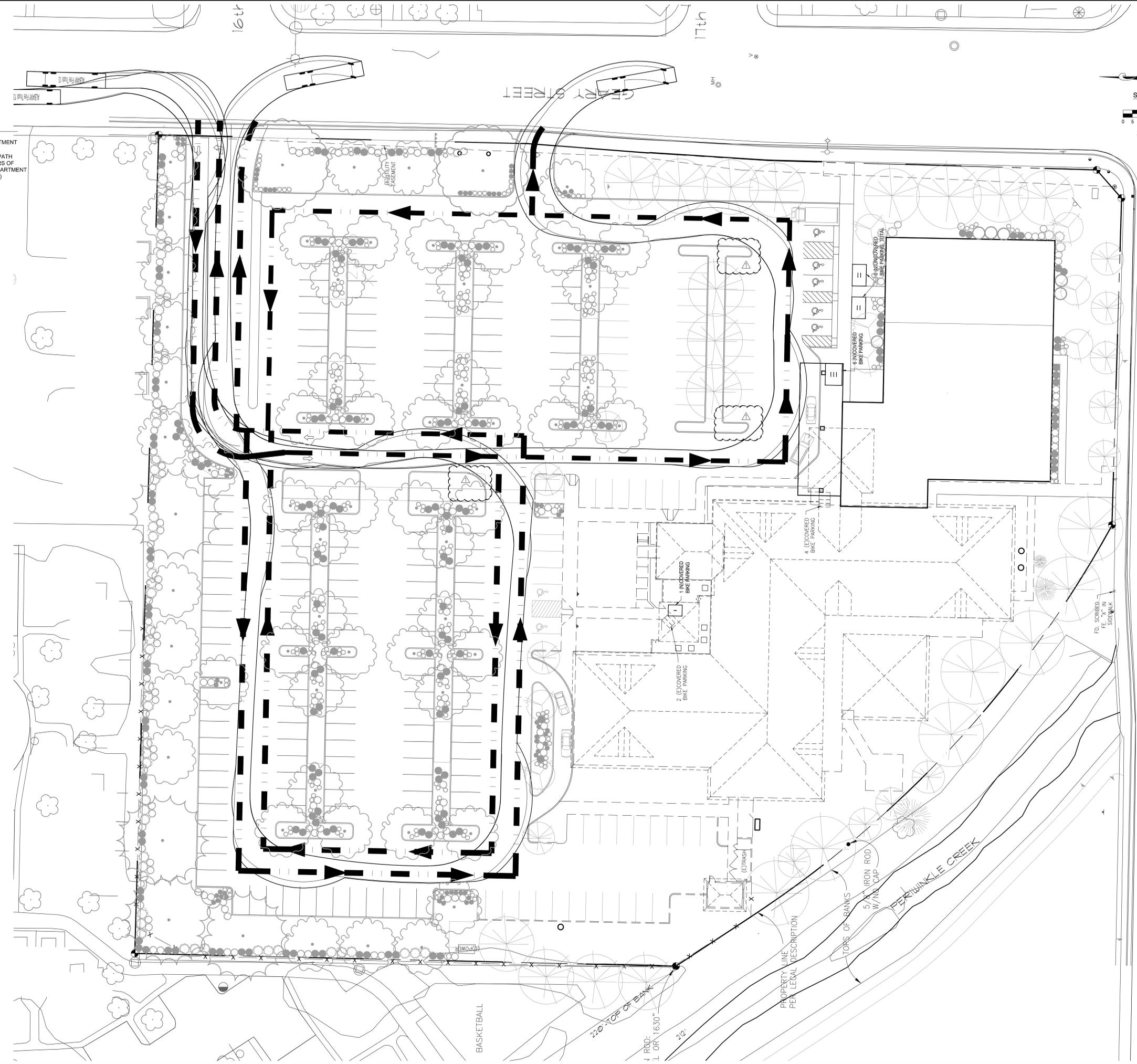
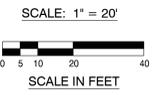






LEGEND

EMERGENCY/FIRE DEPARTMENT EQUIPMENT ROUTES (VEHICLE MANEUVERING PATH REPRESENTS PARAMETERS OF CITY OF ALBANY FIRE DEPARTS VEHICLE - (153) TRUCK (13))



QUEEN AVE.

219.1 X

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SHEET TITLE:  
SITE CIRCULATION PLAN  
EMERGENCY VEHICLES AND FIRE  
DEPARTMENT EQUIPMENT ROUTES

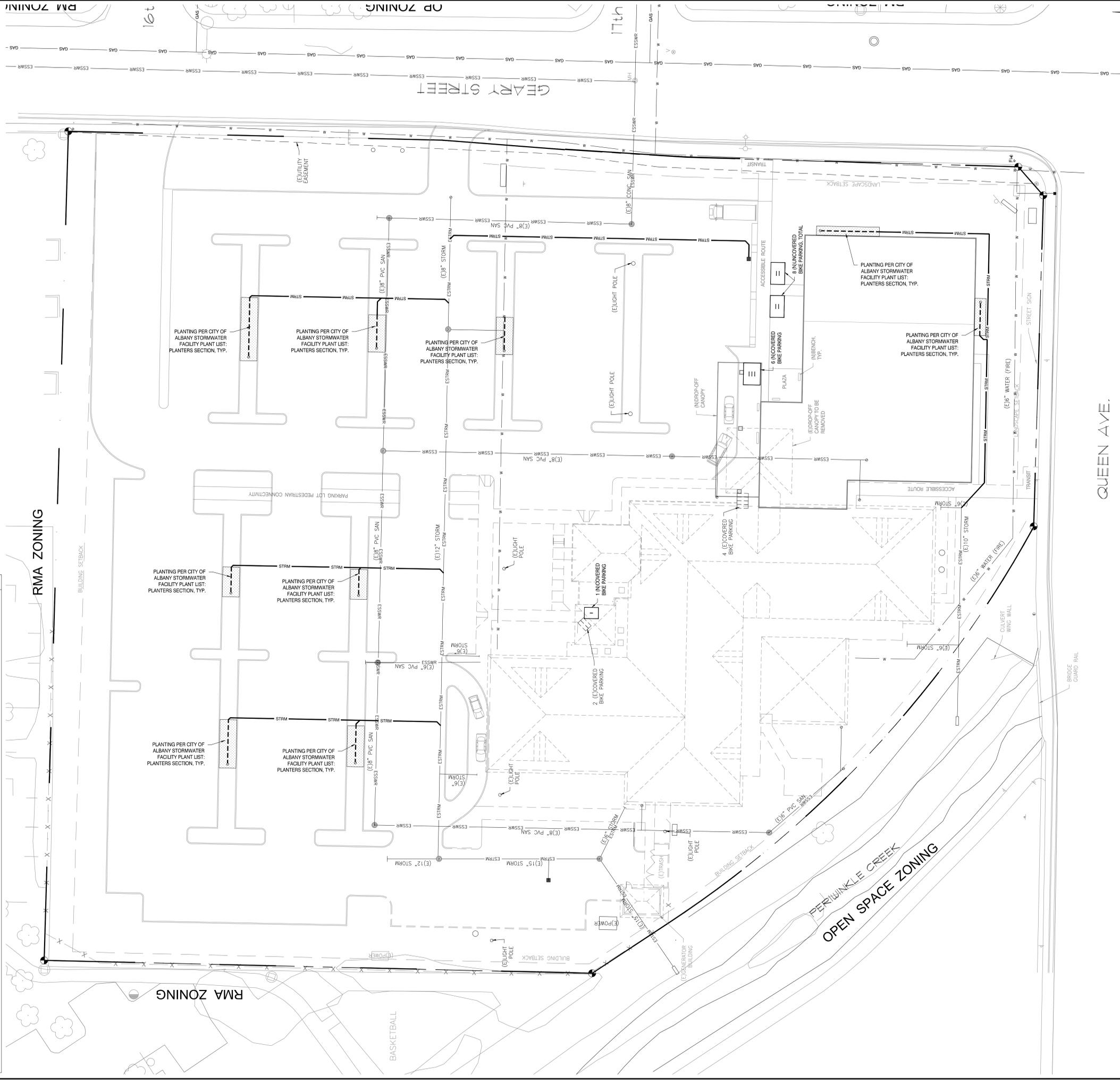
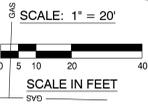
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**LEGEND**

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(N)	NEW
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EIRR	EXISTING IRRIGATION
EPOWR	EXISTING POWER
ESSWR	EXISTING SANITARY SEWER
ESTEM	EXISTING STEAM AND RETURN
ESTRM	EXISTING STORM DRAIN
ECOMM	EXISTING TELECOMMUNICATIONS
ECABL	EXISTING TV CABLE
EWATR	EXISTING WATER
GAS	NEW GAS
IRNG	NEW IRRIGATION
POWR	NEW POWER
SSWR	NEW SANITARY SEWER
STRM	NEW STORM DRAIN
COMM	NEW TELECOMMUNICATIONS
CABL	NEW TV CABLE
WATR	NEW WATER
---	EXISTING IMPROVEMENTS
---	NEW IMPROVEMENTS
---	FUTURE IMPROVEMENTS
---	EXISTING PROPERTY LINE
---	EXISTING IRON PIPE OR ROD
---	EXISTING EASEMENT
---	EXISTING RIGHT-OF-WAY
---	EXISTING BUILDINGS
---	EXISTING BUILDING OVERHANG
---	CENTERLINE
---	SAWCUT LINE
---	APPROXIMATE CLEARING LIMITS
---	EXISTING DECIDUOUS TREE
---	EXISTING EVERGREEN TREE
---	EXISTING SHRUB
---	FENCE
---	DITCH FLOW LINE
---	SANITARY SEWER MANHOLE
---	STEAM AND RETURN MANHOLE
---	STORM DRAIN MANHOLE
---	TELECOMMUNICATIONS MANHOLE
---	GAS VALVE
---	WATER VALVE, AIR RELEASE VALVE
---	WATER METER, GAS METER
---	FIRE HYDRANT
---	FIRE DEPARTMENT CONNECTION
---	HOSE BIB
---	IRRIGATION SPRINKLER HEAD
---	CATCH BASIN
---	CURB INLET
---	CLEAN OUT
---	RAIN DRAIN
---	THRUST BLOCK
---	STREET LIGHT, PARKING LOT LIGHT
---	LANDSCAPE LIGHT
---	UTILITY POLE
---	UTILITY VAULT
---	ELECTRICAL PEDESTAL
---	TRANSFORMER
---	CABLE PEDESTAL
---	TELECOMMUNICATIONS PEDESTAL
---	SIGN
---	MAILBOX
---	EXISTING CONTOUR
---	NEW CONTOUR
---	BENCH MARK
---	EXISTING SPOT ELEVATION
---	EXISTING TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
---	EXISTING FINISH ELEV. (IE=FLOW LINE)
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---	DESIGN FINISH (IE=FLOW LINE)

RMA ZONING  
BASKETBALL  
PERIWINKLE CREEK  
OPEN SPACE ZONING  
QUEEN AVE.  
GEARY STREET  
17th  
16th

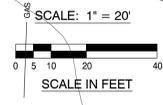
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CLIENT: SAMARITAN ALBANY GENERAL HOSPITAL

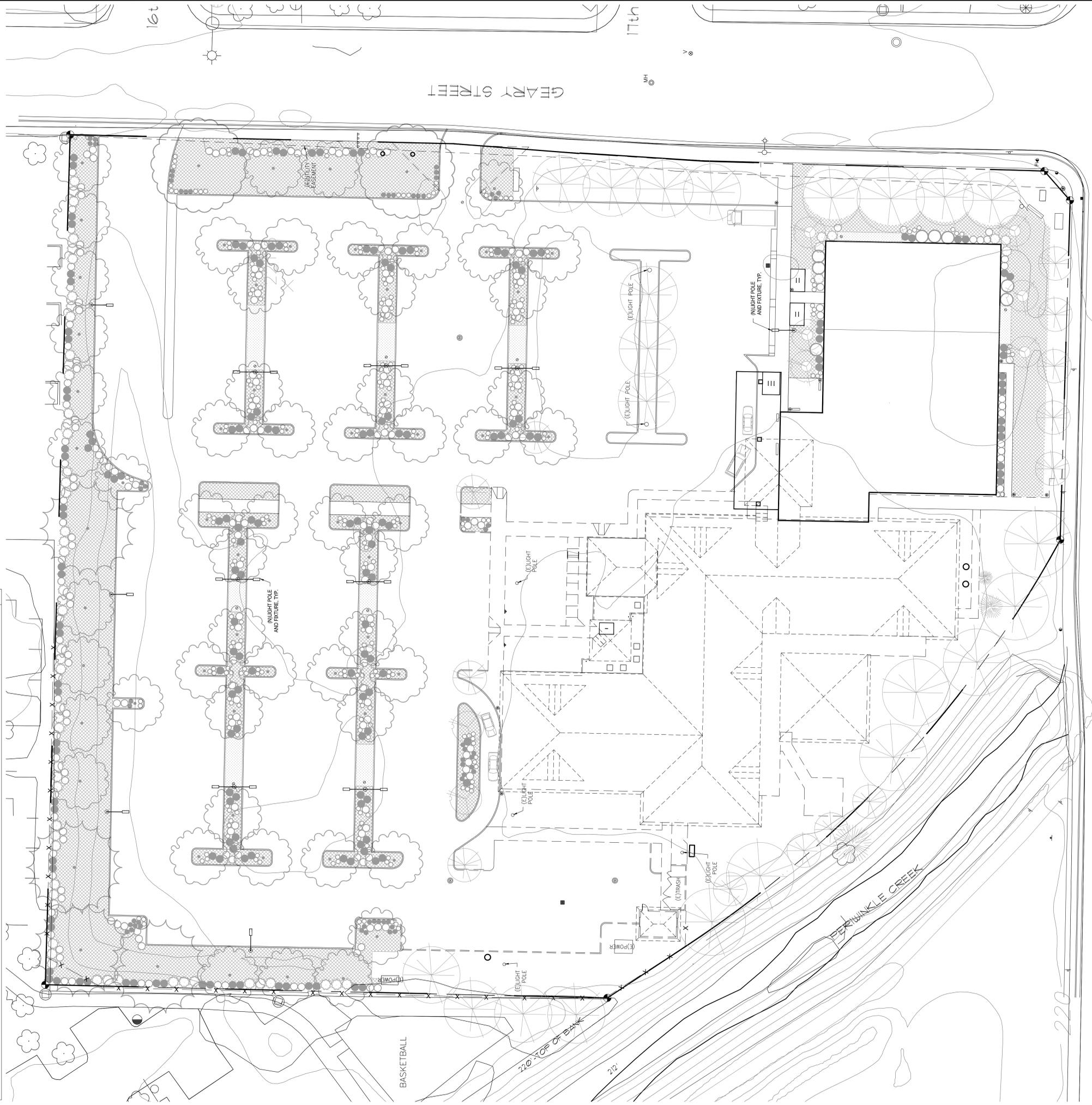
SHEET TITLE: SITE UTILITIES PLAN  
JOB NO. 16418  
DRAWN BY: DEVCO  
DRAWING: C206





GEARY STREET

QUEEN AVE.



- LEGEND**  
**SITE LIGHTING**
- EXISTING PARKING LOT LIGHT
  - NEW PARKING LOT LIGHT
  - NEW SITE LIGHTING BOLLARD

- LEGEND**
- (E) EXISTING
  - (N) NEW
  - EGAS EXISTING GAS
  - EIRRG EXISTING IRRIGATION
  - EPOWER EXISTING POWER
  - ESSWR EXISTING SANITARY SEWER
  - ESTEM EXISTING STEAM AND RETURN
  - ESTRM EXISTING STORM DRAIN
  - ECCOM EXISTING TELECOMMUNICATIONS
  - ECABL EXISTING TV CABLE
  - EWATR EXISTING WATER
  - GAS NEW GAS
  - IRNG NEW IRRIGATION
  - POWER NEW POWER
  - SSWR NEW SANITARY SEWER
  - STRM NEW STORM DRAIN
  - CCOM NEW TELECOMMUNICATIONS
  - CABL NEW TV CABLE
  - WATR NEW WATER
  - EXISTING IMPROVEMENTS
  - NEW IMPROVEMENTS
  - FUTURE IMPROVEMENTS
  - EXISTING PROPERTY LINE
  - EXISTING IRON PIPE OR ROD
  - EXISTING EASEMENT
  - EXISTING RIGHT-OF-WAY
  - EXISTING BUILDINGS
  - EXISTING BUILDING OVERHANG
  - CENTERLINE
  - SAWCUT LINE
  - APPROXIMATE CLEARING LIMITS
  - EXISTING DECIDUOUS TREE
  - EXISTING EVERGREEN TREE
  - EXISTING SHRUB
  - FENCE
  - DITCH FLOW LINE
  - SANITARY SEWER MANHOLE
  - STEAM AND RETURN MANHOLE
  - STORM DRAIN MANHOLE
  - TELECOMMUNICATIONS MANHOLE
  - GAS VALVE
  - WATER VALVE, AIR RELEASE VALVE
  - WATER METER, GAS METER
  - FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION
  - HOSE BIB
  - IRRIGATION SPRINKLER HEAD
  - CATCH BASIN
  - CURB INLET
  - CLEAN OUT
  - RAIN DRAIN
  - THRUST BLOCK
  - STREET LIGHT, PARKING LOT LIGHT
  - LANDSCAPE LIGHT
  - UTILITY POLE
  - UTILITY VAULT
  - ELECTRICAL PEDESTAL
  - TRANSFORMER
  - CABLE PEDESTAL
  - TELECOMMUNICATIONS PEDESTAL
  - SIGN
  - MAILBOX
  - EXISTING CONTOUR
  - NEW CONTOUR
  - BENCH MARK
  - EXISTING SPOT ELEVATION
  - EXISTING TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
  - EXISTING FINISH ELEV.(IE=FLOW LINE)
  - DESIGN TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
  - DESIGN FINISH (IE=FLOW LINE)

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		

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CORVALLIS, OREGON (541) 757-8801

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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 LIGHTING PLAN**

JOB NO. 16418  
DRAWN BY: DEVCO  
DRAWING: **C207**

FILE: \\N:\D:\3D - Projects\16418\Production Drawings\Lighting\Lighting.dwg [C:\007] 7/16/2016 12:29 PM - Lines



DRAWING STATUS:	DATE:	NO. REVISION:	DATE:
<input type="checkbox"/> PRELIMINARY	07/15/16	PER CITY REVIEW	09/23/16
<input checked="" type="checkbox"/> SUBMITTED			10/06/16
<input type="checkbox"/> BID SET			
<input type="checkbox"/> PERMIT SET			
<input type="checkbox"/> CONST. SET			

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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: CONCEPTUAL LANDSCAPE PLAN  
JOB NO. 16418  
DRAWN BY: DEVCO  
DRAWING: L200

LEGEND  
CONCEPTUAL LANDSCAPE PLAN

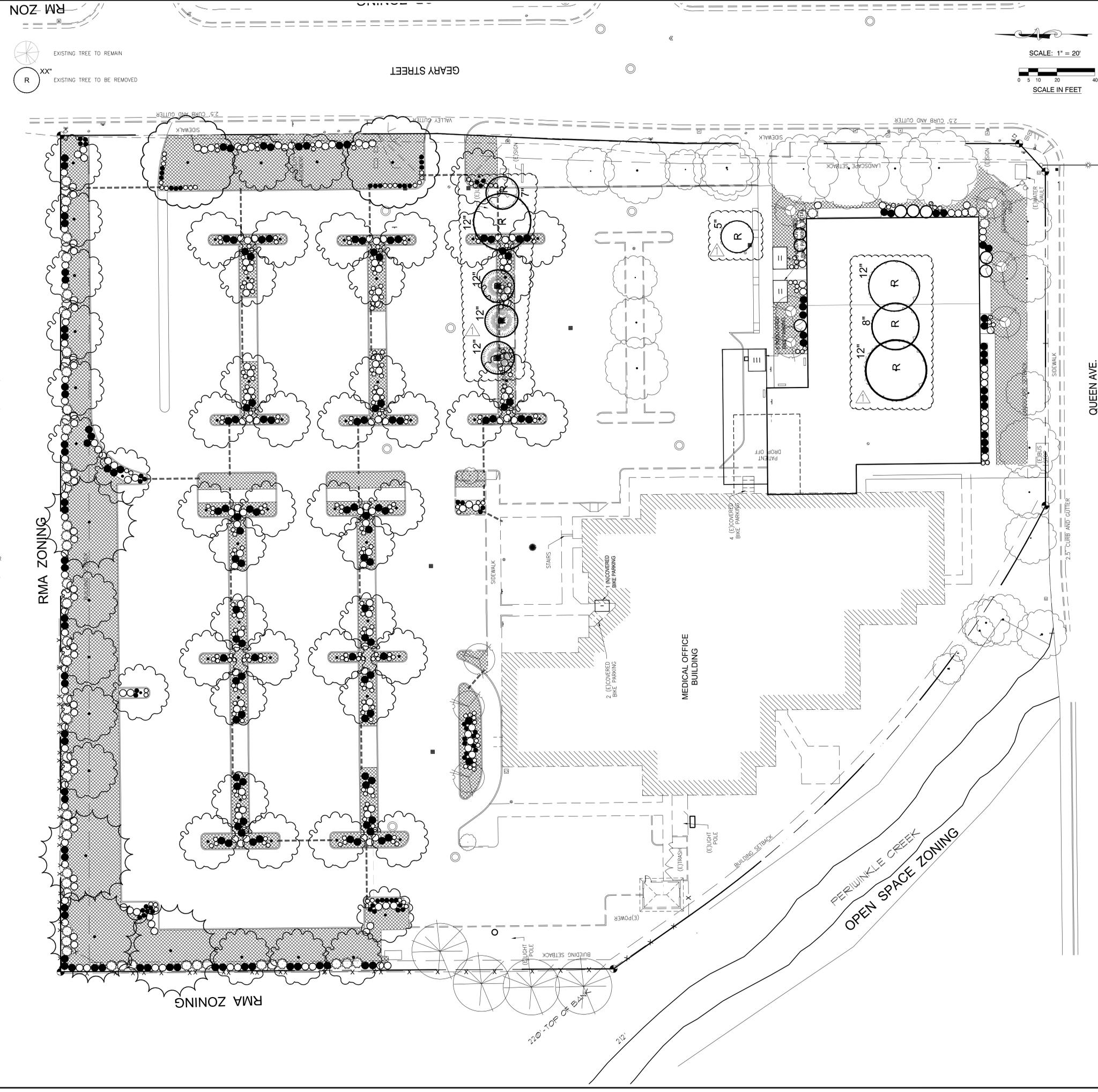
- LARGE 50' CANOPY, DECIDUOUS TREE, I.E. PLATANUS X ACERIFOLIA 'COLUMBIA'  
COLUMBIA PLANETREE (XX" CALIPER)
- LARGE 50' CANOPY, DECIDUOUS TREE, I.E. QUERCUS COCCINEA, SCARLET OAK  
(XX" CALIPER)
- MEDIUM 35' CANOPY, DECIDUOUS STREET TREE  
ULMUS WILSONIANA 'PROSPECTOR' PROSPECTOR ELM (MIN. 6' TALL)
- 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
- PROPOSED IRRIGATION SLEEVE LOCATION
- NOTE: THE SITE WILL BE FULLY IRRIGATED. IRRIGATION DESIGN TO BE SUBMITTED WITH FINAL LANDSCAPE PLANS.

LANDSCAPING NOTES:

1. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT NECESSARY FOR TOPSOIL PREPARATION, PLACEMENT, SPREADING, PLANTER BACKFILL, APPLICATION OF SOIL AMENDMENTS (AS REQUIRED) AND FERTILIZERS, FINISH GRADING, AND INSTALLATION OF TREES, SHRUBS AND GROUND COVERS, AND APPLICATION OF BARK MULCH. CONTRACTOR SHALL PROTECT, MAINTAIN, GUARANTEE AND/OR REPLACE ANY PLANTS AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK INDICATED. WORK INCLUDES COORDINATION WITH IRRIGATION SYSTEM.
2. PROVIDE PLANT MATERIALS IN ACCORDANCE WITH SPECIES, SIZES, AND QUANTITIES INDICATED ON DRAWING(S). SUBMIT REQUEST FOR ANY PLANT MATERIAL SUBSTITUTIONS BASED ON PLANT SURVIVABILITY AND/OR AVAILABILITY TO ENGINEER.
3. LANDSCAPE CONTRACTOR SHALL LOCATE, VERIFY AND PROTECT ALL EXISTING UTILITIES AND FEATURES ON AND ADJACENT TO THE PROJECT SITE PRIOR TO AND DURING WORK TASKS. LANDSCAPE CONTRACTOR SHALL REPAIR, AT THEIR OWN EXPENSE, ALL DAMAGE RESULTING FROM THEIR OPERATIONS OR NEGLIGENCE. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PROTECT THE PUBLIC AT ALL TIMES DURING THE INSTALLATION PROCESS.
4. LANDSCAPE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS AND RELATED WORKMANSHIP ON INSTALLATION, BEGINNING AFTER THE DATE OF WRITTEN APPROVAL AND ACCEPTANCE OF WORK FOR ONE FULL CALENDAR YEAR, OR ONE FULL GROWING SEASON, WHICHEVER IS LONGER.
5. ALL PLANTS AND PLANTING MATERIALS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE AND COUNTY LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND CONTROL.
6. QUALITY DEFINITIONS AND CALIPER-TO-HEIGHT RATIOS SHALL BE NO LESS THAN THE MINIMUMS SPECIFIED IN THE AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, OR AS SPECIFIED ON THE DRAWINGS, WHICHEVER IS GREATER. PROVIDE HEALTHY STOCK, IN PRIME CONDITION EXHIBITING NORMAL BALANCED GROWTH PATTERNS, WELL BRANCHED AND ROOTED, FULL FOLIAGE WHEN IN LEAF, FREE OF DISEASE, INJURY, HARMFUL INSECTS, EGGS, LARVAE, WEEDS, AND WEED ROOTS. PLANTS SHALL BE NURSERY GROWN. DO NOT USE COLD STORAGE PLANTS.
7. TOPSOIL SHALL BE THAT WHICH WAS FOUND ON SITE IN A NATURAL STATE, FOUND AT A DEPTH OF LESS THAN 30". TOPSOIL SHALL BE FREE OF STICKS, SUBSOIL, CLAY LUMPS LARGER THAN 2" DIA., DEBRIS, ROCKS LARGER THAN 1" DIA., TURF, WEEDS, ROOTS, CONTAMINATES, OR OTHER OBJECTIONABLE MATERIAL. IF EXISTING SOILS ARE OF INSUFFICIENT QUALITY OR QUANTITY, PROVIDE REQUEST FOR ADDITIONAL TOPSOIL TO ENGINEER AND IMPORT TOPSOIL AS APPROVED BY THE ENGINEER.
8. AMEND PLANTING MIX TO CONSIST OF 50% SANDY LOAM, 25% COMPOSTED MANURE, AND 25% FINE GROUND FIR BARK.
9. BED AREAS SHALL HAVE A MIN. OF SIX INCHES OF TOPSOIL OVER PLANTING AREAS. ROTOTILL SUFFICIENTLY TO INCORPORATE TOPSOIL INTO SUBGRADE.
10. APPLY OSMOCOTE SLOW RELEASE FERTILIZER (OR APPROVED EQUAL) TO ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS AT TIME OF PLANT INSTALLATION.
11. INSTALL PLANTS PER LANDSCAPE PLAN AND DETAILS.
12. MULCH PLANTING BEDS AND AREAS WITH A FIR MULCH FREE OF NOXIOUS WEEDS, PESTS AND MATERIALS HARMFUL TO PLANT LIFE, AND SHALL BE AS PER STATE OR LOCAL INDUSTRY STANDARD FOR COMMERCIAL/RESIDENTIAL ORNAMENTAL LANDSCAPE BEDS, FOR WEED AND MOISTURE CONTROL. PROVIDE SURFACE MULCH AT A MINIMUM OF 3" DEPTH.
13. REMOVE ALL EXCESS WASTE MATERIAL DAILY. SWEEP AND WASH "SPOTLESSLY" CLEAN ALL BUILDINGS, WALLS, WALKS, PAVEMENTS AND LIGHTING.

GENERAL IRRIGATION DESIGN AND CONSTRUCTION NOTES:

1. IRRIGATION SYSTEM SHALL BE CONTRACTOR DESIGNED AND INSTALLED PER ALL APPLICABLE LOCAL AND STATE CODES, INSPECTIONS, AND EQUIPMENT MANUFACTURER'S SPECIFICATIONS. ACCEPTABLE MANUFACTURERS: RAIN BIRD (PREFERRED) OR APPROVED EQUAL.
2. IRRIGATION SYSTEM DESIGNER/INSTALLER SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO INSTALLATION WORK.
3. ALL AREAS IRRIGATED WITH SPRAY HEADS TO RECEIVE 100% COVERAGE. MINOR ADJUSTMENTS TO HEAD LOCATIONS MAY BE NECESSARY TO ENSURE PROPER COVERAGE.
4. CONTRACTOR SHALL SUBMIT SYSTEM SHOP DRAWINGS TO THE OWNER AND TO THE OWNER'S ENGINEER, FOR OWNER APPROVAL.
5. GANG IRRIGATION VALVES TOGETHER WHEN POSSIBLE.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO SUPPLY THE MANUFACTURER'S SPECIFIED MINIMUM OPERATING PRESSURE TO FARTHEST WATER CONNECTION.
7. MAIN LINES AND LATERAL LINES TO BE SIZED AS NECESSARY SO THAT SYSTEM DESIGN IS IN COMPLIANCE WITH MANUFACTURER'S MINIMUM PERFORMANCE STANDARDS.
8. IRRIGATION SYSTEM INSTALLER SHALL BE RESPONSIBLE FOR REQUESTING LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY WORK.
9. IRRIGATION SYSTEM INSTALLER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY EXISTING VEGETATION AND ITS ROOT ZONE(S).
10. IRRIGATION SYSTEM DESIGNER/INSTALLER SHALL SUPPLY TO THE OWNER AN IRRIGATION PLUMBING SCHEDULE THAT LISTS ALL IRRIGATION ZONES AND THE GALLONS PER MINUTE (GPM) DEMAND PER EACH ZONE.
11. IRRIGATION SYSTEM INSTALLER SHALL SUPPLY TO THE OWNER, AT THE COMPLETION OF THE SYSTEM INSTALLATION: 1. AS-BUILT RECORD DRAWINGS; 2. CONTROLLER REFERENCE CHART; 3. ALL MAINTENANCE MANUALS AND WARRANTY/GUARANTEE INFORMATION.
12. ALL MATERIALS AND EQUIPMENT SHALL BE NEW. LOW VOLUME EMITTERS: PROVIDE TYPE AND RELATIVE "XERIGATION" SERIES COMPONENTS AS MANUFACTURED BY RAIN BIRD SPRINKLER MFG. CORP., OR APPROVED EQUAL. LATERAL LINE: PVC PIPE, POLYETHYLENE GLYCOL (PE) PLASTIC, PVC 1120, CLASS 200, TYPE 1, NORMAL IMPACT, I.P.S., NSP APPROVED PLAIN AND/OR BELL END, COLOR WHITE, MEETING REQUIREMENTS OF ASTM D2241 AND D1784.
13. CONNECTION TO WATER SOURCE: WATER SUPPLY SHALL BE FROM NEW ON-SITE WATER METER(S). VERIFY LOCATION(S). NOTIFY OWNER AND OWNER'S ENGINEER OF ANY WATER SERVICE INTERRUPTION A MIN. OF 24 HOURS PRIOR TO ANY REQUIRED SHUT-OFF.
14. DRAIN VALVES SHALL BE CONSTRUCTED AS REQUIRED TO ALLOW SYSTEM DRAINAGE DURING FREEZING CONDITIONS.
15. ANY NEW DUCT(S)/SLEEVES FOR IRRIGATION AND/OR CONTROL WIRES UNDER NEW PAVEMENT AND/OR SIDEWALKS SHALL BE SCH 40 PVC AND WILL BE PROVIDED BY THE GENERAL CONTRACTOR AS NOTED ON UTILITY DRAWING.
16. SUGGESTED WATERING REQUIREMENTS (VERIFY WITH INDUSTRY STANDARD):  
TREE SPECIES - 21.7 GAL./DAY OR INDUSTRY STANDARD MINIMUM  
SHRUB SPECIES - 5.4 GAL./DAY OR INDUSTRY STANDARD MINIMUM  
SUBSHRUB SPECIES - 1.0 GAL./DAY OR INDUSTRY STANDARD MINIMUM  
ORNAMENTAL GRASSES - 0.5 GAL./DAY OR INDUSTRY STANDARD MINIMUM  
BULBS AND GROUND COVER - 1 IN./DAY OR INDUSTRY STANDARD MINIMUM



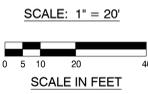
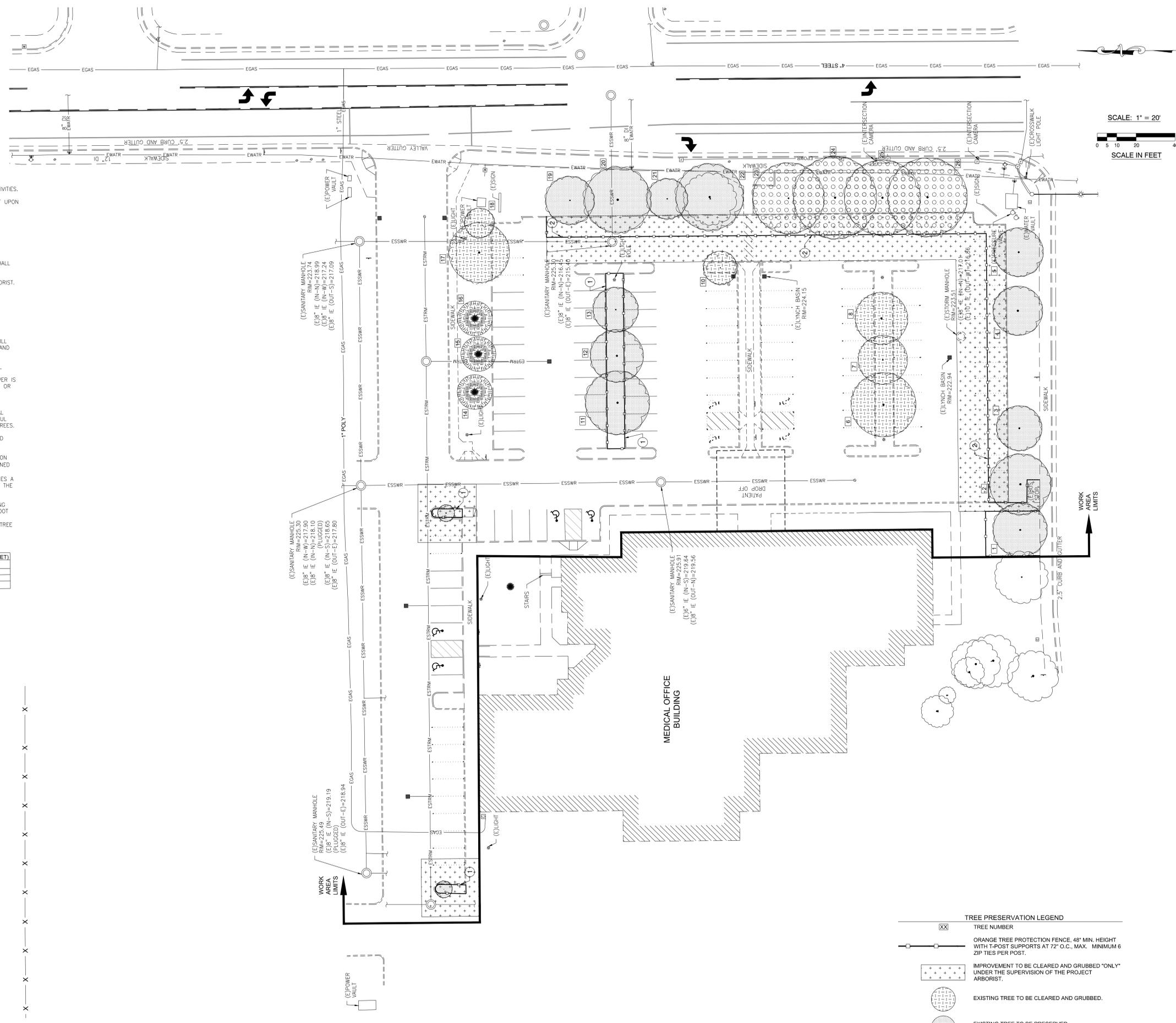
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FOR LAND USE PURPOSES ONLY



- 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.

FILE: I:\CON\3D - Projects\16418\Production Drawings\Process\16418\TREEPRESERV.DWG [202] (REV. PRESENT) 10/12/2016 4:44 PM - User

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PROJECT: GEARLY STREET CLINICS  
 22,000 SQ.FT. MAX. ADDITION  
 PROJECT LOCATION: 1700 GEARLY STREET SE  
 ALBANY, OREGON  
 CLIENT: SAMARITAN ALBANY GENERAL HOSPITAL

SHEET TITLE: TREE PRESERVATION PLAN

JOB NO. 16418  
 DRAWN BY: DEVCO  
 DRAWING: L202

DRAWING STATUS:	DATE:	NO. REVISION:	DATE:
<input type="checkbox"/> PRELIMINARY		<input type="checkbox"/> PER CITY REVIEW	09/23/16
<input checked="" type="checkbox"/> SUBMITTED	10/06/16	<input type="checkbox"/> BID SET	
<input type="checkbox"/> BID SET		<input type="checkbox"/> PERMIT SET	
<input type="checkbox"/> PERMIT SET		<input type="checkbox"/> CONST. SET	
<input type="checkbox"/> CONST. SET			





245 NE Conifer P.O. Box 1211 Corvallis, OR 97339 (541) 757-8991 Fax: (541) 757-9885

14 October 2016

David Martineau, AICP, CFM, Lead Current Planner  
 City of Albany  
 Community Development Department  
 POB 490  
 Albany, Oregon 97321

SUBJECT: Gear Street Clinic (SP-15-16)

Dear David:

In response to your September 23<sup>rd</sup>, 2016, email request we are submitting the following information as annotated to each item.

- **There are 9 trees slated for removal. Can you confirm whether some or all of them are greater than 8" in diameter (25" in circumference)? If five or more trees are larger than that, a Site Plan Review for Tree Felling Concurrent with Development needs to be submitted.**

Response: Of the nine trees to be removed, seven have trunk diameters 8" or larger. The trunk diameters of those trees to be removed are noted in the accompanying revised Conceptual Landscape Plan. Also accompanying this letter is the requested tree felling Site Plan Review Application Supplement.

- **From the plans, it is unclear whether the fence shown on the west side and part of the north side of the property is existing or if it is proposed. If any of the fence is being used to provide screening between the medical office use and the abutting residential use, we will need to know the type of fence, height, and whether sight-obscuring privacy slats will be installed. If you intend to use the proposed evergreen shrubs to meet screening requirements, please confirm that they are of a variety that will form a continuous hedge at least 4 feet in height within two years of planting.**

Response: All fencing shown is existing. However, since the time of preparing this application the property owner to the north of the Clinic site has removed the north side fence and may replace it in the future. The west side fence is generally in poor condition and not maintained by the property owner.

Fencing is not proposed by the Applicant to provide screening between the medical office use and the abutting residential uses. This letter confirms that the required screening will be provided by the final landscape plantings which will form a continuous hedge at least four feet high within two years of planting.

David Martineau, AICP, CFM, Lead Current Planner  
City of Albany  
14 October 2016  
Page 2

- Also, could you please provide a description of the operating characteristics of the site, such as hours, days of the week, the range of activities that will take place on site, whether overnight stays will occur, etc.

Response: Expansion of patient care environment, operational seven days a week (Urgent Care) hours from 8am to 9pm. No overnight stays. The additional space will really just be additional space used for the same type of clinical care already occurring at the Geary Street Clinic.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lyle E. Hutchens", with a long horizontal flourish extending to the right.

Lyle E. Hutchens  
Senior Project Manager

LEH/nrw  
16418 dmartineau 10072016.docx

Enclosure: Site Plan Review - Tree Felling Application Supplement


**COMMUNITY DEVELOPMENT DEPARTMENT**

Planning Division

P.O. Box 490

333 Broadalbin Street SW

Albany, OR 97321

Phone 541-917-7550

Fax 541-791-0150

[www.cityofalbany.net](http://www.cityofalbany.net)


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# Site Plan Review -Tree Felling

## Application Supplement

### Checklist & Review Criteria

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**INFORMATION AND INSTRUCTIONS:**

- **Filing Fee** (*subject to change every July 1*): staff will contact you for payment after submittal.
 

<input checked="" type="checkbox"/>	Concurrent with a Development Proposal:	\$404
<input type="checkbox"/>	Not Concurrent with a Development Proposal:	\$1,077
  - All plans and drawings must be to scale, and review criteria responses should be provided as specified in this checklist.
  - Email all materials to [epans@cityofalbany.net](mailto:epans@cityofalbany.net). Please call 541-917-7550 if you need assistance.
  - Depending on the complexity of the project, paper copies of the application may be required.
  - Before submitting your application, please check the following list to verify you are not missing essential information. An incomplete application will delay the review process.
- 

**TREE REMOVAL PERMIT INFORMATION**
**Less than five (5) trees**

Albany Municipal Code Chapter 7.98, Tree Regulations, requires a permit for the removal of street tree(s). A permit is also required to remove any tree(s) within City limits that have a circumference of six and one-half feet (approximately 25" in diameter) or greater. Contact the City Arborist at 541-917-7763 or download the permit at [Development Resource Center, Forms and Checklists](#).

**Five (5) or more trees**

Albany Development Code 9.205 – 208, Tree Felling, requires a site plan review when proposing to cut five or more trees that are each eight inches (8") in diameter or greater, measured four and one-half feet (4'5") from the ground. The City Arborist will review this request, but the site plan review is initially performed by the Community Development Department Planning Division.

## SITE PLAN REVIEW – TREE FELLING CHECKLIST

- PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES** Submitted previously (SP-15-16)
- SUPPLEMENTAL APPLICATION INFORMATION** (see below)
- REVIEW CRITERIA** (see below)
- SITE PLAN AND TREE INVENTORY** (see below)
- TREE PRESERVATION PLAN** (see below)

## SITE PLAN REVIEW -TREE FELLING OVERVIEW

### ALBANY DEVELOPMENT CODE SECTIONS 9.205-9.208

Trees of significant size represent a visual and aesthetic resource to the community. Trees provide benefits including shading, reduction in excess stormwater runoff, erosion control, and wildlife habitat. These standards are intended to balance the preservation of significant trees as a benefit to the community with the individual right to use and enjoy property. When Tree Felling Approval is Required: In any zoning district to fell five or more trees that have a trunk that is larger than 25 inches in circumference when measured 54 inches from the base of the tree and that are located on a property (or properties under single ownership) that are larger than 20,000 square feet in area.

Definitions: or the purposes of this application, these definitions apply:

1. Fell: To remove or sever a tree or the intentional use of any procedure the natural result of which is to causes the death or substantial destruction of the tree. Fell does not in any context include normal pruning of trees.
2. Tree: A living, standing, woody plant.
3. Tree Circumference: The circumference of a tree is measured at 4-1/2 feet above mean ground level from the base of the trunk. To obtain the circumference of a tree with multiple trunks, add the individual trunk circumferences, which are greater than 6 inches in circumference.

Exemptions: The following activities are exempt from site plan review:

1. The action of any City official or of any public utility necessary to remove or alleviate an immediate danger to life or property; to restore utility service, or to reopen a public street to traffic.
2. Felling of any tree that is defined as a nuisance under the Albany Municipal Code.
3. Felling necessary to maintain streets or utilities within a public right-of-way or utility easement, provided the Tree Commission or City Forester approved the proposed tree felling.
4. Felling of trees planted as Christmas trees.
5. Felling of trees on property under a Forest Stewardship Plan approved by the Oregon Department of Forestry.

A pre-application meeting is held for all applications, unless the Director determines one is not necessary. The meeting provides for an exchange of information about Development Code and Comprehensive Plan requirements and provides technical and design assistance to the applicant.

The Director acts as the review body for a Tree Felling application (Type IL procedure) unless it is filed with a concurrent application that has a higher review level. In that case all concurrent applications are reviewed together at the highest level. Notice of the application is sent to neighbors, residents, and neighborhood associations, if applicable, within a 100 foot boundary of the subject properties where the trees are located. The Director may increase the notice area. Written comments from affected parties are considered when making the decision.

Oregon statutes require that land-use decisions be made within 120 days from the date the application is deemed complete. However, unless the project is complex, or a large number of applications have been submitted for review before your application is submitted, the City typically is able to issue a decision within a shorter time.

Persons with standing may appeal the City's decision filing a Notice of Intent to Appeal to the State Land Use Board of Appeals (LUBA) not later than 21 days after the date of the decision is mailed. In order to be able to appeal to LUBA, an affected party must have raised an issue in writing before the date given in the Notice of Filing.

**Note:** Some properties may have covenants or restrictions, which are private contracts between neighboring landowners. These frequently relate to density, minimum setbacks, or size and heights of structures. While these covenants and restrictions do not constitute a criterion for a City land use decision, they may raise a significant issue with regard to the City's land use criteria. It is the responsibility of the applicant to investigate private covenants or restrictions.

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## SUPPLEMENTAL APPLICATION INFORMATION

Describe in detail, here or on a separate sheet of paper, the proposed tree felling project. Include the total number of existing regulated trees on the site, and of those, the total number proposed for removal.

Clearing and grubbing of 9 trees (7 significant) to accommodate 22,000 square feet, two-story addition to existing medical office building, and associated parking lot addition.

Which type of situation is applicable to this request: ADC 9.208 (1), (2) or (3)? Situation B

Size of the subject properties 4.74 acres (by tax map)

Does the site contain any existing structures, private wells, septic tanks, drain fields? Yes

If yes, describe: Samaritan Geary Street Clinic

(Show the location of these features on the accompanying site plan, and if they are to be removed.)

Current use of the subject property Medical office and parking

Existing uses and zoning of properties adjacent to the site (including across the street, if applicable):

	<u>Current Uses</u>	<u>Zoning</u>
North	<u>Residential</u>	<u>RMA</u>
South	<u>Commercial</u>	<u>CC</u>
East	<u>Office / Commercial</u>	<u>OP / NC</u>
West	<u>Periwinkle Creek / Residential</u>	<u>Open Space / RMA</u>

Is there a phasing plan? Yes If yes, describe here and show the phase lines on the site plan. Included with the application materials for SP-15-16

To assess whether the City will need additional information and/or whether you must obtain additional permits or applications from other agencies or departments, please answer the following questions.

**Will the tree removal:**

- |   |                     |
|---|---------------------|
| a) Require removal or demolition of any existing structure(s)?  | Yes ___ No <u>x</u> |
| b) Affect historic structures or historically significant features?   | Yes ___ No <u>x</u> |
| c) Be located within a 100-year floodplain?   | Yes ___ No <u>x</u> |
| d) Be located within the designated Willamette Greenway?  | Yes ___ No <u>x</u> |
| e) Affect an identified wetland?  | Yes ___ No <u>x</u> |
| f) Require a Variance or Adjustment from a development standard?  | Yes ___ No <u>x</u> |
| g) Involve fill or removal of contaminated soils or hazardous material?   | Yes ___ No <u>x</u> |
| h) Involve grading/fill: within the 100-year floodplain or a watercourse, as shown on the City's Drainage Master Plan; over an existing public storm drain, sanitary sewer or waterline; or more than 50 cubic yards in areas that have an average slope of 12% or greater? | Yes ___ No <u>x</u> |
| i) Involve land that has a current average slope of 12% to 25%?   | Yes ___ No <u>x</u> |
| j) Involve removal of vegetation or trees?  | Yes <u>x</u> No ___ |

If you answered yes to any of the above, contact the Planning Division before submitting your application.

### TREE FELLING REVIEW CRITERIA (ADC 9.208)

Requests for tree felling will be approved if the review body finds that the application meets all of the criteria applicable to this application either outright or with conditions that bring the proposal into compliance with the criteria.

- This application either falls under Situation A, B and/or C as outlined below. Identify which is applicable to your situation and on a separate sheet of paper, prepare a detailed written response using factual statements (called findings of fact) to explain how the proposed Tree Felling complies with each of the review criteria that are applicable to this application. Each criterion must have at least one finding of fact and conclusion statement.

**Situation A:** The Community Development Director shall approve a Site Plan Review for tree felling when the applicant demonstrates that the felling of the tree(s) is warranted because of the condition of the tree(s) with respect to disease, hazardous or unsafe conditions, danger of falling, proximity to existing structures or proposed construction, or interference with utility services or pedestrian or vehicular safety. The Director may require the applicant to provide a Certified Arborist's report.

 **Situation B:** 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 or City Forester shall approve a Site Plan Review for tree felling when the applicant demonstrates that all of the following review criteria are met:

1. 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.

2. The proposed felling is consistent with State standards and City ordinances, and 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.
3. 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 value, are preserved.
4. Tree felling in Significant Natural Resource Overlay Districts meets the applicable requirements in Article 6.

**Situation C:** For property where tree felling has not been approved as part of a Site Plan Review, Conditional Use, or Land Division application, the Community Development Director shall approve a site plan review application for tree felling, if the review criteria above in Situation B are met, AND the following criteria are met:

1. Trees shall be retained in significantly large areas and dense stands so as to ensure against wind throw.
2. Wooded areas that will likely provide an attractive on-site amenity to occupants of future developments shall be retained.
3. Wooded areas associated with natural drainage ways and water areas will be maintained to preserve riparian habitat and minimize erosion. The wooded area to be retained shall be at least 10 feet in width or as required elsewhere in this Code.
4. Wooded areas along ridges and hilltops will be retained for their scenic and wildlife value.
5. Tree felling on developable areas will be avoided to retain the wooded character of future building sites and so preserve housing and design options for future City residents.
6. Wooded areas along property lines shall be retained at a minimum width of 10 feet to provide buffers from adjacent properties.
7. The plan for tree felling shall be consistent with the preservation of the site's future development potential and zoning.

The Director may attach conditions to the approval to ensure the replacement of trees and landscape or otherwise reduce the effects of the felling, and may require an improvement assurance to ensure that all conditions are met.

## SITE AND TREE INVENTORY PLAN REQUIREMENTS

The map must include all of the following.

- Existing address (if any), section, township, range, and legal description sufficient to define the location and boundaries of the proposed tree felling site.  
Submitted with application materials for SP-15-16
- Names and addresses of the owner(s), developer(s), surveyor and engineer, as applicable.  
Submitted with application materials for SP-15-16
- Date map was drafted and north arrow.  
Submitted with application materials for SP-15-16
- Scale of map. (Use 1 inch = 20 feet, unless otherwise approved by Planning staff. For parcels over 100 acres, use 1 inch = 100 feet.) Map must be clearly readable and measurable and fully dimensioned.  
Submitted with application materials for SP-15-16

- Total land area of the entire site. Submitted with application materials for SP -15-16 111
- Show the location of all existing structures, infrastructure, property lines, public and private easements, existing contours, and if applicable, proposed grading.  
Submitted with application materials for SP -15-16
- If there is a concurrent development plan, in addition, show all proposed structures, public and private easements, and proposed contours after grading.  
Submitted with application materials for SP -15-16
- Tree Location/Identification. For each tree on the property that has a trunk larger than 25 inches in circumference: assign it an identification number, and show its location on the property, trunk dimension, species, drip line of its canopy and the square footage of the canopy. (For a tree with multiple trunks, to arrive at total trunk circumference, add together the individual trunks that have a circumference larger than six inches.) Drawing L201

Optional: You may find it helpful to provide the inventory information in table form.

Example:

Tree ID Number	Species	Trunk circumference*	Canopy (sq. ft.)	Retain/Remove
1	Cottonwood	12	400	Remove
2	Oregon White Oak	15	600	Retain

\* Measured 4.5 feet above mean ground level of the tree.

- Identify any "significant" trees located on the site. A significant tree is a tree with a trunk diameter of 25 inches or greater, measured four and one-half feet above the base of the tree. Drawing L201
- Identify which trees are proposed for removal. (It is assumed all others will remain.) Drawing L201

## TREE PRESERVATION PLAN FOR REMAINING TREES [ADC 9.208(5)]

Precautions shall be made to protect the residual trees and tree roots from damaging agents during and after the removal process. In addition to the above plans, using the following tree protection specifications to the maximum extent feasible, provide a plan that shows how the remaining existing trees will be protected.

1. 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.
2. Prior to and during construction, an orange fence shall be erected around all protected existing trees that is 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]
3. 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 material harmful to the life of a tree within the drip line of any protected tree or group of trees.
4. No damaging attachment, wires, signs or permits may be fastened to any protected tree.
5. 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 (5)(b) above. This may be accomplished by placing metal t-post stakes a maximum of 50 feet apart and tying ribbon or rope from stake-to-stake along the outside perimeters of such areas being cleared.

6. 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 the 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

**Additional plans.** The following may not apply to every site. If an item does apply, show the information on the proposed site plan map and check the box. Write "NA" in the box if the item does not apply to this proposal, and attach a short explanation.

- N/A  Label and show the width, direction, and flow of all watercourses on the site.
- N/A  Label and show areas within the 100-year floodplain and other areas subject to inundation or storm water overflow, with approximate high-water elevation. State the base flood elevation (BFE); label and show the floodplain boundary on the map.
- N/A  Label and show the boundaries of all jurisdictional wetlands. Sources: Plate 6 of the Comprehensive Plan, the National Wetland Inventory, and Local Wetland Inventory maps. Land not on these maps still may contain wetlands.
- N/A  Label and show the locations of all natural features, such as rock outcroppings, marshes, wooded areas, and trees that are 8 inches in diameter measured 54 inches above the tree base.

## NARRATIVE ADDRESSING TREE FELLING REVIEW CRITERIA

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**9.208 Tree Felling Criteria. The following review criteria replace the Site Plan Review criteria found elsewhere in this code for the purpose of reviewing tree felling. A Site Plan Review for tree felling will be processed as a Type I-L land use decision.**

- (1) **The Community Development Director or his/her designee shall approve a Site Plan Review for tree felling when the applicant demonstrates that the felling of the tree(s) is warranted because of the condition of the tree(s) with respect to disease, hazardous or unsafe conditions, danger of falling, proximity to existing structures or proposed construction, or interference with utility services or pedestrian or vehicular safety. The Director, in consultation with the City Arborist, may also grant an exception to any of the tree cutting standards for industrial development on industrially zoned land. The Director may require the applicant to provide a Certified Arborist's report.**

Finding of Fact: Not applicable.

- (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.**

Finding of Fact: As indicated on Drawings L2009, L201, and L202, the Applicant proposes the removal of the minimum number of trees in order to construct a medical office building addition that meets and complies with the zoning standards.

It is important to note the following:

- 1) No trees are proposed to be removed nor disturbed along the adjacent Periwinkle drainageway.
- 2) All existing street trees are proposed to be preserved.
- 3) The trees to be removed are domestic parking lot trees. The total canopy area of the trees to be removed is 3,888 square feet. The total canopy area of the thirteen proposed replacement trees, generally to be located in the same area on the site, is expected to be 6,215 square feet at maturity.

(Medium canopy 7 @ 707 square feet + small canopy 6 @ 211 square feet)

## NARRATIVE ADDRESSING TREE FELLING REVIEW CRITERIA

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- (b) The proposed felling is consistent with State standards, City ordinances, and 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.**

Finding of Fact: The trees proposed for felling exist within an urban environment in a previously developed area. The tree removal will have no discernable impact on wildlife, erosion control, surface runoff, stream water quality, scenic quality, nor geological sites, because in the general area of where the nine trees will be removed thirteen new trees will be planted upon completion of the redevelopment.

The existing trees are not grouped in a sufficient arrangement to provide realistic wind protection to trees designated to remain.

- (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.**

Finding of Fact: These are domestic landscape trees and are not necessarily native to the site. These trees do not have any unique features or qualities.

- (d) Tree felling in Significant Natural Resource Overlay Districts meets the applicable requirements in Article 6.**

Finding of Fact: There are no mapped natural resources on the Applicant's property.

**Conclusion:** The proposed tree felling is consistent with applicable City ordinances. The trees to be removed have no unique characteristics or benefits that cannot be replicated in kind by the Applicant's proposed landscaping of the redeveloped site.

- (3) For property where tree felling has not been approved as part of a site plan review, conditional use, or land division application, the Community Development Director or his/her designee shall approve a tree felling permit, if the review criteria above are met, and the following criteria are met:**

- (a) Trees shall be retained in significantly large areas and dense stands so as to ensure against wind throw.**
- (b) Wooded areas that will likely provide an attractive on-site amenity to occupants of future developments shall be retained.**

## NARRATIVE ADDRESSING TREE FELLING REVIEW CRITERIA

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- (c) **Wooded areas associated with natural drainage ways and water areas will be maintained to preserve riparian habitat and minimize erosion. The wooded area to be retained shall be at least 10 feet in width or as required elsewhere in this Code.**
- (d) **Wooded areas along ridges and hilltops will be retained for their scenic and wildlife value.**
- (e) **Tree felling on developable areas will be avoided to retain the wooded character of future building sites and so preserve housing and design options for future City residents.**
- (f) **Wooded areas along property lines shall be retained at a minimum width of 10 feet to provide buffers from adjacent properties.**
- (g) **The plan for tree felling shall be consistent with the preservation of the site's future development potential and zoning.**

Finding of Fact: Not applicable.

- (4) **The Director may attach conditions to the approval of the tree felling permit to ensure the replacement of trees and landscape or otherwise reduce the effects of the felling, and may require an improvement assurance to ensure all conditions are met.**

Finding of Fact: The Applicant concurs.

**Conclusion:** Conditions of Approval assure Applicant's compliance with the applicable tree protections measures.

- (5) **Precautions shall be made to protect residual trees and tree roots from damaging agents during and after the removal process. The following tree protection specifications should be followed to the maximum extent feasible for all projects with protected existing trees.**
  - (a) **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.**
  - (b) **Prior to and during construction, an orange fence shall be erected around all protected existing trees that is 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]**

## NARRATIVE ADDRESSING TREE FELLING REVIEW CRITERIA

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(c) 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 material harmful to the life of a tree within the drip line of any protected tree or group of trees.

(d) No damaging attachment, wires, signs or permits may be fastened to any protected tree.

(e) 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 (5)(b) above. This may be accomplished by placing metal t-post stakes a maximum of 50 feet apart and tying ribbon or rope from stake-to-stake along the outside perimeters of such areas being cleared.

(f) 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 the face of the tree (outer bark) and is scaled from tree diameter at breast height as described in Table 9-3 below. [Ord. 5445, 4/12/00]

**TABLE 9-3. Auger distances for installation of utilities.**

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

**Finding of Fact:** The above noted precautions have been included as tree protection specifications on the tree preservation Drawing L202.

**Conclusion:** These protections become binding on the Applicant through the Site Plan Review process.