



## COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490  
Albany, OR 97321

Ph: 541-917-7550 Fax: 541-917-7598  
[www.cityofalbany.net](http://www.cityofalbany.net)

### NOTICE OF FILING

DATE OF NOTICE: September 6, 2017

FILE: SP-16-17

TYPE OF APPLICATION: Site Plan Review of Sunrise Park remodel project. The remodel will include a new 15-space parking lot, new park equipment, relocation of existing park equipment and amenities, and removal of covered shelters.

REVIEW BODY: Staff (Type I-L process)

PROPERTY OWNER(S)/APPLICANT(S): Greater Albany Public School District (GAPS), 718 7th Avenue SW, Albany, OR 97321  
City of Albany, Recreation Department, 333 Broadalbin Street SW, Albany, OR 97321

ADDRESS/LOCATION: Sunrise Park; 2275 SE Thurston Street, Albany, OR

MAP/TAX LOT: Linn County Assessor's Map No.: 11S03W18AB;  
Tax Lots 100 & 101

ZONING: RS-6.5 – Residential Single Family

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 300 feet of the development. We invite your written comments on this application to be considered when staff makes a decision on this application. Comments must relate to the approval standards listed below. Issues which may provide the basis for an appeal to the Land Use Board of Appeals must be raised in writing and with sufficient detail to allow the City to respond. The deadline for submission of written comments is 5:00 p.m. on **September 19, 2017**, 14 days from the date the City mails the Notice of Filing.

All application materials are available at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please visit our office or call **Laura LaRoque, Project Planner**, at 541-917-7640 ([laura.laroque@cityofalbany.net](mailto:laura.laroque@cityofalbany.net)). Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Decision.

REVIEW CRITERIA FOR THIS REQUEST:

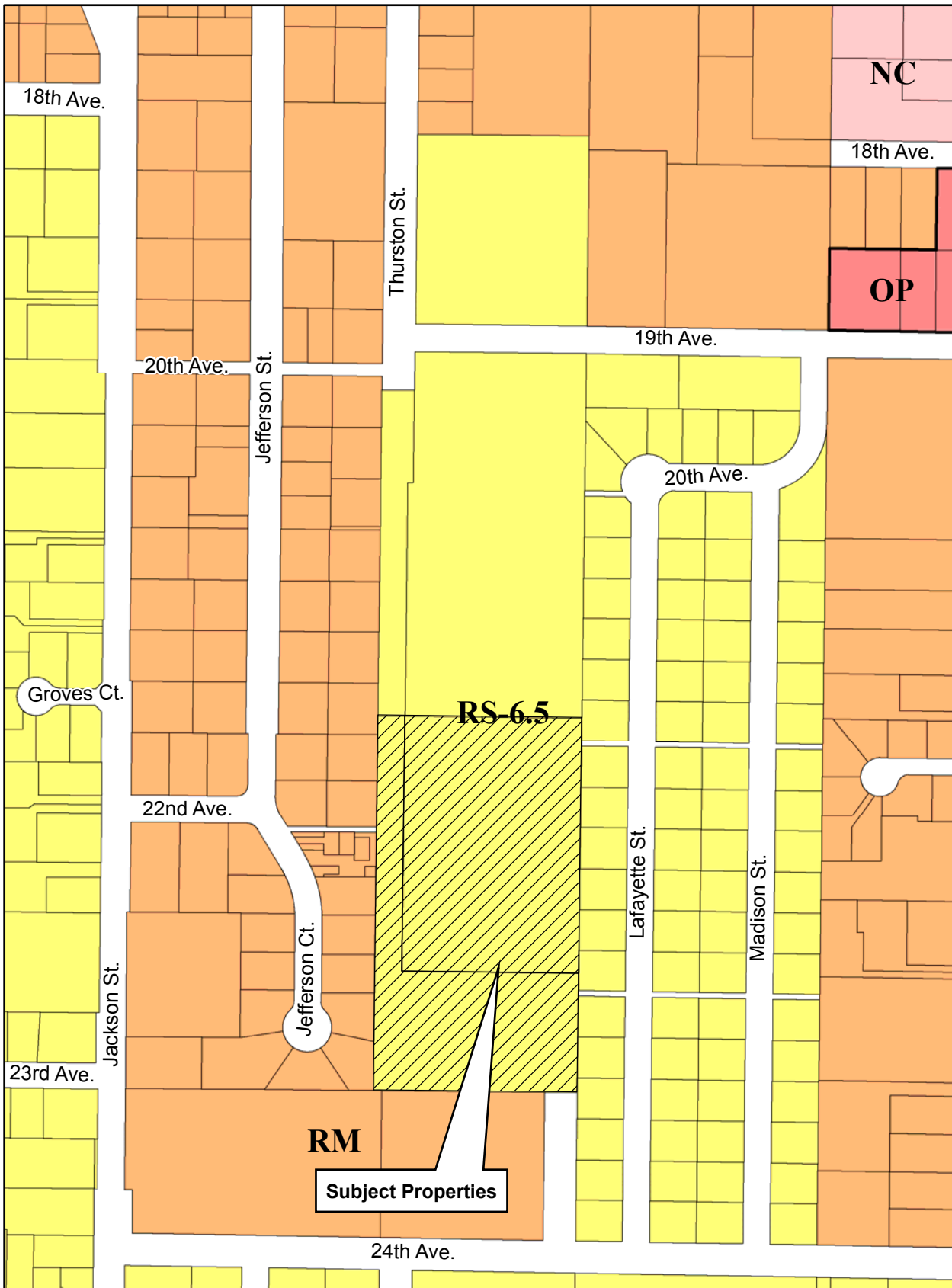
Albany Development Code (ADC)

SITE PLAN REVIEW (ADC 2.450)


- (1) Public utilities can accommodate the proposed development.
- (2) The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
- (3) The transportation system can safely and adequately accommodate the proposed development.
- (4) Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.
- (5) The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses, and any negative impacts have been sufficiently minimized.
- (6) Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.
- (7) The site is in compliance with prior land use approvals.
- (8) Sites that have lost their nonconforming status must be brought into compliance and may be brought into compliance incrementally in accordance with Section 2.370.

ADDITIONAL REVIEW STANDARDS FOR THIS LAND USE REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, 9, & 12.

Attachment: Location Map, Site Plan


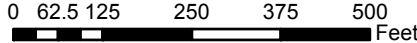


# Location Map: 2275 SE Thurston Street



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; this 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

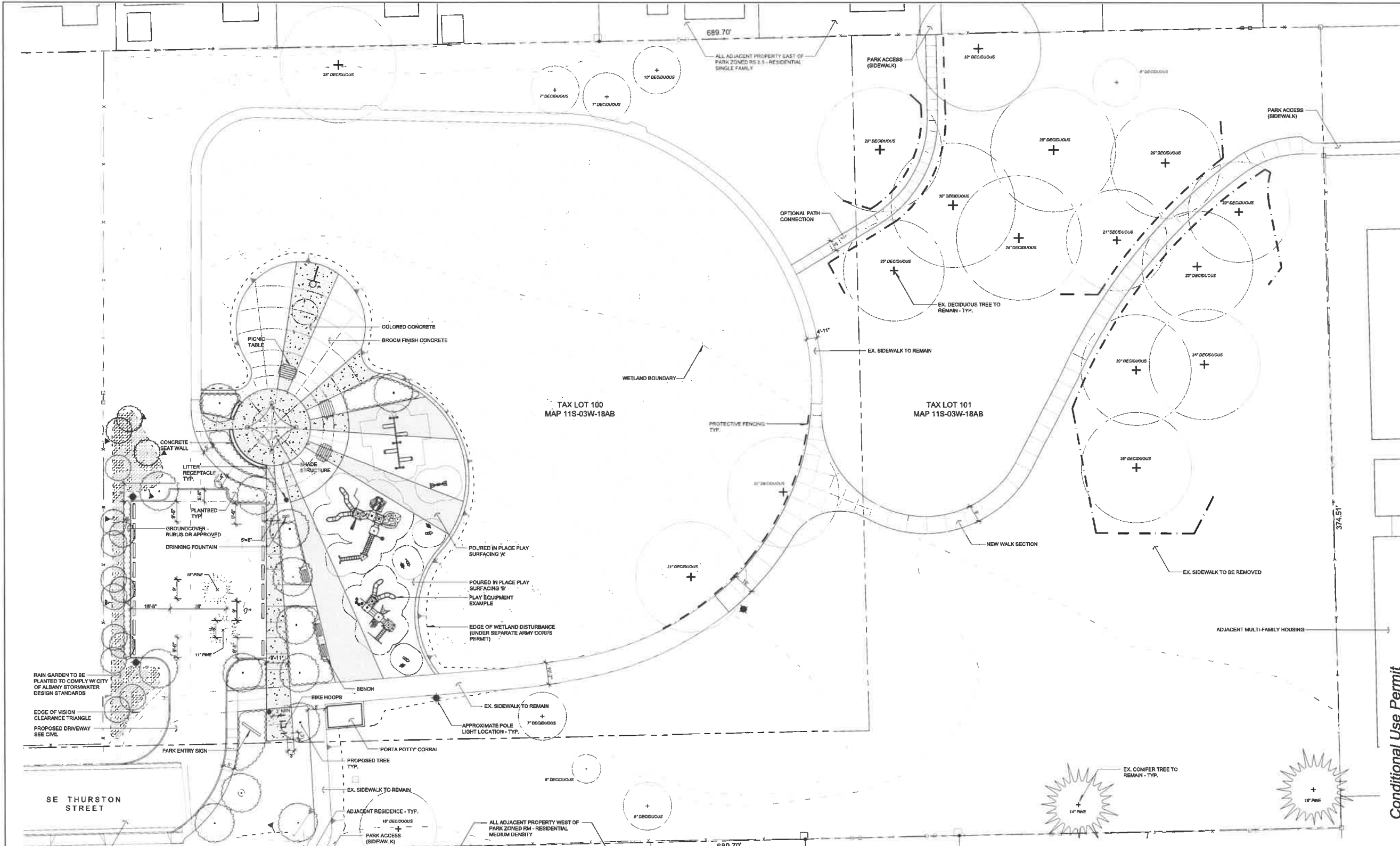



0 62.5 125 250 375 500 Feet

September 5, 2017

Planning Division

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



**DLA**  
**DOUGHERTY**  
**LANDSCAPE**  
**ARCHITECTS**  
 474 Wilametta Street  
 Suite 305  
 Eugene, Oregon 97401  
 P 541.683.5803  
 F 541.683.8183  
 www.DLAdesign.com

REGISTERED  
 279  
 David J. Dougherty  
 OREGON  
 LANDSCAPE ARCHITECT

CLIENT: CITY OF ALBANY  
 DEPT. OF PARKS AND RECREATION  
 CONTACT: ED HODNEY  
 DIRECTOR OF PARKS AND RECREATION  
 541-917-7769 PHONE  
 541-917-7776 FAX

Conditional Use Permit

PROJECT: **SUNRISE PARK**  
 2275 THURSTON STREET  
 ALBANY, OR 97322

DATE: 7-24-17  
 REVISIONS:

DWG NO. **L1**

DLA Inc. COPYRIGHT 2017

**Project Team:**  
 Owner: City of Albany Dept. of Parks and Recreation (Ed Hodney)  
 Landscape Architect: DLA Inc. (David Dougherty)  
 Civil Engineering and Surveying: K&D Engineering Inc. (Dan Watson (541) 928-2583)  
 Electrical Engineering: JLG Engineering (Jeffrey Graper (541) 912-0065)

**Site Data:**  
 Total Land Area: 268,445 SF

- Notes:**
1. See civil engineer plans for extent of new paving at existing roadway and proposed driveway.
  2. See civil plans and survey for on-site utilities, piping and vaults.
  3. See civil drawings for proposed public utility improvements.
  4. See civil plans for paving, grading and drainage.
  5. See civil plans and documentation for stormwater treatment facilities.
  6. Final landscape plan indicating number, size, spacing, botanical and common names of all proposed plants will be submitted for building permit.
  7. An automatic, underground irrigation system will be provide for all new landscape areas.

