COMMUNITY DEVELOPMENT DEPARTMENT
333 Broadalbin Street SW, P.O. Box 490 Ph: 541-917-7550 Fax: 541-917-7598
Albany, OR 97321 *www.cityofalbany.net*

STAFF REPORT
Application for Site Plan Review SP-17-16,
To Modify Condition of Approval #5.2 for Hickory Station III Site Plan Review Approval (SP-10-15)

EXECUTIVE SUMMARY

The original Hickory Station III Site Plan Review and concurrent Flood Plain Development Review approval for a 5,432 +/- restaurant/office building, a 300 square foot coffee kiosk, and associated site improvements was granted with conditions on November 5, 2015 (SP-10-15/FP-06-15). Condition #5.2 of the approval, in part, requires trees to be planted in the front yard along Hickory Street. For the Site Plan Review application currently under consideration, the applicant proposes to modify that Condition #5.2 to eliminate the requirement to plant trees in the front yard along Hickory Street. Per ADC 1.228, a request to modify a condition of approval is processed using the procedure assigned to the land use review and the approval criteria for the original land use review.

STAFF DECISION

The Site Plan Review application is **APPROVED with CONDITIONS**. This approval is subject to the conditions referenced in this staff report.

APPLICATION INFORMATION

DATE OF REPORT:	November 10, 2016
TYPE OF APPLICATION:	Site Plan Review to modify a condition of approval.
REVIEW BODY:	Staff
STAFF REPORT PREPARED BY:	Shawna Adams, Project Planner
PROPERTY OWNER/APPLICANT:	Hickory Station LLC; Patty & Gary Davenport; PO Box 2744; Albany, OR 97321
APPLICANT'S REPRESENTATIVE/ ENGINEER:	Troy L. Plum, PE; TKP Engineering; PO Box 374; Corvallis, OR 97339
ADDRESS/LOCATION:	560 Hickory Street NW
MAP/TAX LOT:	Benton Co. Assessor's Map No. 11S-04W-01DA; Tax Lot 1600
ZONING:	CC (Community Commercial) District; /FP (Floodplain Overlay)
TOTAL LAND AREA:	Approx. 4.63 acres (total) / 3.02^{-} acres (proposed Parcel 3)
EXISTING LAND USE:	Hickory Station Phase III (recent construction)/Vacant
NEIGHBORHOOD:	North Albany

SURROUNDING ZONING:	North (across Hickory Street):	MUC (Mixed Use Commercial)
	South:	CC (Community Commercial)
	East:	CC (Community Commercial)
	West:	CC (Community Commercial)
SURROUNDING USES:	North:	North Albany Village Shopping Center and vacant land
	South:	Self-storage business
	East:	Medical center, retail and offices
	West:	Hickory Station Phase I and Phase II
RECENT LAND USE HISTORY:		PA-01-16: Tentative Partition approval to divide Parcel 3 of Benton County Partition Plat No. 2015-07 (file RL-04-15) into three separate parcels.
		SP-10-15/RL-04-15/FP-06-15: Site Plan Review, Replat, and Floodplain Development Review for Hickory Station Phase III, to reconfigure three parcels and to develop a commercial building, coffee kiosk, and associated site improvements on proposed Parcel 3.

NOTICE INFORMATION

A Notice of Filing was mailed to owners of property within 300 feet of the subject property and to the North Albany Neighborhood Association on October 14, 2016. At the time the comment period ended on October 28, 2016, the Planning Division had received no written comments.

STAFF ANALYSIS: SITE PLAN REVIEW SP-17-16

The process for modifying a condition of approval is outlined in Albany Development Code (ADC) Section 1.228. It states, "A request to modify a condition of approval is processed using the procedure assigned to the land use review and the approval criteria for the original land use review." The original Site Plan Review application for Hickory Station III (SP-10-15) was subject to the Albany Development Code (ADC) provisions in effect when the application was submitted on July 14, 2015.

The staff analysis for the proposed Site Plan Review is presented below. The applicable Site Plan Review criteria at ADC 2.450 and applicable standards are written in ***bold italics*** and are followed by findings, conclusions and conditions where needed to meet the criteria.

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

FINDINGS AND CONCLUSION:

1.1 Findings, conclusions, and conditions for this criterion are addressed in the staff report City file SP-10-15 and are incorporated here by reference as evidence of compliance.

1.2 The proposal to modify Condition #5.2 of the Hickory Station Phase III Site Plan Review approval (SP-10-15) does not warrant further review under this criterion; eliminating the requirement to plant trees in yard setback along Hickory Street poses no impacts to approved utility plans.

1.3 The approved Hickory Station Phase III development (SP-10-15) satisfies Site Plan Review Criterion 1 with the proposed modification to Condition #5.2.

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 AND CONCLUSION:

2.1 Findings, conclusions, and conditions for this criterion are addressed in the staff report City file SP-10-15 and are incorporated here by reference as evidence of compliance.

2.2 The proposal to modify Condition #5.2 of the Hickory Station Phase III Site Plan Review approval does not warrant further review under this criterion; eliminating the requirement in the condition of approval to plant trees in yard setback along Hickory Street poses no impacts to stormwater quality facilities.

2.3 The approved Hickory Station Phase III development (SP-10-15) satisfies Site Plan Review Criterion 2 with the proposed modification to Condition #5.2.

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

FINDINGS AND CONCLUSION:

3.1 Findings and conclusions for this criterion are addressed in the staff report City file SP-10-15 and are incorporated here by reference as evidence of compliance.

3.2 The proposal to modify Condition #5.2 of the Hickory Station Phase III Site Plan Review approval SP-10-15 does not warrant further review under this criterion; eliminating the requirement in the condition of approval to plant trees in yard setback along Hickory Street has no effect on the transportation system.

3.3 The approved Hickory Station Phase III development (SP-10-15) satisfies Site Plan Review Criterion 3 with the proposed modification to Condition #5.2.

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

FINDINGS AND CONCLUSION:

4.1 Findings, conclusions, and conditions for this criterion are addressed in the staff report for City case file SP-10-15 and are incorporated here by reference as evidence of compliance.

4.2 The proposal to modify Condition #5.2 of the Hickory Station Phase III Site Plan Review approval does not warrant further review under this criterion; eliminating the requirement in the condition of approval to plant trees in yard setback along Hickory Street has no effect on vehicular access, circulation, or pedestrian safety.

4.3 The approved Hickory Station Phase III development (SP-10-15) satisfies Site Plan Review Criterion 4 with the proposed modification to Condition #5.2.

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. Findings, conclusions, and conditions for this criterion are addressed in the staff report City file SP-10-15. These are incorporated here by reference as evidence of compliance, except as otherwise addressed below, for Finding of Fact #5.6 and #5.7 and Condition #5.2.

5.2. The proposed modification to Condition #5.2 eliminates the requirement in the condition of approval to plant trees in the front yard along Hickory Street, as follows:

> *Condition 5.2 - Prior to issuance of a building permit, a final landscape and irrigation plan prepared by a licensed landscape architect shall be submitted to the Community Development Department subject to review and approval. The plan shall include planting and irrigation details, dimensions, square footage totals, calculations, and notes as necessary to verify the requirements of ADC 9.140, 9.150, and 9.160 are satisfied. A minimum of ~~16 trees at least six feet tall plus~~ either 23 five-gallon or 37 one-gallon shrubs, trees or accents plants shall be planted in the front yard along Hickory Street. The remaining front yard area shall be landscaped with living ground cover, lawn, or decorative treatment of bark, rock or other attractive ground cover. The final landscape plan shall also demonstrate that the selected trees for the parking areas, at maturity, will provide a canopy cover of at least 20 percent of the parking area in accordance with ADC 8.460.*

5.3. Condition #5.2 was imposed, in part, to ensure compliance with the non-residential landscaping standards at ADC 9.140(2). The standard and staff evaluation of compliance were addressed under Finding of Fact #5.6, as follows:

> *<u>Landscaping Required – Non-Residential</u> (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 for every 1,000 square feet of required setbacks in all commercial districts is:*
>
> (1) *One tree at least 6 feet tall for every 30 feet of street frontage. [9.140(2)(a]*
>
> (2) *Five 5-gallon or eight 1-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.*
>
> *With 496+ lineal feet of frontage along Hickory Street and a ten-foot front yard setback required in the CC zoning district, the setback yard area is roughly 4,960 square feet and 4,630 square feet with the area within the setback for the proposed 28-foot wide driveway and associated five-foot wide sidewalk subtracted. Based on 473 lineal feet excluding the driveway and sidewalk and 4,630 square feet of yard area required, a minimum of 16 trees at least 6 feet tall plus either 23 five-gallon or 37 one-gallon shrubs, trees or accents plants are required in the front yard (along Hickory Street), with the remaining area landscaped with living ground cover, lawn, or decorative treatment of bark, rock or other attractive ground cover. The applicant's narrative and landscape plans do not specifically indicate how this requirement is met, and the preliminary landscape plan does not appear to meet the requirement for number of trees. While the grade and rockery wall within the front yard may limit options for trees, there appears to be sufficient space for the required number of trees in the front yard as required, and compliance with ADC 9.140(2) can be ensured with conditions of approval.*

Under Finding of Fact #5.7 of the staff evaluation, it was noted that final revised landscaping plans showing trees required in the front yard per ADC 9.140(2) will be required for review and approval with building permit submittals.

5.4. The applicant's submittal for the proposed modification to Condition #5.2 indicates that the preexisting tiered rock retaining wall and the remaining areas within the 10-foot front yard along Hickory Street are uninhabitable for trees and, in effect, should be a considered a permitted intrusion with respect to the tree planting requirement at ADC 9.140(2). The submittal includes a detail of the front yard area with dimensions for the tiered rock retaining wall and remaining spaces. The detail shows that more than half of the 10-foot front yard along Hickory Street area is occupied by the tiered rock wall and that the remaining spaces available for planting are approximately 2.5 feet and 2 feet wide. For both spaces, existing grades and improvements impede tree root growth.

5.5. City of Albany Urban Forestry Staff confirms that the spaces available for landscaping in the yard along Hickory Street are not suitable for the health and survival of trees. Staff also notes the proximity of these areas to overhead power lines and to the existing street trees along Hickory Street would make trees undesirable in the front yard.

5.6. Per ADC 9.140(2), landscaping is not required where there are permitted intrusions. The available information demonstrates that the retaining walls and remaining areas available for landscaping along Hickory Street impede the establishment of healthy trees, and effectively qualify as a permitted intrusion with respect to the tree requirements at 9.140(2)(a).

5.7. The proposed modification to Condition #5.2 complies with ADC 9.140(2)(a).

5.8. The approved Hickory Station Phase III development (SP-10-15) satisfies Site Plan Review Criterion 5 with the proposed modification to Condition #5.2.

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 Findings and conclusions for Criterion 6 are addressed in the staff report for Site Plan Review City file SP-10-15. Conclusion #6.3 under Criterion 6 of the staff report incorporates by reference, the findings, conclusions, and conditions specific to the Floodplain Overlay District review criteria at ADC 6.110 and ADC 6.110 for Flood Plain Development Review file FP-06-15, which was reviewed concurrently with SP-10-15 and is evaluated in the same staff report. The findings and conclusions for Criterion 6, the additional findings, conclusions, and conditions that are incorporated by reference, are also incorporated by reference here as evidence of compliance.

6.2 The proposal to modify Condition #5.2 of the Hickory Station III Site Plan Review approval (SP-10-15) poses no impacts to the /FP Overlay District that require additional review for compliance with Criterion 6 or the Flood Plain Development Review requirements in ADC Article 6.

6.3 Criterion 6 is satisfied with the proposed modification to Condition #5.2 of the Hickory Station Phase III Site Plan Review approval (SP-10-15).

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

FINDINGS:

7.1 Findings, conclusions for this criterion are addressed in the staff report City file SP-10-15 and are incorporated here by reference as evidence of compliance.

7.2 The proposal to modify Condition #5.2 of the Hickory Station Phase III Site Plan Review approval (SP-10-15) does not warrant further review under this criterion; eliminating the requirement in the condition of approval to plant trees in yard setback along Hickory Street has no effect on compliance with previous land use approvals apart from the proposed condition to be modified.

CONCLUSION:

7.3 Criterion 7 is satisfied with adherence to the conditions of approval for Site Plan Review SP-10-15, with Condition #5.2 modified as proposed.

CONDITIONS:

7.4 The approval conditions for SP-10-15 are incorporated here by reference, with the proposed modification to Condition #5.2, as stated in the conclusion of this report.

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 AND CONCLUSION:

8.1 Findings and conclusions for this criterion are addressed in the staff report City file SP-10-15 and are incorporated here by reference as evidence of compliance.

8.2 Criterion 8 is satisfied.

Commercial and Institutional Design Standards (ADC 8.320-8.390)
FINDINGS AND CONCLUSION:

8.1 Findings, conclusions, and conditions for Commercial and Institutional Design Standards, including Supplemental Village Center Commercial Design Standards, are addressed in the staff report City file SP-10-15. These are incorporated here by reference as evidence of compliance, except as otherwise addressed below for – Parking Areas standard ADC 8.640.

8.2 Condition #5.2 was imposed, in part, to ensure compliance with ADC 8.460(3). The standard and staff evaluation of compliance were addressed under the Findings and Conclusions for ADC 8.460(3), as follows:

Supplemental Village Center Commercial Design Standards –ADC 8.415-8.475
☐ ***Parking Areas (ADC 8.460).***

(1) On-street parking spaces within 100 feet of a commercial or office development may count towards meeting the parking requirement.

(2) Shared parking is encouraged for all uses.

(3) Trees intended for parking area landscaping shall provide a canopy cover of at least 20% of the parking area at maturity. Existing trees may be included to meet the canopy requirement, provided the site plan identifies such trees and the trees meet the standards of size, health, and placement. The extent of canopy at maturity shall be based on published reference texts generally accepted by landscape architects, nurserymen, and arborists.

(4) Vegetated post-construction stormwater quality facilities shall be considered as the initial storm water collection system.

FINDINGS AND CONCLUSIONS: Findings and conclusions specific to off-street and shared parking above under Criterion (4) are incorporated here by reference as findings of compliance. Trees for the proposed on-site parking must provide a canopy to cover at least 20 percent of the parking area at maturity. The applicant's preliminary landscape plans calculate canopy coverage to be 26 percent. The calculations do not account for the northwest corner of the site with existing parking, nor do they account for the coverage that that would be provided with the addition of required trees in the front yard landscaping along Hickory Street. Accounting for these areas, the canopy coverage would be at least 20 percent, and would likely be more than the 26 percent calculated by the applicant. Compliance will be ensured with adherence to Condition 5.2 above.

8.3 The applicant's submittal for the proposed modification to Condition #5.2 includes a detail from final approved landscape plans that show the trees in the front yard along Hickory Street crossed out. Per the applicant's narrative, the canopy coverage still exceeds the required 20% of the parking lot area with the trees removed.

8.4 Per the findings and conclusions for SP-10-15, the applicant calculated canopy coverage to be 26 percent without the trees along Hickory Street, and a small portion of the northwest corner of the parking lot that was not included in the calculation. The findings further indicate that the canopy coverage would be at least 20 percent and likely more than 26 percent with northwest corner and trees along Hickory Street included in the calculation. The final approved landscape plan calculated canopy coverage to be much higher than 26 percent with the inclusion of the northwest corner of the parking lot and trees in the front yard along Hickory Street.

8.5 The canopy calculations that were provided with the application for SP-10-15 and on the final approved landscape plans are sufficient to demonstrate ADC 8.460 will be met with the proposed modification to Condition #5.2 without need for additional analysis. Revised calculations for canopy coverage with additional clarity about the basis for the calculations would be necessary to demonstrate compliance with the canopy coverage requirement in conjunction with any future changes to the approved landscape plan and parking lot layout.

8.6 The applicable Commercial and Institutional Design Standards are satisfied with the proposed modification to Condition #5.2 of the Hickory Station Phase III Site Plan Review approval (SP-10-15).

OVERALL CONCLUSION:

As addressed in this report, the application for Site Plan Review to modify Condition #5.2 of Hickory Station Phase III will satisfy applicable review criteria with adherence to the original conditions of approval for Site Plan Review SP-10-15, with Condition #5.2 modified as proposed.

Conditions of Approval with Approved Modification to Condition # 5.2
(The original conditions of approval for SP-10-15 continue to apply except Condition #5.2, which is modified by this approval. See City file SP-10-15/RL-04-16/FP-06-15 for related Replat and Flood Plain Development Review conditions of approval.)

1.1 Prior to issuance of building permits for the proposed project, the applicant shall construct or financially assure the construction of an 8-inch public water main through the site, generally as shown on the applicant's preliminary utility plan. Public utility easements shall be provided over these facilities as required in the City's Standard Construction Specifications and Design Standards documents.

2.1 Section 12.45.030 of the Albany Municipal Code states, "A post-construction stormwater quality permit shall be obtained for all new development and/or redevelopment projects on a parcel(s) equal to or greater than one acre, including all phases of development."

2.2 The applicant is proposing to provide the required on-site storm water quality facilities by constructing a storm water quality pond just east of the coffee kiosk, and a mechanical storm water quality unit near the connection to the public system at the property's south boundary. A Storm Water Quality permit must be obtained by the applicant before this work is begun.

4.3 Prior to issuance of a building permit, the applicant shall obtain a permit from the Public Works Department for construction of a new driveway connection to Hickory Street at the location shown on the approved site plan.

4.4 Prior to issuance of a certificate of occupancy, a minimum of five bicycle parking spaces shall be installed, at least three of which must be covered, in accordance with the clearance and other standards at ADC 9.120(13). Prior to issuance of building permits, the applicant shall submit to the Planning Division for review and approval, a detailed drawing demonstrating that the clearance requirements of ADC 9.120(13) for fully loaded bicycle racks will be met.

5.1 All new exterior lighting fixtures, including pole mounted lights, shall be of a shielded, full cut-off design.

5.2 Prior to issuance of a building permit, a final landscape and irrigation plan prepared by a licensed landscape architect shall be submitted to the Community Development Department subject to review and approval. The plan shall include planting and irrigation details, dimensions, square footage totals, calculations, and notes as necessary to verify the requirements of ADC 9.140, 9.150, and 9.160 are satisfied. A minimum of ~~16 trees at least six feet tall plus~~ either 23 five-gallon or 37 one-gallon shrubs, trees, or accents plants shall be planted in the front yard along Hickory Street. The remaining front yard area shall be landscaped with living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover. The final landscape plan shall also demonstrate that the selected trees for the parking areas, at maturity, will provide a canopy cover of at least 20 percent of the parking area in accordance with ADC 8.460.

5.3 Prior to issuance of a Certificate of Occupancy, the irrigation system and landscaping shall be installed in accordance with the approved landscape plans. If occupancy is requested between December 1 and March 1 and other requirements are met, required landscaping may be installed as set forth in ADC 9.190.

D1. Before the City approves occupancy for the restaurant/office building, a minimum of two pedestrian amenities shall be installed. A minimum of one pedestrian amenity is required for a coffee kiosk prior to occupancy.

D2. Sign permits for this development will not be issued until the City has reviewed and approved its master sign and graphics program. All signs shall comply with the master sign program and any changes to the program are subject to City review and approval.

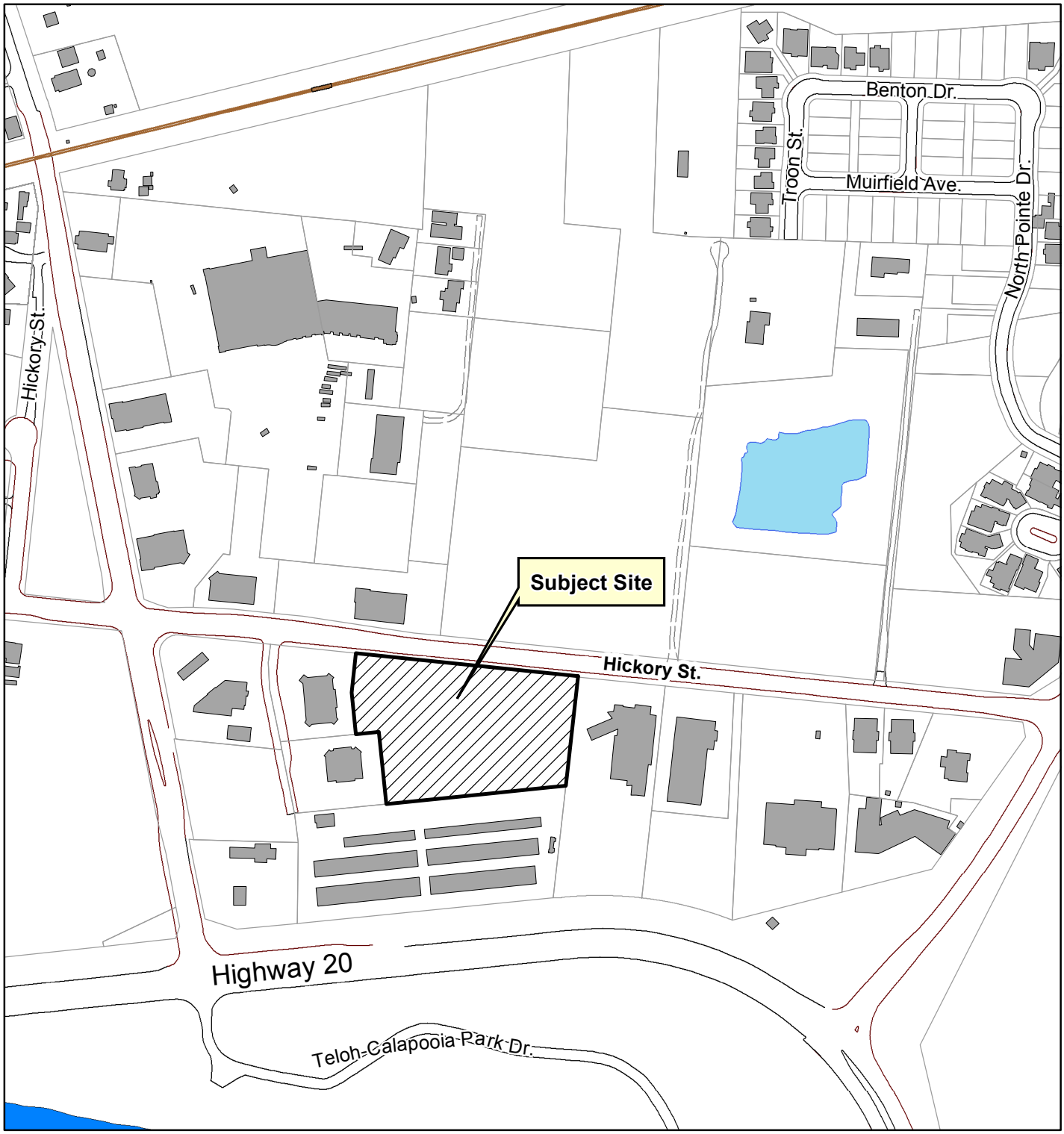
ATTACHMENTS:

A. Location Map
B. Applicant's Submittal for SP-17-16
C. Staff Report and attachments for SP-10-15

ACRONYMS:

ADC	Albany Development Code
SP	Site Plan Review

Attachment A



Location Map: (SP-17-16)
Benton Co. Assessor's Map No. 11S-04W-01DA

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

N

0 85 170 340 510 680 Feet

October 13, 2016

Planning Divsion

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

TKP ENGINEERING
P.O. Box 374
Corvallis, OR 97339
Phone: (541) 760-7205
Fax: (866) 861-5704

October 5, 2016

City of Albany
Attn: Bob Richardson, Planning Manager
P.O. Box 490
Albany, OR 97321

RE: Hickory Station Phase III, 13-015 (SP-10-15)

Dear Mr. Richardson:

TKP Engineering has prepared this letter concerning conditions of approval for the Hickory Station Phase 3 project per File SP-10-15. This letter provides narrative for a Request to Modify a Condition of Approval application. A modification to Condition of Approval 5.2 is sought to remove the requirement that trees be planted within the 10 foot setback area along the properties Hickory Street frontage. Specifically, the following modification to Condition of Approval 5.2 is requested;

5.2 Prior to issuance of a building permit, a final landscape and irrigation plan prepared by a licensed landscape architect shall be submitted to the Community Development Department subject to review and approval. The plan shall include planting and irrigation details, dimensions, square footage totals, calculations, and notes as necessary to verify the requirements of ADC 9.140, 9.150, and 9.160 are satisfied. A minimum of ~~*16 trees at least six feet tall plus either*~~ 23 five-gallon or 37 one-gallon shrubs, trees or accents plants shall be planted in the front yard along Hickory Street. The remaining front yard area along Hickory Street shall be landscaped with living ground cover, lawn, or decorative treatment of bark, rock or other attractive ground cover. The final landscape plan shall also demonstrate that the selected trees for the parking areas, at maturity, will provide a canopy cover of at least 20 percent of the parking area in accordance with ADC 8.460.

The reason for this request centers around an existing tiered retaining wall along the properties Hickory Street frontage that prohibits successful planting of trees within the 10-foot setback per ADC 9.140(2)(a). The subject wall consists of two tiers constructed of large columnar basalt rocks. The tiered wall substantially fills the 10-foot setback area leaving no realistic opportunity to successfully plant trees and ensure their survival. An exhibit drawing of the tiered retaining wall within the 10-foot setback area is enclosed with this submittal.

The subject wall was in place prior to approval of the Hickory Station Phase 3 project and is required to elevate the property, and associated commercial structures, above the 100-year flood plain. As such, the subject wall should be considered a permitted intrusion that makes tree planting on it or in the remaining space unviable. Per ADC 9.140(2), landscaping is not required where there are permitted intrusions.

While planting of trees in the 10-foot setback area along the properties Hickory Street frontage is not viable due to the permitted intrusion of the retaining wall, all other landscaping requirements of ADC 9.140(2) can be achieved.

Enclosed with this letter are the approved landscaping plans with the subject trees along the properties Hickory Street frontage crossed out. The tree canopy shade study has also been updated to address elimination of the subject trees, canopy coverage still exceeds the required 20% of the parking lot area. Also enclosed is an exhibit drawing showing the retaining wall within the 10-foot front setback demonstrating the permitted intrusion makes tree planting on it or in the remaining space unviable.

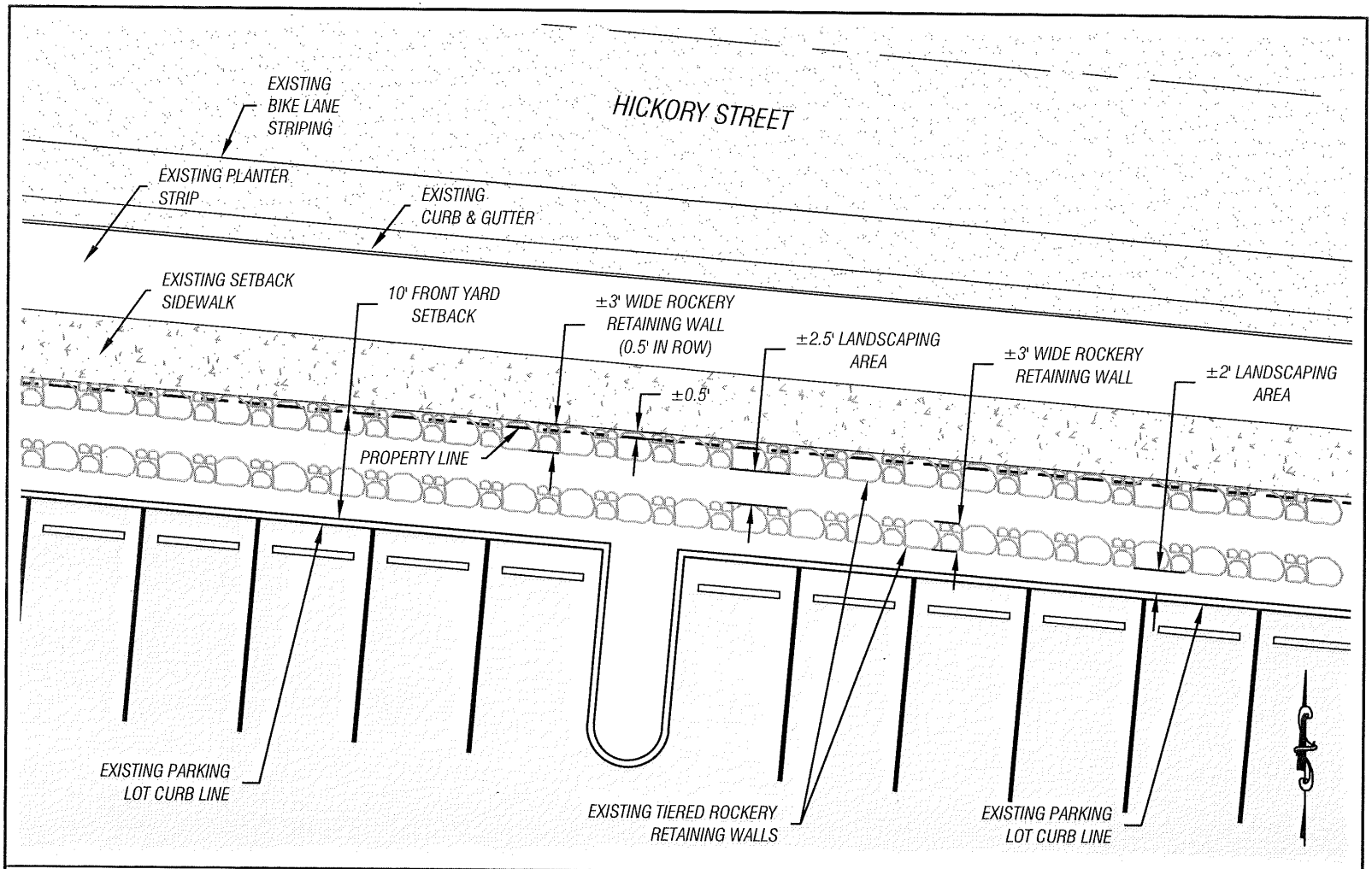
Please let me know if you have any questions or require additional information at (541) 760-7205.

Sincerely,

Troy L. Plum, PE
Principal

Cc: Hickory Station LLC, Owner

Enclosures: *Request to Modify a Condition of Approval Application*
Modified Landscaping Plan
Modified Canopy Coverage Plan
Retaining Wall Exhibit Drawing



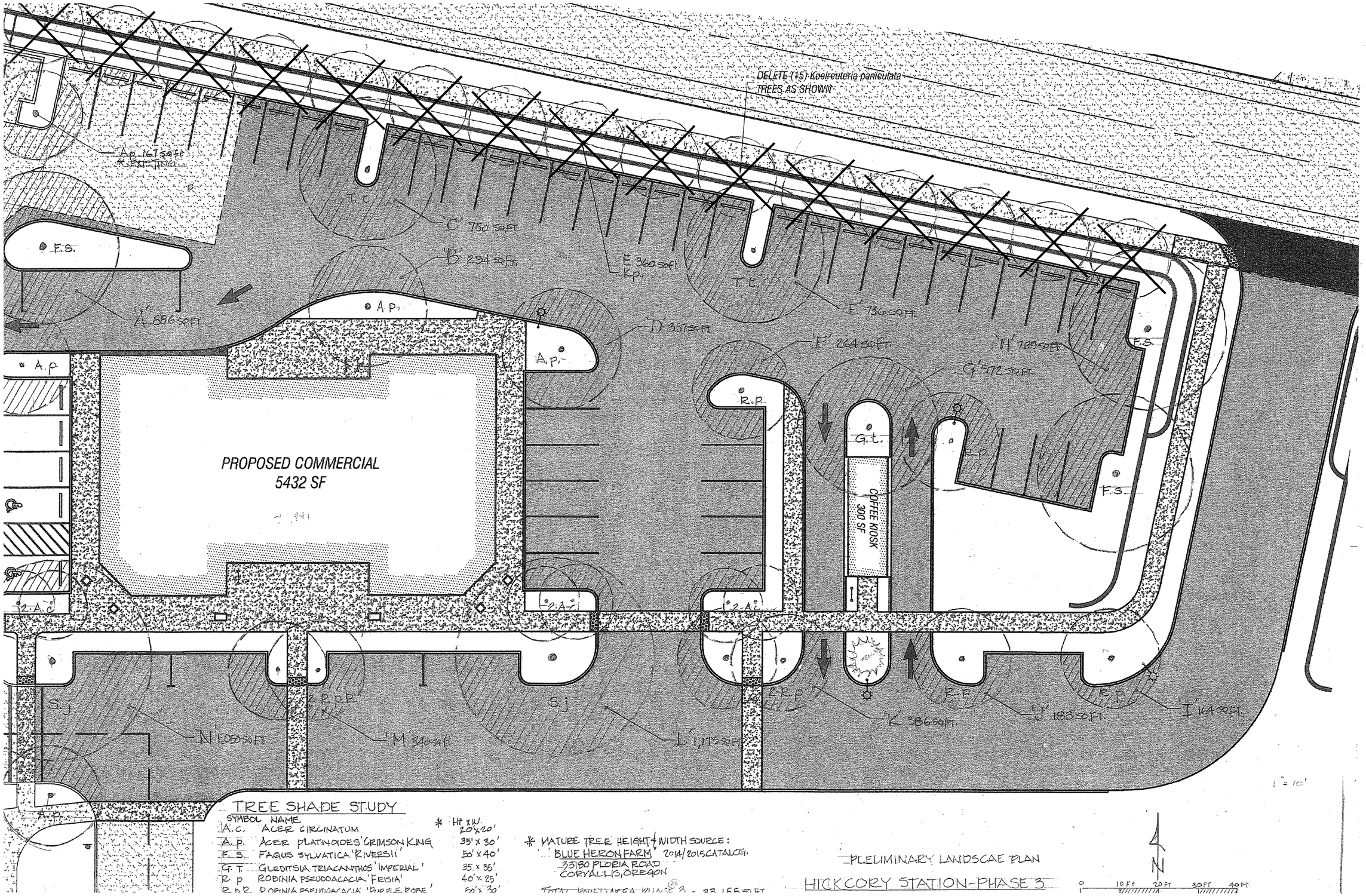
TKP ENGINEERING
P.O. BOX 374
Corvallis, OR 97339
Phone (541) 760-7205
Fax (866) 861-5704

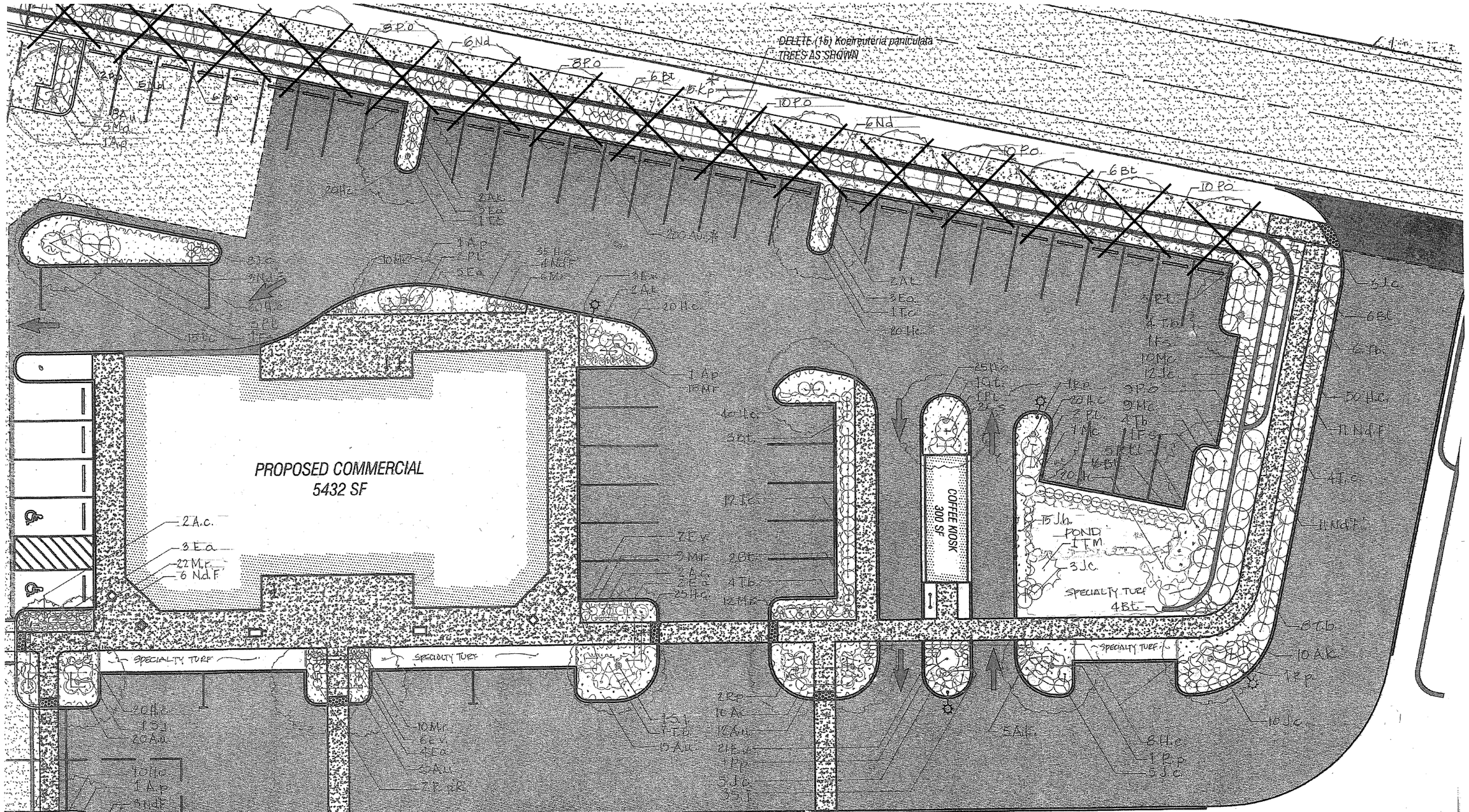
HICKORY STATION PHASE 3

RETAINING WALL EXHIBIT

HORIZONTAL
0' 10' 20'

FIGURE 1


DELETE (15) Koelreuteria paniculata TREES AS SHOWN
A.p. 167 sq ft
T.C.
'C' 750 sq ft
'B' 294 sq ft
E 360 sq ft
K.p.
T.C.
'E' 736 sq ft
E.S.
'A' 886 sq ft
A.p.
'D' 357 sq ft
'F' 264 sq ft
'H' 789 sq ft
E.S.
A.p.
A.p.
'G' 572 sq ft
R.p.
G.t.
R.p.
E.S.
PROPOSED COMMERCIAL
5432 SF
COFFEE KIOSK
300 SF
S.J.
R.p.p.
S.J.
R.p.p.
R.p.
R.p.
'N' 1,050 sq ft
'M' 340 sq ft
'L' 1,175 sq ft
'K' 386 sq ft
'J' 183 sq ft
'I' 164 sq ft
TREE SHADE STUDY
SYMBOL NAME * Ht x W
A.c. ACER CIRCINATUM 20'x20'
A.p. ACER PLATINOIDES 'CRIMSON KING' 35' x 30'
F.S. FAGUS SYLVATICA 'RIVERSII' 50' x 40'
G.T. GLEDITSIA TRIACANTHOS 'IMPERIAL' 35' x 35'
R.p. ROBINIA PSEUDOACACIA 'FRISIA' 40' x 25'
R.p.p. ROBINIA PSEUDOACACIA 'PURPLE ROBE' 50' x 30'
* MATURE TREE HEIGHT & WIDTH SOURCE:
BLUE HERON FARM 2014/2015 CATALOG
33180 PLOEIA ROAD
CORVALLIS, OREGON
PRELIMINARY LANDSCAPE PLAN
HICKORY STATION-PHASE 3
N
0 10 FT 20 FT 30 FT 40 FT



PLANT LIST

TREES

Symbol	Name	Number	Size
A.c.	Acer circinatum	2	6-8ft.
A.p.	Acer platanoides 'Crimson King"	4	10ft+
F.s.	Fagus sylvatica 'Riversii'	3	10ft.+
G.t.	Gleditsia Tricanthos 'Imperial'	1	10ft.+
K.p.	Koelreuteria paniculata	15	6ft +
R.p.	Robinia pseudoacacia 'Frisia'	6	10ft+
R.p.R	Robinia pseudoacacia 'Purple Robe'	2	10ft.+

SHRUBS

A.k.	Abelia 'Kalidoscope	29	5 gal
B.t.	Berberis thunbergi 'Rosy Glow'	39	5 gal.
C.s.	Camellia sasanqua 'Jean May'	2	24-36"
E.a.	Euonymus alatus	17	5 gal.
I.c.	Ilex crenata 'Drops of Gold'	16	5 gal.
M.a.	Mashonia aquifolia	5	5 gal.
M.c.	Myrica californica	20	24-36"
N.d.	Nandina domestica 'Moyers Red'	22	5 gal.
N.d.R	Nandina domestica 'Fire Power'	27	5 gal.
P.o.	Prunus lauroserasus 'Otto Lykens'	63	5 gal.
P.l.	Prunus laurocerasus 'Zabels'	10	21-24" spread
P.p.	Picea pungen Glauca Globosa'	1	specimen
[illegible]	[illegible]	8	5 gal.

GROUND COVERS

A.u.	Arctostaphylos uva-ursi	285	1 gal.
E.v.	Erica vagans 'Mrs Maxwell'	37	3 gal
H.c.	Hypericum calycinum	375	4" pots

PRELIMINARY LANDSCAPE PLAN
HICKORY STATION - PHASE 3
PLANTING PLAN 1"=10'ft.

JOHN R STEWART-LANDSCAPE ARCHITECT
9-20-2015

COMMUNITY DEVELOPMENT DEPARTMENT
333 Broadalbin Street SW, P.O. Box 490 Ph: 541-917-7550 Fax: 541-917-7598
Albany, OR 97321 *www.cityofalbany.net*

STAFF REPORT
Applications for Hickory Station III
Site Plan Review SP-10-15, Replat RL-04-15, and Floodplain Development Review FP-06-15

EXECUTIVE SUMMARY

This staff report addresses three concurrent land use applications for development of Hickory Station Phase III on the south side of Hickory Street, east of North Albany Road. The proposed Tentative Partition Replat will reconfigure the three parcels that comprise the larger $4.63^{+/-}$ acre Hickory Station development site. Proposed Parcel 1 will contain existing development at 640 Hickory Street (Phase 1) and proposed Parcel 2 will contain existing development at 630 Hickory Street (Phase II). Proposed Parcel 3 will encompass the remaining undeveloped area to the east, where Site Plan Review and Flood Plain Development Review approval is requested for a 5,432 restaurant/office building, a 300 square foot coffee kiosk, and associated site improvements. The improvements include extension of the existing shared traffic aisle across Parcel 3 to Hickory Street for use by all three parcels.

STAFF DECISION

APPROVAL with CONDITIONS of the Site Plan Review, Tentative Partition Replat, and Floodplain Development Review applications. Approvals are subject to the conditions listed in the staff analysis for this staff report.

APPLICATION INFORMATION

DATE OF REPORT:	November 6, 2015
TYPE OF APPLICATION:	Site Plan Review, Replat, and Floodplain Development Review for Hickory Station Phase III to reconfigure three parcels and to develop a commercial building, coffee kiosk, and associated site improvements on proposed Parcel 3.
REVIEW BODY:	Staff
STAFF REPORT PREPARED BY:	Shawna Adams, Project Planner
PROPERTY OWNER/APPLICANT:	Hickory Station LLC; Patty & Gary Davenport; PO Box 3184; Albany, OR 97321
APPLICANT'S REPRESENTATIVE/ ENGINEER:	Troy L. Plum, PE; TKP Engineering; PO Box 374; Corvallis, OR 97339
ADDRESS/LOCATION:	560-640 Hickory Street NW
MAP/TAX LOT:	Benton Co. Assessor's Map No. 11S-04W-01DA; Tax Lots 1100, 1200, and 1300
ZONING:	CC (Community Commercial) District; /FP (Floodplain Overlay)
TOTAL LAND AREA:	Approx. 4.63 acres (total) / 3.02^{-} acres (proposed Parcel 3)

EXISTING LAND USE:	Commercial (TL 1200), Vacant (TL 1100, 1300)
NEIGHBORHOOD:	North Albany
SURROUNDING ZONING:	North (across Hickory Street): MUC (Mixed Use Commercial) South: CC (Community Commercial) East: CC (Community Commercial) West: CC (Community Commercial)
SURROUNDING USES:	North: North Albany Village Shopping Center and vacant land South: Self-storage business East: Medical center, retail and offices West: Fuel station, car wash, vacant land
PRIOR HISTORY:	RL-05-09: Replat to adjust the location of property lines between Parcel 6 & 7 of Benton Co. Partition Plat 2008-018 (City file PA-16-07). SP 31-09: Modification to Site Plan Review SP-06-09 to approve construction of a 5,560 square foot commercial building instead of the two buildings previously approved buildings for specialty retail businesses and to approve an outdoor dining area for restaurant. SP-06-09: Site Plan Review of a three-building commercial development including a 4,230 square-foot restaurant and two other buildings (total of 7,360 square feet) intended for specialty retail businesses. PA-16-07: Replat of Parcel 4 of Partition Plat no. 98-12 into three parcels totaling 4.63-acres. For prior land division history, see City files PA-03-94; PA-15-97.

NOTICE INFORMATION

A Notice of Filing was mailed to owners of property within 300 feet of the subject property on October 9, 2015. At the time the comment period ended on October 23 2015, the Planning Division had received no written comments.

STAFF ANALYSIS

The staff analyses for the proposed Site Plan Review, Flood Plain Development Review, and Tentative Replat applications are presented below. The applicable review criteria for each are written in ***bold italics*** and are followed by findings, conclusions, and conditions of approval where conditions are necessary to satisfy the review criteria.

Site Plan Review Application – New Construction Review Criteria (ADC 2.450)

The Albany Development Code (ADC) Section 2.450 includes the following review criteria and standards, written in bold italics 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 a 24-inch public sanitary sewer main in Hickory Street. The proposed new commercial building will be served by a sewer service lateral that was extended to the site from the public main in the private shared drive to the west. Sewer service laterals for the proposed coffee kiosk and future development will be installed from the main in Hickory Street near the driveway east of the coffee kiosk.

Water

1.2. City utility maps show a 20-inch public water main in Hickory Street, a 12-inch main in the private drive to the west, and an 8-inch main along the property's east boundary.

1.3 The applicant's preliminary utility plan shows the extension of an 8-inch main from the existing public main in the shared access west of the site, easterly through the site, to the public main along the east boundary of the site. Water services for the proposed developments, as well as for future development will be installed as part of this work. The applicant's plan also shows the installation of a public fire hydrant on this main.

1.4 Public utility easements of at least 15 feet in width, centered over the main, are required for all public water lines and appurtenances (ADC 12.370). The 4-foot wide easements over the proposed water services are not adequate and must be 15-feet in width and extend 7.5 feet beyond the water meter. Public utility easements around public fire hydrants must also be 15 feet in width and extend 7.5 feet beyond the hydrant.

Storm Drainage

1.5 City utility maps show a 27-inch public storm drainage main in Hickory Street, and a 15-inch main that extends into the south portion of the site from the self-storage facility to the south. This drainage system to the south carries storm water runoff through the self-storage site and across Highway 20 to the Willamette River. This drainage system was sized to accommodate the additional runoff from the subject properties, and therefore on-site detention is not required for this project.

CONCLUSIONS:

1.1 Public utilities are in place and can accommodate the proposed development.

1.2 Public utilities will be able to accommodate the proposed development with construction of the proposed public water main through the site, subject to compliance with the following condition to ensure compliance with City standards.

CONDITIONS:

1.1 Prior to issuance of building permits for the proposed project, the applicant shall construct or financially assure the construction of an 8-inch public water main through the site, generally as shown on the applicant's preliminary utility plan. Public utility easements shall be provided over these facilities as required in the City's Standard Construction Specifications and Design Standards documents.

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 Section 12.45.030 of the Albany Municipal Code states, "A post-construction stormwater quality permit shall be obtained for all new development and/or redevelopment projects on a parcel(s) equal to or greater than one acre, including all phases of development."

2.2 The applicant is proposing to provide the required on-site storm water quality facilities by constructing a storm water quality pond just east of the coffee kiosk, and a mechanical storm water quality unit near the connection to the public system at the property's south boundary. A Storm Water Quality permit must be obtained by the applicant before this work is begun.

CONCLUSIONS:

2.1 The City's Engineering staff has reviewed the applicant's preliminary storm water and storm water quality plans and has determined that they are generally acceptable and will satisfy Criterion 2 as conditioned.

CONDITIONS:

2.1 Prior to issuance of an occupancy permit for either of the proposed buildings, the applicant shall obtain a Storm Water Quality permit from the City's Engineering Department.

2.2 Prior to issuance of an occupancy permit for either of the proposed buildings, the applicant shall construct the required storm water quality facilities, generally as shown on the applicant's preliminary utility plan, and to City standards.

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

FINDINGS OF FACT:

3.1 The project is located on the south side of Hickory Street and east of North Albany Road. The project will expand a small shopping center site by constructing a new 5,432 square foot commercial building and a 300 square foot coffee kiosk.

3.2 Hickory Street is classified as a major collector street, is under the jurisdiction of the City, and is constructed to city standards. Improvements include curb, gutter, and sidewalk; a vehicle travel lane in each direction; and on-street bike lanes. The posted speed limit is 25 mph.

3.3 The applicant submitted trip generation information with the application. Based on ITE trip generation rates for a shopping center, the proposed development is expected to generate about 245 vehicle trips per day. Of those trips, 22 are expected to occur during the peak PM traffic hour on the adjoining street system.

3.4 Albany's Traffic Impact Study Guidelines call for submittal of a trip generation study for developments that generate 50 or more peak hour trips, and a full traffic impact study for developments that generate 100 or more peak hour trips.

3.5 Albany's Transportation System Plan does not identify any level of service or congestion problems occurring adjacent to the site.

CONCLUSIONS:

3.1 The public street system adjacent to the site is constructed to City standards.

3.2 A estimated total of 22 p.m. peak hour would be generated by the development.

3.3 The development will not generate enough vehicle trips to require submittal of a traffic impact study based upon the requirements contained in Albany's Traffic Impact Study Guidelines.

3.4 Albany's Transportation System Plan does not identify any level of service or congestion problems occurring adjacent to the site.

3.5 The transportation system can safely and adequately accommodate the development.

3.6 Site Plan Review Criterion (3) is met without conditions.

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

FINDINGS OF FACT:

4.1 Access to the site is currently provided by an existing shared use driveway to Hickory Street located on the west side of the site. A second shared driveway to Hickory Street will be constructed just east of the coffee kiosk.

4.2 The location and size of the existing and proposed driveway connections to Hickory Street comply with the design and location standards contained in ADC 21.100.

4.3 ADC 8.350 allows for creation of reciprocal access easements in order to promote effective circulation between adjoining commercial uses and properties.

4.4 ADC 9.120(9) requires creation of internal parking lot connections between adjoining properties with the same zoning designation.

4.5 The site plan includes the extension of a shared parking lot travel aisle located just south of the proposed commercial building and coffee kiosk. That travel aisle will allow for efficient internal circulation and provide shared access to Hickory Street driveways for Parcels 1, 2, and 3.

4.6 Parking Lot Design and Construction. ADC 9.120 includes standards for parking lots. Parking lots must have a durable, dust-free surface; a drainage system; perimeter curb; wheel bumpers; and striping. The applicant's written narrative acknowledges that the proposed parking area will be constructed in accordance with these standards. ADC 9.130, Table 1, includes dimensional standards for parking lots. The design of the site's interior parking lot travel aisles and parking stalls complies with the design standards contained in ADC 9.130, including the widths and depths specified for parking stalls and travel aisles.

4.7 Vehicle Parking – Required Number of Spaces. ADC 9.020, Table 1, establishes that non-medical/dental professional office uses require one off-street parking space for every 400 square feet of floor area, sit-down restaurants require one off-street parking space for every 200 square feet of floor area, and drive through or drive-in restaurants require one off-street parking space for every 100 square feet of floor area. The floor area to be measured is exclusive of vent shafts, courtyards, stairwells, elevator shafts, restrooms, and storage rooms and rooms designed and used for storage and operation of maintenance equipment. Fractional space requirements are to be counted to nearest whole space, with half spaces rounded up.

Based on the net floor area of 3,505 square feet for a sit-down restaurant, 1,479 square feet for professional office use, and 300 square feet for the proposed coffee kiosk drive-through use indicated in the applicant's narrative and floor plans, the proposed development requires a minimum of 25 off-street parking spaces.

Fifty-six (56) of the 107 vehicle parking spaces shown on the applicant's Parking Stall Identification Plan sheet will be located on proposed Parcel 3, which is more than double the amount required for the uses on this parcel. As further noted below under Findings of Fact 7.6 and 7.7, the parking spaces to remain on proposed Parcels 1 and 2 will also meet or exceed the number of parking spaces required to accommodate existing development for each parcel.

4.8 Bicycle Parking. ADC 9.120(13) requires two bicycle parking spaces plus one additional space for every 10 car parking spaces required. This translates to two bicycle parking spaces plus 2.5 bicycle parking spaces rounded up to three bicycle parking spaces based on the 25 vehicle parking spaces required, with a total of five bicycle parking spaces required.

4.9 The applicant's written statement indicates the proposed development will provide four "U" shaped racks with two parking stalls per each rack for a total of 8 bicycle parking spaces, "exceeding the minimum (7) bicycle spaces required". Of these, six are proposed to be covered with an overhead clearance of at least seven feet. The racks will be securely fastened to the ground and will support bikes at two points, including one point on the frame, and allow one wheel to be locked in accordance with ADC 9.120(13)(g).

The applicant's site plan shows two covered bike racks near the north entrance of the commercial building, one rack near the south entrance, and one covered rack near the walk-up window for the proposed coffee kiosk. All are in visible locations. As identified on the site plans, and illustrated in the typical bike rack clearances detail on the site plan, the racks do not appear to provide the minimum three-foot clearance around three sides when fully loaded as ADC 9.120(13)(g) requires. As concluded below, compliance with spacing requirements can be ensured with a condition of approval.

4.10 Loading Standards. ADC 4.260. Loading spaces are required for all uses except for office and residential use with buildings 5,000 square feet or larger. ADC 4.260 outlines the standards for loading areas, which provide, in part, that loading areas for buildings with less than 20,000 square feet shall be a minimum of 10-foot by 25 feet with an unobstructed height of 14 feet. As indicated in the applicant's narrative and shown on the site plans, a 25-foot by 40-foot loading area meeting the standards of ADC 4.260 will provided on the north side of the proposed restaurant/office building.

4.9 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. As part of the proposed development, the shared driveway aisle and the sidewalk along its north side will be extended to Hickory Street near the northeast corner of the site. The walkways proposed for the proposed development will fully connect building entrances, parking areas, the public sidewalk along Hickory Street, and internal circulation within the larger Hickory Station development site. Additionally, the proposed development includes designated crossings to the south side of the central drive aisle where development is anticipated at some time in the future.

CONCLUSIONS:

4.1 The development will create one new shared use driveway connection to Hickory Street.

4.2 The site will also use an existing shared use driveway to Hickory Street located at the site's west boundary.

4.3 ADC 9.120(9) requires the interconnection of parking lots for adjoining parcels with the same zoning

designation. This development will result in multiple parcels under the same zone designation sharing internal parking lot connections and driveway connections to the public street system.

4.4 ADC 8.350 requires creation of reciprocal access easements if needed to promote effective circulation between adjoining commercial uses and properties.

4.5 Compliance with ADC 9.120(9) and ADC 8.350 will be ensured with a condition of approval that the required access easements be established prior to final replat, as established in Tentative Replat Condition 3.1 following the Site Plan Review and Floodplain Development Review sections of this report.

4.1 The proposed parking lot will comply with the parking area improvement and design standards at ADC 9.120 and ADC 9.130, as conditioned.

4.2 The site plans show that the required number of off-street parking spaces will be provided on site.

4.3 Condition 4.3 below will ensure the required number of bicycle parking spaces will be provided in accordance with ADC 9.120(13).

4.4 The proposed walkways provide pedestrian connections between parking and new building entrances, and also provide pedestrian connections to the public street system and other Hickory Station Phases.

4.5 Site Plan Review Criterion (4) is met with the following conditions.

CONDITIONS:

4.1 Prior to issuance of a building permit, the applicant shall obtain a permit from the Public Works Department for construction of a new driveway connection to Hickory Street at the location shown on the approved site plan.

4.2 Prior to issuance of a certificate of occupancy, a minimum of five bicycle parking spaces shall be installed, at least three of which must be covered, in accordance with the clearance and other standards at ADC 9.120(13). Prior to issuance of building permits, the applicant shall submit to the Planning Division for review and approval a detailed drawing demonstrating that the clearance requirements of ADC 9.120(13) for fully loaded bicycle racks will be met.

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 development site encompasses three acres on the south side of Hickory Street and is surrounded by Community Commercial (CC) zoning and commercial uses to the west, south, and east. Development to the west includes the fitness gym and retail stores developed for Hickory Station Phase I and II, and a fuel station, carwash and vacant land beyond that. The abutting parcel to the south is occupied by a self-storage business, and to the east are a medical center and retail and office uses. There are no residential dwellings abutting the subject property. The North Albany Shopping Center and large vacant parcel are across Hickory Street to the north in the Mixed Use Commercial (MUC) zoning district.

5.2. Operating Characteristics. The proposed restaurant and office use is consistent with the intended operating characteristics of the CC zone, as well as other nearby office and commercial development in the surrounding area. Construction of a commercial use has been approved and anticipated since 2009, when the site plan review approval was initially granted for Phases I and II of Hickory Station (planning file SP-09-06 as modified by SP-09-31).

5.3 Building and Parking Lot Setbacks. ADC 4.090, Table 1, establishes 10-foot minimum front yard setback for development in the CC zoning district. There is no interior setback for properties that do not abut a residential district, as is the case for the subject site. ADC 4.220 states that parking and loading spaces may not be located in a required front or side setback. The subject property fronts Hickory Street to the north. The proposed buildings are set back more than 50 feet from Hickory Street and, as confirmed in the applicant's written statement, a minimum of a ten-foot wide landscaped setback is provided between the front property line along Hickory Street and parking areas and drive-aisles. Storage length for entering vehicles exceeds the 20-foot minimum.

5.4 Lot Coverage. The maximum lot coverage for Community Commercial (CC) zoned land is 90 percent. Lot coverage includes that portion of a lot, when viewed from above, that is not vegetated or in a naturally permeable state. As proposed, the majority of Parcel 3 will remain in an undeveloped vacant state with about 36 percent lot coverage, as detailed on the applicant's site plan Cover Sheet.

5.5 Building Height. The maximum building height in the CC zone is 50 feet, except where the Airport Approach Overlay area provisions dictate a lesser height. This property is not in the Airport Approach District and as shown on the applicant's elevation plans, the highest point of the proposed building will be less than 28 feet, consistent with the CC zone development standards.

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 for every 1,000 square feet of required setbacks in all commercial districts is:

(1) One tree at least 6 feet tall for every 30 feet of street frontage.

(2) Five 5-gallon or eight 1-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.

With 496+ lineal feet of frontage along Hickory Street and a ten-foot front yard setback required in the CC zoning district, the setback yard area is roughly 4,960 square feet and 4,630 square feet with the area within the setback for the proposed 28-foot wide driveway and associated five-foot wide sidewalk subtracted. Based on 473 lineal feet excluding the driveway and sidewalk and 4,630 square feet of yard area required, a minimum of 16 trees at least 6 feet tall plus either 23 five-gallon or 37 one-gallon shrubs, trees or accents plants are required in the front yard (along Hickory Street), with the remaining area landscaped with living ground cover, lawn, or decorative treatment of bark, rock or other attractive ground cover. The applicant's narrative and landscape plans do not specifically indicate how this requirement is met, and the preliminary landscape plan does not appear to meet the requirement for number of trees. While the grade and rockery wall within the front yard may limit options for trees, there appears to be sufficient space for the required number of trees in the front yard as required, and compliance with ADC 9.140(2) can be ensured with conditions of approval.

5.7 Landscaping within Parking Lot. (ADC 9.150). The purpose of landscaping in parking lots is to provide shade, reduce stormwater 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:

(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

groundcover 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.

(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 5-foot strip of landscaping materials.

The applicant's preliminary landscape plan generally shows the required parking lot landscape areas and provides planting details for all but the northwest corner of the site where existing parking and the trash enclosure are proposed to remain. The applicant's written narrative indicates that final landscape plans meeting these standards will be submitted for review and approval with building permit applications. In addition to the trees required in the front yard per ADC 9.140(2), revisions to the preliminary landscape plans are necessary to show required plantings within the 5-foot-wide planter on the east side of the shared refuse container. Dimensions, square footage, and supporting calculations for each of the standards will need to be added to the preliminary plans to demonstrate compliance with the standard for Planning review and approval.

5.8 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. The applicant's written narrative indicates that final landscaping plans showing proposed irrigation and demonstrating compliance with ADC 9.160 will be submitted for review and approval with building permits. The applicant's submittal includes a preliminary irrigation plan with piped irrigation within or extending to the required planting areas, however some of the required landscape areas appear to be as far as 90 feet away from the irrigation. The final irrigation and landscape plans shall clarify the extent of landscaping served by irrigation with verification that plants do not need irrigation per ADC 9.160 for those areas not served.

5.9 Landscape Plans. ADC 9.180 requires that all development applications involving building and parking areas must include landscape plans. Preliminary landscape plans were submitted with the Site Plan Review application and as indicated by the applicant and conditioned below for this review criterion, final landscape and irrigation plans will be submitted for review and approval in conjunction with building permits.

5.10 Buffering and Screening: All of the abutting properties are zoned CC and developed with commercial uses. As such additional buffering or screening is not required along interior property lines pursuant to ADC 9.210.

5.11 Signs. Signage is reviewed separately from this Site Plan Review application upon submittal of sign permit applications to the Building Division. No signage is proposed in conjunction with this site plan review. The applicant's narrative indicates that the existing development off-site already provides signage and sign applications will be submitted to the City of Albany in the event that additional signage is proposed in the future. For sign purposes, this development is a Minor Integrated Center (ADC 13.431-425). To meet a Village Center design standard (ADC 8.475) a final signage plan, subject to review and approval by Planning Staff, will be required with sign permit application submittal to the Building Division, as established under Condition DS.2 below.

5.12 Outside Storage. ADC 4.300 requires 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, be screened from view by placement of a sight-obscuring fence, wall, or hedge at least six feet tall. No

outside storage or new refuse areas are proposed. An existing trash enclosure meeting the standards of ADC 4.300 straddles the boundary of proposed Parcel 2 and 3 is proposed to remain and serve development on both parcels.

5.13 Environmental Standards. ADC 9.440 - 9.500 include environmental standards related to noise, visible emissions, vibrations, odors, glare, heat, insects, rodents, and hazardous waste. The proposed restaurant and office use is similar to other uses in the area and is not expected to generate vibrations, visible emissions, glare, heat, insects, rodents, hazardous waste or adverse odors of note. See Finding 5.14 below for additional discussion on lighting. The applicant's narrative indicates that heat pumps and other equipment will be located adjacent to the proposed buildings away from property lines, and the noise generated will be minimal.

5.14 Lighting and Glare. ADC 9.120(14) requires that lighting for parking areas must be arranged to reflect the light away from any abutting or adjacent properties. The applicant's written narrative indicates that four parking lot poles are proposed and will be shielded to prevent light intrusion on adjacent right of ways or properties. Condition of Approval 5.1 is established to ensure lighting will comply with this criterion.

5.15 Fences. The provisions of ADC 9.370 do not apply as no fences are proposed.

CONCLUSIONS:

5.1 The proposal shows that the project will meet the standards for building height, lot coverage, setbacks, lighting and glare, and environmental standards as conditioned.

5.2 The proposed development will meet landscape and screening standards subject to the conditions noted below.

5.3 The design and operating characteristics of the proposed development will be reasonably compatible with surrounding development and land uses.

CONDITIONS:

5.1 All new exterior lighting fixtures, including pole mounted lights, shall be of a shielded, full cut-off design.

5.2 Prior to issuance of a building permit, a final landscape and irrigation plan prepared by a licensed landscape architect shall be submitted to the Community Development Department subject to review and approval. The plan shall include planting and irrigation details, dimensions, square footage totals, calculations, and notes as necessary to verify the requirements of ADC 9.140, 9.150, and 9.160 are satisfied. A minimum of 16 trees at least six feet tall plus either 23 five-gallon or 37 one-gallon shrubs, trees or accents plants shall be planted in the front yard along Hickory Street. The remaining front yard area shall be landscaped with living ground cover, lawn, or decorative treatment of bark, rock or other attractive ground cover. The final landscape plan shall also demonstrate that the selected trees for the parking areas, at maturity, will provide a canopy cover of at least 20 percent of the parking area in accordance with ADC 8.460.

5.3 Prior to issuance of a Certificate of Occupancy, the irrigation system and landscaping shall be installed in accordance with the approved landscape plans. If occupancy is requested between December 1 and March 1 and other requirements are met, required landscaping may be installed as set forth in ADC 9.190.

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 not located within the Airport Overlay District.

6.2 Article 6 Steep Slopes. *Comprehensive Plan Plate 7: Slopes,* shows that there are no areas of steep slopes on the subject property.

6.3 Article 6 Floodplains. *Comprehensive Plan Plate 5: Floodplains*, shows a 100-year floodplain on the property. Applicable review criteria for this land use review are: ADC 6.110 "Site Improvement, Land Division and Manufactured Home Park Standards," and ADC 6.111 "Grading, Fill, Excavation and Paving." These criteria are addressed later in this report. Those findings and conclusions are included here by reference.

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. This site was within the study area of the City's North Albany Local Wetlands Inventory (LWI). The inventory did not identify wetlands on the site.

6.5 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 within the Floodplain Overlay District.

6.2 Other than the floodplain overlay, there are no other known special features of this site to consider with this Site Plan Review application.

6.3 Compliance with the applicable Floodplain Overlay District review criteria at ADC 6.110 and ADC 6.110 is addressed later in this report. The findings, conclusions, and conditions provided under those criteria are incorporated here by reference as demonstration of compliance with ADC 2.450(6).

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

FINDINGS OF FACT:

7.1 The 4.63 acre Hickory Station development site consists of three parcels that are proposed to be replatted and reconfigured for development of Hickory Station Phase III on proposed Parcel 3. Parcel 3 is largely vacant and overlaps with the Hickory Station Phases I and II development site area.

7.2 Relevant prior land use approvals include the land divisions and replat approvals that established the parcels within the larger Hickory Station development site. Also relevant are the Site Plan Review approvals for Phase I and II improvements, to the extent that they overlap with or are impacted by the proposed development on Parcel 3. Approvals are found in City Files PA-16-07, RL-05-09, SP-31-09, and SP-06-09, and are described above under the Application Information section that precedes the Staff Analysis, incorporated here by reference.

7.3 The prior land divisions and replats have been recorded consistent with the associated land use approvals and have no outstanding conditions of approval to consider under this criterion.

7.4 The initial Site Plan Review approval for Hickory Station Phase I and II improvements was granted under City file SP-06-09. The approval for SP 31-09 modified SP-06-09 to allow construction of a 5,560 square foot commercial building instead of the two specialty retail buildings initially approved for Phase II, which had not yet been constructed. The SP 31-09 modification to SP-06-09 also allowed an outdoor dining area for the restaurant constructed as part of Phase I. The restaurant was later closed and the building is now occupied by Snap Fitness.

7.5 The conditions of approval for SP-31-09 generally focus on Phase II improvements, which overlap with the proposed Phase III improvements. The following conditions are relevant to the proposed application:

2.5 All of the parking spaces shown on the site plan must be provided.
5.1 The proposed trash enclosure must have a 6-foot wall.
D2. The landscape plan must include information that demonstrates the selected trees for the parking areas, at maturity, will provide a canopy cover of at least 20 percent of the parking area.

The trash enclosure straddles proposed Parcels 2 and 3 and is proposed to remain in accordance with the prior land use decision and current development standards.

7.6 As a result of the proposed replat, each Hickory Station development phase will be contained on individual parcels with all necessary parking and infrastructure included. A portion of Phase II improvements will be located on Proposed Parcel 3, where Phase III development is proposed. This area is improved with parking and landscaping to remain or be redeveloped as part of Phase III improvements.

7.7 Since the proposed parcel reconfiguration may affect the relative proportion of parking and landscaping contained within the proposed lots, the conditions for prior land decisions and relevant standards related to parking, lot coverage, and canopy coverage are potentially impacted by the proposed reconfiguration and warrant consideration under this criterion. The applicants site plan Cover Sheet and narrative findings addressing ADC 9.020, include calculations that show existing development on the proposed parcels will remain in compliance with off street parking and lot coverage requirements. The approval condition specific to parking was intended to ensure minimum parking requirements will be met; with 22 parking spaces retained on Parcel 2 to accommodate a retail commercial building with a gross floor area of 5,560 square feet, Parcel 2 will remain in compliance with the applicable 1:300 parking to net floor area ratio at ADC 9.020. Canopy coverage for parking to remain on Parcel 2 is generally proportional to that on the larger Phase II development site, and is expected to be augmented by the front yard and parking landscaping for Phase III improvements. Similarly, the parking retained on Parcel 2 will be sufficient to satisfy current code standards and will be augmented with shared parking and Phase III improvements on Parcel 3, which include more than double the amount required to accommodate proposed development.

7.8 The remaining conditions of approval for SP-31-09 are specific to features that are not affected by the proposed Phase III development on Parcel 3 or involve the standards required for Site Plan Review, as addressed elsewhere in this report.

CONCLUSION:

7.1 The existing Hickory Station development phases and proposed development phase, as conditioned elsewhere in this report, will be in compliance with the conditions of prior land use approvals

7.2 This criterion is satisfied without additional conditions.

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 development site is currently vacant and proposed to be developed in accordance with current standards. As supported by the findings contained elsewhere in this staff report, the existing development to remain on Parcel 1 and 2 will not be made nonconforming by the proposed development.

CONCLUSION:

8.1 This criterion is met.

Commercial and Institutional Design Standards (ADC 8.320-8.390)

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

N/A ***Relationship to Historic Overlay Districts (ADC 8.320)****. For commercial property inside the Downtown Historic Overlay District, see Article 7 for additional historic review criteria.*

☐ ***Building Orientation (ADC 8.330)*****.**

(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 that pedestrians have a direct and convenient route from the street sidewalk to building entrances.

(a) On sites smaller than 3 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.

FINDINGS AND CONCLUSIONS: The subject property is a 3.02 acre parcel on the south side of Hickory Street and is a part of the larger 4.63 acre Hickory Station development site. The existing Phase I and II buildings are oriented to a shared driveway aisle/ traffic aisle with pedestrian access, landscape strips and street trees along both sides. As part of the proposed development, the driveway aisle will be extended through the subject site east and north to intersect with Hickory Street, with pedestrian access, landscaping and trees along the north /west side. The proposed buildings will be oriented to the traffic aisle along their south side. This standard is met.

☐ ***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: CC 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.

FINDINGS AND CONCLUSIONS: Ground floor windows and other architectural elements are provided on all elevations facing the sidewalks along the private drive aisle and Hickory Street, except for the back side of the Coffee Kiosk facing Hickory Street, which isn't visible from that sidewalk due to site topography. The main front elevations of both buildings face the internal drive aisle to the south. The applicant's narrative states that the transparency between two feet and eight feet from the ground is approximately 27 percent for the restaurant office building and approximately 28 percent for the coffee kiosk. The glazing shown on the applicant's elevation generally supports these calculations.

The exterior design of the proposed buildings provides a variety of architectural elements, with both buildings having a combination of siding that includes decorative shingles in gable ends. The larger commercial building also includes cultured stone at grade with wood siding, hipped gable ends and entrances defined with gable roofs and support columns, similar in size and design to the existing commercial building to the west. This standard is met.

☐ ***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 be a continuation of 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 lanes shall be internal to the site and 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.

(4) Where drop-off facilities are provided, they shall be designed to meet the requirements of the Americans with Disabilities Act (ADA), 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.

FINDINGS AND CONCLUSIONS: ADC 8.350(1) and the internal vehicle circulation system are addressed under Site Plan Review criterion (2) and (3) above, and the findings, conclusions, and conditions provided are incorporated here by reference. In summary, previous analysis finds that the proposed development will satisfy the above standard as conditioned.

The proposed buildings are oriented to the shared driveway aisle, which is designed to look similar to a public street with pedestrian access. No traffic lanes are proposed between the shared driveway and the sidewalk. A traffic lane is located between the buildings and the sidewalk along Hickory Street. Given the topography, traffic aisles do not interfere with pedestrian movement, and as addressed below under the Supplemental Village Design Standards, the traffic lane is expressly allowed by ADC 8.415(5) because the proposed buildings are located more than 50 feet away from Hickory Street. Parallel parking and trees will be provided along the shared drive aisle. Drop-off facilities are not proposed. This standard is met.

☐ ***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.

Size of Structure or Improvement	*Number of Amenities*
Less than 5,000 square feet	*1*
5,000 – 10,000 square feet	*2*
10,001 – 50,000 square feet	*3*

(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 AND CONCLUSIONS: The applicant proposes three pedestrian amenities in accordance with this standard. For the 5,432 square foot commercial building, weather protection is provided around the majority of the perimeter as per ADC 8.360(2)(g), and a 17-foot wide sidewalk is proposed at the main entrance per ADC 8.360(2)(a). For the 300 square foot coffee kiosk, weather protection is provided at the walk up window. The inclusion of these pedestrian amenities results in compliance with the standard. The applicant may change or add to the preliminary choice of pedestrian amenities. This standard will be met with a condition of approval requiring the installation of pedestrian amenities prior to building occupancy.

☐ ***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. When 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 AND CONCLUSIONS: Internal pedestrian connections are provided between buildings within the larger Hickory Station site via the shared driveway aisle, which intersects with Hickory Street at the north site boundary and with a private street along the west side of Phase I and II. The private street provides access to all properties west and south of the development. Pedestrian access to the properties to the east of the subject site is provided via the sidewalk along Hickory Street. The nearest transit stop is along Hickory Street; the subject site is not located near a major transit stops.

☐ ***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.

FINDINGS AND CONCLUSIONS: As found under Site Plan Review Criterion 5 and elsewhere in this report, the design and operating characteristics of the proposed development will comply with applicable development standards and will be compatible with surrounding development. No additional requirements are necessary to ensure compliance with the compatibility details described at ADC 8.390. This standard is met.

Supplemental Village Center Commercial Design Standards –ADC 8.415-8.475

☑ ***Buildings Along Public Streets (ADC 8.415).***

(1) Buildings and plazas shall be located within the maximum setback area for at least 40 percent of one public street frontage.

(2) For sites with frontage on more than one public street (i.e., corner lots), this standard applies to one frontage only.

(3) The public street frontage is the length of the property as measured along the street right-of-way excluding the width of entrance driveways and/or streets.

(4) Building facades that face public streets shall be divided into human-scale proportions using at least two features such as windows, entrances, arcades, arbors, awnings, trellises with vines, or an equivalent element. A blank, uninterrupted wall shall not be longer than 30 feet.

(5) No parking, loading or travel aisles shall be located between the public street and buildings within 50 feet of the street, except that a designated park-and-ride lot or one drive-through lane may be permitted. See Section 8.420(b).

(6) To count toward this standard, a plaza shall:
- *(a) Be well defined at the street edge by a low decorative architectural wall (no higher than three feet), or a line of shrubs or trees of the same species, or similar landscaped or built feature;*
- *(b) Use materials that are similar in quality to the principal materials of the primary building(s) and landscape. Landscaping with drought-resistant native species is strongly encouraged;*
- *(c) Have direct access to the public street sidewalk and be located the shortest distance to the nearest building main entrance; and*
- *(d) Extend at least the full depth of the maximum setback.*

FINDINGS AND CONCLUSIONS: The proposed development has frontage on a public street and an internal traffic aisle, also referred to as a shared drive aisle. The proposed buildings are located more than 50 feet away from the public street. The buildings are oriented to the traffic aisle in accordance with ADC 8.330. There is no maximum setback area in the CC zone. As stated by the applicant, the proposed buildings are located within 15 feet of the traffic aisle and no blank interrupted walls exceeding 30-feet in length are proposed along either frontage. No parking, traffic aisles, or loading, are proposed between the buildings and the shared drive aisles the buildings face. The standards at ADC 8.415 are met.

☑ ***Maximum Setback (ADC 8.420)***.

(1) In zoning districts with maximum setbacks, buildings within 50 feet of a public street shall have 40% of the building located within the maximum setback except that:
(a) If a previously recorded easement precludes meeting the maximum setback, the applicant shall demonstrate that an alternative layout best addresses the intent of this standard and the character of the village center.
(b) A building with drive-through service may have one drive-through lane between the building and the street provided that the building is set back no more than 25 feet and the drive-through lane is screened according to standards for perimeter parking area landscaping in ADC 8.470.

(2) Any building more than 50 feet from a public street is exempt from this standard.

☐ ***Building Size Limitations (ADC 8.430)***.

FINDINGS AND CONCLUSIONS: In the CC zoning district building size is limited to 100,000 square feet. The combined total of the proposed buildings will be less than 6,000 square feet. This standard is met.

☐ ***Building Design (ADC 8.440)***.

(1) Building facades longer than 100 feet shall have relief such as recessed entries, offsets, jogs, bays, columns, ribs, pilasters, piers, cornices, bases, or other distinctive constructed changes. Changes in relief in the building façade shall occur at least every 100 feet for at least 20% of the exterior wall area. At least two colors or textures shall be used (not including stripes or bands).

(2) Rooflines longer than 100 feet shall be relieved by elements such as parapets, gables, dormers, towers, steeples, etc.

(3) No building wall shall be longer than 300 feet unless the building façade has one or more major offsets in wall plane. A major offset in wall plane shall have a depth of at least 10% of the length of the longest abutting wall and shall continue for at least 20% of the building facade. Minor changes in wall plane such as entries, jogs, bays, columns, ribs, pilasters, piers, or cornices do not count toward meeting this standard.

(4) In developments with multiple buildings, each individual building shall include predominant characteristics shared by all buildings in the development, so that the development forms a cohesive place within the district. A standardized prototype design shall be modified if necessary to meet the provisions of this Code and character of this district.

(5) Corrugated metal siding is prohibited on any building. Corrugated metal roofing is allowed.

FINDINGS AND CONCLUSIONS: The proposed building facades are 100 feet or less. The elevations and rooflines provide relief through a variety of elements including recessed entries, gables. The proposed commercial building is similar in dimension in size, design and detail to those developed as part of Phase I and II and will be recognizable as part of the same development. The coffee kiosk is compatible with comparable materials and architectural details. The standards at ADC 8.440 are met.

☐ ***Pedestrian Network (ADC 8.445)***.

(1) Sidewalks must be located to provide the shortest direct connection from the public street sidewalk(s) to all customer entrances.

(2) Sidewalks must be located to provide the shortest direct connection between all on-site customer entrances.

(3) Sidewalks must be located along every public street frontage and both sides of on-site private streets. These sidewalks must be separated from the street by a tree-lined landscape strip. Approved vegetated post-construction stormwater quality facilities are allowed in the landscape strip.

(4) Extra-wide sidewalks are encouraged to provide space for tables and chairs and other pedestrian amenities, creating a concentration of activity to serve as the neighborhood center.

(5) Sites larger than eight acres shall create an open space or plaza with amenities such as benches, monuments, kiosks or public art. Amenities shall be in prominent locations, interconnected with the uses and walkways on the site, and be landscaped. Approved vegetated post-construction stormwater quality facilities are allowed in these areas.

FINDINGS AND CONCLUSIONS: The provision of direct north/south connection between the buildings and Hickory Street is not feasible with the site being eight feet or more above the grade of the sidewalk, and a rock wall between the sidewalk and building. The proposed sidewalk connection to Hickory Street near the northeast site corner and the existing connection provided to Hickory Street at the northwest corner of Proposed Parcel 2 provide comparable connections for pedestrians accessing the larger Hickory Station development site from the west or east along Hickory Street. This standard is met under these circumstances.

☑ ***Privacy Considerations (ADC 8.450)*.**

(1) Non-residential uses and parking areas shall be arranged to minimize infringement on the privacy of adjoining residents.

☐ ***Parking Areas (ADC 8.460)*.**

(1) On-street parking spaces within 100 feet of a commercial or office development may count towards meeting the parking requirement.

(2) Shared parking is encouraged for all uses.

(3) Trees intended for parking area landscaping shall provide a canopy cover of at least 20% of the parking area at maturity. Existing trees may be included to meet the canopy requirement, provided the site plan identifies such trees and the trees meet the standards of size, health, and placement. The extent of canopy at maturity shall be based on published reference texts generally accepted by landscape architects, nurserymen, and arborists.

(4) Vegetated post-construction stormwater quality facilities shall be considered as the initial storm water collection system.

FINDINGS AND CONCLUSIONS: Findings and conclusions specific to off-street and shared parking above under Criterion (4) are incorporated here by reference as findings of compliance. Trees for the proposed on-site parking must provide a canopy to cover at least 20 percent of the parking area at maturity. The applicant's preliminary landscape plans calculate canopy coverage to be 26 percent. The calculations do not account for the northwest corner of the site with existing parking, nor do they account for the coverage that that would be provided with the addition of required trees in the front yard landscaping along Hickory Street. Accounting for these areas, the canopy coverage would be at least 20 percent, and would likely be more than the 26 percent calculated by the applicant. Compliance will be ensured with adherence to Condition 5.2 above.

☑ ***Perimeter Parking Area Landscaping (ADC 8.470)*.**

(1) All parking areas (excluding entranceways) adjacent to a public street shall be screened with:

(a) A low continuous hedge of evergreen shrubs, trees and plantings that are at least 3 feet tall within 2 years and grow to provide an evergreen screen of at least 70%; OR

(b) A berm 3 feet tall with a maximum slope of 3:1, in combination with coniferous and deciduous trees and shrubs; OR

(c) A low decorative masonry wall at least 3 feet tall in combination with landscaping; OR

(d) A combination of any of these methods.

(2) The landscape plan shall be prepared by a licensed landscape architect.

☐ ***Signs (ADC 8.475)***.

(1) For integrated centers, an overall signage and graphics program shall be provided as part of the development application to ensure that stand-alone signs are consolidated and that signs complement the character of the neighborhood.

(2) Monument signs are preferred rather than freestanding signs.

FINDINGS AND CONCLUSIONS: ADC 13.430 defines integrated business centers as a group of two or more businesses or industries that are planned or designed as a center, or share a common off-street parking area or access, whether or not the businesses, buildings, or land are under common ownership.

As described in the applicants written statement and depicted on the applicant's site plans, the proposed development and previous phases are intended and designed to provide shared access and parking.

The applicant's Site Plan review submittal does not include signage and graphics program information for review under ADC 8.475. It is unknown whether and how the program established for Phase I and II would apply to the proposed phase.

The applicant's written statement concludes that ADC 8.475 is not applicable to the proposed development, given that signage is provided with existing development and no additional signage is proposed at this time. The applicant indicated that should signage be proposed in the future, sign permit applications will be submitted to the City of Albany.

Staff understands the applicant's statements to mean that signage for development on the subject site already exist within Hickory Station Phase I and II, would be governed by the master sign program approved for those phases, or need not be required before sign permits are issued. This standard will be met with a condition of approval stipulating that the required master sign program be approved and established prior to sign permit submittal.

CONDITIONS – Design Standards

D1. Before the City approves occupancy for the restaurant/office building, a minimum of two pedestrian amenities shall be installed. A minimum of one pedestrian amenity is required for coffee kiosk prior to occupancy.

D2. Sign permits for this development will not be issued until the City has reviewed and approved its master sign and graphics program. All signs shall comply with the master sign program and any changes to the program are subject to City review and approval.

Flood Plain Development Review (ADC 6.110-6.111)

The Albany Development Code (ADC) Section 6.110-6.111 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.

Site Improvement Standards for Development In The Floodplain (ADC 6.110)

Criterion (1) All proposed new development and land divisions shall be consistent with the need to minimize flood damage and ensure that building sites will be reasonably safe from flooding.

FINDINGS OF FACT:

1.1 The National Flood Insurance Program (NFIP), Flood Insurance Rate Map (FIRM) Community Panel Number 41043C0213G, dated September 29, 2010, shows the subject property to be located within Zone AE, an area determined to be within the Special Flood Hazard Area (SFHA), commonly referred to as the 100-year floodplain, with a Base Flood Elevation (BFE) of approximately 205.5 feet North American Vertical Datum of 1988 (NAVD '88).

1.2 A FEMA Floodway has been defined for the area; however, the project is located outside of the Floodway, within the Floodway Fringe.

1.3 Since the FIRM of September 29, 2010, was adopted, a new flood insurance study (FIS) for North Albany has been conducted. ADC 6.080 states that if more current floodplain studies or boundary information conflicts with the current effective FIRM, the more restrictive information will apply. Based on the preliminary North Albany Flood Insurance Study, the property is within FEMA Flood Zone AE with a proposed BFE slightly lower than the current BFE. Therefore, the current FIRM and FIS apply.

1.4 Prior to 2010, nearly the entire development area was filled up to or above the base flood elevation, which included the area of the proposed development. A Letter of Map Revision based on Fill (LOMR-F) was approved by FEMA for the two existing structures located immediately west of the proposed development area, under case numbers 10-10-0206A and 10-10-0878A (Attachments D and E). To date, a LOMR-F has not been approved for the proposed building site.

1.5 Based on the pre-construction elevation certificate submitted by the applicant (Attachment C), the BFE is 205.7 (NAVD '88) and the top of the bottom floor will be more than one foot above the BFE at an elevation of 207 feet (NAVD '88), consistent with building standards under ADC 6.120. The lowest adjacent grade (LAG) next to the proposed building will also be above the BFE at an elevation of 206.96 (NAVD '88) (Attachment C). See also grading plan with floodplain boundary and elevation identified (Attachment B, Sheet P.104).

CONCLUSIONS:

1.1 The subject property is located within the SFHA and outside of the floodway.

1.2 As proposed, the bottom floor will be constructed at one foot above the BFE, minimizing the risk of flood damage.

1.3 A pre-construction elevation certificate has been submitted by the applicant.

1.4 At the time of building permit, ADC 6.120 "Building Standards" will apply.

1.5 This criterion can be met with the following conditions:

CONDITIONS:

1.1 At the time of footings inspection, the top of the bottom floor shall be a minimum of one foot above the BFE or 206.7 feet (NAVD ’88) or higher.

1.2 Prior to issuance of a certificate of occupancy, the applicant shall submit a finished construction Elevation Certificate to the Albany Community Development Department for review and approval.

Criterion (2) ***All new development and land division proposals shall have utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.***

FINDING OF FACT AND CONCLUSION:

2.1 All utilities servicing the building will be located underground. Based on the elevation certificate submitted by the applicant, the lowest elevation of machinery or equipment servicing the building will be above the BFE, at an elevation of 206.38 (NAVD ’88), which will minimize the risk of flood damage.

2.2 This criterion is met without conditions.

Criterion (3) ***On-site waste disposal systems shall be located and constructed to avoid functional impairment, or contamination from them, during flooding.***

FINDING OF FACT AND CONCLUSION:

3.1 No new on-site waste disposal systems are proposed for this development.

3.2 This criterion is not applicable.

Criterion (4) ***All development proposals shall have adequate drainage provided to reduce exposure to flood damage.***

FINDING OF FACT AND CONCLUSION:

4.1 City utility maps show a 27-inch public storm drainage main in Hickory Street, and a 15-inch main that extends into the south portion of the site from the self-storage facility to the south. This drainage system to the south carries storm water runoff through the self-storage site and across Highway 20 to the Willamette River. This drainage system was sized to accommodate the additional runoff from the subject properties, and therefore on-site detention is not required for this project.

4.2 The City’s Engineering staff has reviewed the applicant’s preliminary storm water plans and has determined that they are generally acceptable. Adequate drainage is provided to reduce exposure to flood damage.

4.3 This criterion is met without conditions.

Criterion (5) ***Any lot created for development purposes must have adequate area created outside of the floodway to maintain a buildable site area meeting the minimum requirements of this Article.***

FINDING OF FACT AND CONCLUSION:

5.1 The proposal does not create any new lots.

5.2 This criterion is not applicable.

Criterion (6) ***Any new public or private street providing access to a residential development shall have a roadway crown elevation not lower than one foot below the 100-year flood elevation.***

FINDING OF FACT AND CONCLUSION:

6.1 The proposal does not create any new streets.

6.2 This criterion is not applicable.

Criterion (7) ***All development proposals shall show the location of the 100-year flood contour line followed by the date the flood elevation was established. When elevation data is not available, either through the Flood Insurance Study or from another authoritative source, and the development is four or more acres or results in four or more lots or structures, the elevation shall be determined and certified by a registered engineer. In addition, a statement located on or attached to the recorded map or plat shall read as follows: "Development of property within the Special Flood Hazard Area as most currently established by the Federal Emergency Management Agency or City of Albany may be restricted and subject to special regulations by the City."***

FINDINGS OF FACT AND CONCLUSION:

7.1 Based on FIRM Panel #41043C0213G, dated September 29, 2010, portions of the subject property are located within the SFHA, with a BFE established at approximately 205.5 feet (NAVD '88).

7.2 The proposed grading plan shows the floodplain boundary and elevation (Attachment B, Sheet P.104).

7.2 This criterion is met without conditions.

Criterion (8) ***In addition to the general review criteria applicable to manufactured home parks in Article 10, applications that propose actual development within a Special Flood Hazard Area shall include an evacuation plan indicating alternate vehicular access and escape routes.***

FINDING OF FACT AND CONCLUSION:

8.1 This is not an application to develop a manufactured home park.

8.2 This criterion is not applicable.

Grading, Fill, Excavation, and Paving (ADC 6.111)

Criterion (1) ***Provisions have been made to maintain adequate flood-carrying capacity of existing watercourses.***

FINDINGS OF FACT:

1.1 The subject property is located outside of the floodway, in the floodfringe.

1.2 Prior to 2010, nearly the entire development area was filled up to or above the base flood elevation, which included the area of the proposed development. A Letter of Map Revision based on Fill (LOMR-F) was approved by FEMA for the two existing structures located immediately west of the proposed development area, under case numbers 10-10-0206A and 10-10-0878A (Attachments D and E).

1.3 Although a LOMR-F has not yet been approved for the proposed building site, the proposed development area is located above the 100-year floodplain as presented in the Grading Plan (Attachment B, Sheet P.104).

1.4 Due to the fact that the majority of the subject property has already been filled above the BFE, new fill will only be needed on a small portion of the north end of the site to tie a portion of the new parking lot in with the remainder of the building site.

CONCLUSIONS:

1.1 Fill will not be placed within an active watercourse or floodway.
1.2 The proposed development, which is located entirely in the floodway fringe, provides adequate flood-carrying capacity for the watercourse.

1.3 This review criterion is met without conditions.

Criterion (2) ***The proposal will be approved only where adequate provisions for stormwater runoff have been made that are consistent with the Public Works Engineering standards, or are otherwise approved by the City Engineer.***

FINDINGS OF FACT AND CONCLUSION:

2.1 This criterion was addressed previously, under ADC 6.110. Those findings and conclusions are included here by reference.

2.2 This criterion is met without conditions.

Criterion (3) ***The proposal will not increase the existing velocity of flood flows so as to exceed the erosive velocity limits of soils in the flood area.***

FINDINGS OF FACT:

3.1 According to the site plan and information provided by the applicant, the subject area is located within a backwater flood area (based on the North Albany FIS) and within this area, ponded rather than flowing water would be expected; therefore, the fill would not be expected to adversely impact flood flow velocities.

CONCLUSIONS:

3.1 The proposal will not increase the existing velocity of flood flows so as to exceed the erosive velocity limits of soils in the flood area.

3.2 This review criterion is met without conditions.

Criterion (4) ***No grading, fill, excavation, or paving will be permitted over an existing public storm drain, sanitary sewer.***

FINDINGS OF FACT AND CONCLUSIONS:

4.1 The majority of the site is already filled.

4.2 There are no existing utilities located in the portion of the site that is proposed to be filled.

4.2 This criterion is met without conditions.

Criterion (5) ***In areas where no floodway has been designated on the applicable FIRM, grading will not be permitted unless it is demonstrated by the applicant that the cumulative effect of the proposed grading, fill, excavation, or paving when combined with all other existing and planned development, will not increase the water surface elevation of the base flood more than a maximum of one foot (cumulative) at any point within the community.***

FINDING OF FACT AND CONCLUSION:

5.1 The project site is located within the overflow area of the Willamette River floodplain, within Zone AE of the SFHA, where a BFE and floodway have been established.

5.2 This review criterion is not applicable.

Criterion (6) ***The applicant shall notify the City of Albany, any adjacent community, and the Natural Hazards Mitigation Office of the Oregon Department of Land Conservation and Development of any proposed grading, fill, excavation, or paving activity that will result in alteration or relocation of a watercourse (See Section 6.101).***

FINDING OF FACT AND CONCLUSION:

6.1 The watercourse applicable to this development is the Willamette River. There is no proposed fill, alteration or relocation of this watercourse.

6.2 This review criterion is not applicable.

Criterion (7) ***All drainage facilities shall be designed to carry waters to the nearest practicable watercourse approved by the designee as a safe place to deposit such waters. Erosion of ground in the area of discharge shall be prevented by installation of non-erosive down spouts and diffusers or other devices.***

FINDINGS OF FACT:

7.1 Prior to beginning any grading or fill on the site, the applicant must obtain an Erosion Prevention Sediment Control (EPSC) Permit from the City of Albany Public Works Department and stormwater runoff will be reviewed in detail as part of that permit. The developer will have to conform to erosion and sediment control measures as specified in the City's Stormwater Management Engineering Standards document.

7.2 The City's Engineering staff has reviewed the applicant's preliminary storm water plans and has determined that they are generally acceptable.

CONCLUSIONS:

7.1 Prior to grading and fill, storm water runoff details will be reviewed as part of the required EPSC permit.

7.2 Adequate provisions have been provided for storm water runoff.

7.3 This criterion can be met with the following condition.

CONDITION:

7.1 Prior to issuance of ground disturbance, the applicant shall obtain an EPSC permit.

Criterion (8) ***Building pads shall have a drainage gradient of two percent toward approved drainage facilities, unless waived by the Building Official or designee.***

FINDING OF FACT:

8.1 Final grading for building pads will be performed at the time of building construction.

CONCLUSION:

8.1 At the time of building permit, the building pads shall be reviewed to ensure a drainage gradient of two percent toward approved drainage facilities.

8.2 This criterion can be met with the following condition.

CONDITION:

8.1 Prior issuance of building permits, the building pads shall be reviewed to ensure a drainage gradient of two percent toward approved drainage facilities.

Tentative Replat (ADC 11.180)

Section 11.180, Land Divisions, of the Albany Development Code (ADC) includes the following review criteria, which must be met for this Tentative Replat application to be approved.

Criterion (1) ***Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.***

FINDINGS OF FACT:

1.1 The proposed replat will reconfigure three parcels totaling 4.63 acres, including Parcels 9 and 10 of Benton County Partition Plat No. 2010-07 (City File RL-05-09) and Parcel 8 of Benton County Partition Plat No. 2008-18 (City File PA-16-07).

1.2 Available Tax Assessor's data indicates that area proposed to be replatted includes all contiguous property owned by the applicant; the proposed replat does not create additional parcels or leave any remaining amount of land.

1.3 Proposed Parcel 1 will contain existing development at 640 Hickory Street, proposed Parcel 2 will contain existing development at 630 Hickory Street, and proposed Parcel 3 will contain the remaining undeveloped 3+ acres to the east.

1.4 Proposed Parcels 2 and 3 will have direct street frontage on Hickory Street. Proposed Parcels 1 and 2 also have frontage on a private drive along their west side.

1.5 The proposed parcels are zoned Community Commercial (CC). No lot area or dimension requirements are established for the CC zoning district. The CC zoning district lot coverage maximum is 90 percent; pervious surfaces will total 74 percent for proposed Parcel 1, 73 percent for proposed Parcel 2, and 36 percent for proposed Parcel 3, as detailed on the applicant's cover sheet. As discussed under the Site Plan Review section of this report, the remaining CC zoning district development standards for front yard setbacks and landscaping, building height, and building size, are not impacted by the proposed configuration.

CONCLUSION:

1.1 The proposed replat does not create additional parcels or leave any remaining amount of land.

1.2 The proposed replat will not adversely impact compliance with the CC zoning district development standards.

1.3 This criterion is met without conditions.

Criterion (2) Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.

FINDINGS OF FACT:

2.1 This review criterion has been interpreted by the City Council to require only that adjoining land either have access, or be provided access, to public streets.

Property to the north: There are no adjoining properties to the north; Hickory Street is to the north.

Property to the south: The abutting property to the south (650 Hickory Street) is developed with a storage facility. This property has existing access to Hickory Street via private access easements west of the subject site.

Property to the east: The adjoining property to the east (400 Hickory Street) is developed with a medical facility and has frontage and direct access to Hickory Street.

Property to the west: The properties to the west have frontage and access to Hickory Street and North Albany Road via existing driveways or easements.

CONCLUSIONS:

2.1 All adjoining lands have access to public streets.

2.2 This review criterion is met.

Criterion (3) The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.

FINDINGS OF FACT:

3.1 Findings, conclusions, and conditions for Site Plan Review Criterion (2) and Criterion (3) above address the transportation system capacity, pedestrian safety, and congestion are incorporated here by reference. In summary, the findings conclude that the transportation system can safely and adequately accommodate development on the proposed parcels, and that the proposed layout will result in multiple parcels sharing internal parking lot connections and driveway connections to the public street system. As a condition of approval, reciprocal access easements are required to ensure efficient internal circulation and street access will be provided as proposed.

CONCLUSIONS:

3.1 This criterion will be met with adherence to Site Plan Review Condition 3.2, as restated below.

CONDITION:

3.1 Prior to final replat approval, the applicant shall create a reciprocal access easement for the benefit of Parcels 1, 2, and 3. The easement shall follow the site's internal parking lot travel aisles that link the new driveway to Hickory Street with the existing access easement along the west boundary of Parcels 1 and 2. The easement may be created on the final replat map.

Criterion (4) The location and design allows development to be conveniently served by various public utilities.

FINDINGS OF FACT:

Sanitary Sewer

4.1 City utility maps show a 24-inch public sanitary sewer main in Hickory Street, and an 8-inch main in the private access road to the west.

4.2 Proposed Parcel 1 has an existing sewer service connected to the 8-inch main. Proposed Parcel 2 has an existing sewer service connected to the 8-inch main. Proposed Parcel 3 will have access to the main in Hickory Street.

Water

4.3 City utility maps show a 20-inch public water main in Hickory Street, a 12-inch main in the private drive to the west, and an 8-inch main along the property's east boundary.

4.4 Proposed Parcel 1 has an existing water service connected to the 8-inch main. Proposed Parcel 2 has an existing water service connected to the 8-inch main. Proposed Parcel 3 will have access to the main in Hickory Street.

Storm Drainage

4.5 City utility maps show 27-inch public storm drainage main in Hickory Street, a 15-inch main in the private drive to the west, and a 15-inch main that extends into the south portion of the site from the self-storage facility to the south.

4.6 Proposed Parcel 1 is connected to the 15-inch main in the private access road. Proposed Parcel 2 is connected to the 15-inch main in the private access road. Proposed Parcel 3 will have access to the main in Hickory Street and the main through the storage facility to the south.

4.7 Finding of Fact 1.5 under Site Plan Review Criterion (1) is incorporated here, by reference, as further support for the conclusion of compliance with this criterion.

CONCLUSION:

4.1 Each proposed parcel can be conveniently served by public utilities.

4.2 This criterion is met without conditions.

Criterion (5) 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:

5.1 The above analyses for the Site Plan Review and Flood Plain Development Review criteria at ADC 2.450(6) and ADC 6.110 – 6.111 are incorporated here by reference.

5.2 In summary, these findings indicate that the proposed parcels are located within the Special Flood Hazard Area outside of the floodway; the proposed parcels are not within any special purpose districts apart from the /Floodplain Overlay District; and the Site Plan Review development proposed on Parcel 3 will comply the applicable provisions of ADC Article 6 as conditioned.

5.3 The proposed replat poses no impacts to the /FP Overlay District that are subject to Article 6 review.

CONCLUSIONS:

5.1 The site has no special purpose districts that require conditions of approval to mitigate in conjunction with the proposed replat. However, as discussed a Floodplain Permit is required for physical development on the site, and analysis in this report finds that applicable Floodplain Permit standards are satisfied.

5.2 This criterion is met without conditions.

OVERALL CONCLUSION:

As addressed in this report, the applications for Site Plan Review, Floodplain Development Review, and Tentative Replat for Hickory Station Phase III will satisfy the applicable review criteria with the following conditions of approval.

Conditions of Approval - Site Plan Review Application

1.2 Prior to issuance of building permits for the proposed project, the applicant shall construct or financially assure the construction of an 8-inch public water main through the site, generally as shown on the applicant's preliminary utility plan. Public utility easements shall be provided over these facilities as required in the City's Standard Construction Specifications and Design Standards documents.

2.1 Section 12.45.030 of the Albany Municipal Code states, "A post-construction stormwater quality permit shall be obtained for all new development and/or redevelopment projects on a parcel(s) equal to or greater than one acre, including all phases of development."

2.2 The applicant is proposing to provide the required on-site storm water quality facilities by constructing a storm water quality pond just east of the coffee kiosk, and a mechanical storm water quality unit near the connection to the public system at the property's south boundary. A Storm Water Quality permit must be obtained by the applicant before this work is begun.

4.3 Prior to issuance of a building permit, the applicant shall obtain a permit from the Public Works Department for construction of a new driveway connection to Hickory Street at the location shown on the approved site plan.

4.4 Prior to issuance of a certificate of occupancy, a minimum of five bicycle parking spaces shall be installed, at least three of which must be covered, in accordance with the clearance and other standards at ADC 9.120(13). Prior to issuance of building permits, the applicant shall submit to the Planning Division for review and approval a detailed drawing demonstrating that the clearance requirements of ADC 9.120(13) for fully loaded bicycle racks will be met.

5.1 All new exterior lighting fixtures, including pole mounted lights, shall be of a shielded, full cut-off design.

5.2 Prior to issuance of a building permit, a final landscape and irrigation plan prepared by a licensed landscape architect shall be submitted to the Community Development Department subject to review and approval. The plan shall include planting and irrigation details, dimensions, square footage totals, calculations, and notes as necessary to verify the requirements of ADC 9.140, 9.150, and 9.160 are satisfied. A minimum of 16 trees at least six feet tall plus either 23 five-gallon or 37 one-gallon shrubs, trees or accents plants shall be planted in the front yard along Hickory Street. The remaining front yard area shall be landscaped with living ground cover, lawn, or decorative treatment of bark, rock or other attractive ground cover. The final landscape plan shall also demonstrate that the selected trees for the parking areas, at maturity, will provide a canopy cover of at least 20 percent of the parking area in accordance with ADC 8.460.

5.3 Prior to issuance of a Certificate of Occupancy, the irrigation system and landscaping shall be installed in accordance with the approved landscape plans. If occupancy is requested between December 1 and March 1 and other requirements are met, required landscaping may be installed as set forth in ADC 9.190.

D1. Before the City approves occupancy for the restaurant/office building, a minimum of two pedestrian amenities shall be installed. A minimum of one pedestrian amenity is required for coffee kiosk prior to occupancy.

D2. Sign permits for this development will not be issued until the City has reviewed and approved its master sign and graphics program. All signs shall comply with the master sign program and any changes to the program are subject to City review and approval.

<u>Conditions of Approval - Floodplain Development Review</u>

Site Improvement Standards for Development in the Floodplain (ADC 6.110)

1.1 At the time of footings inspection, the top of the bottom floor shall be a minimum of one foot above the BFE or 206.7 feet (NAVD ’88) or higher.

1.2 Prior to issuance of a certificate of occupancy, the applicant shall submit a finished construction Elevation Certificate to the Albany Community Development Department for review and approval.

Grading, Fill, Excavation, and Paving (ADC 6.111)

7.1 Prior to issuance of ground disturbance, the applicant shall obtain an EPSC permit.

8.1 Prior issuance of building permits, the building pads shall be reviewed to ensure a drainage gradient of two percent toward approved drainage facilities.

<u>Conditions of Approval - Tentative Replat</u>

3.2 Prior to final replat approval, the applicant shall create a reciprocal access easement for the benefit of Parcels 1, 2, and 3. The easement shall follow the site’s internal parking lot travel aisles that link the new driveway to Hickory Street with the existing access easement along the west boundary of Parcels 1 and 2. The easement may be created on the final replat map.

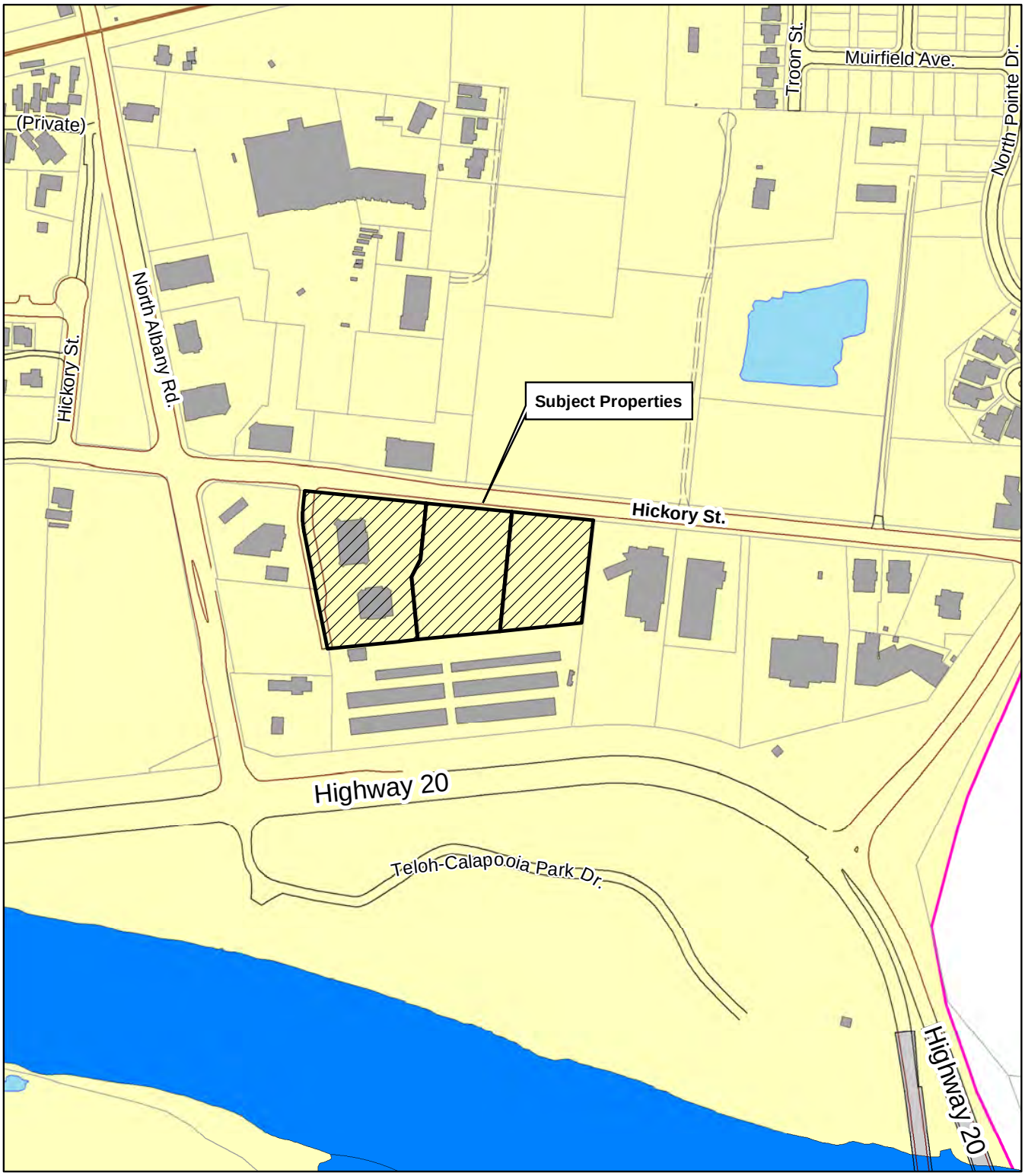
ATTACHMENTS:

A. Location Map
B. Applicant's Submittal
C. Preconstruction Elevation Certificate
D. LOMR-F 10-10-0206A
E. LOMR-F 10-10-0878A

ACRONYMS:

ADC	Albany Development Code
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
ITE	Institute of Transportation Engineers
LI	Light Industrial Zoning District
NC	Neighborhood Commercial
NAVD 1988	North American Vertical Datum of 1988*
NGVD 1929	National Geodetic Vertical Datum of 1929*
OP	Office Professional District
RM	Residential Medium Density Zoning District
SP	Site Plan Review
TSP	Transportation System Plan

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



Location Map: 560 - 640 Hickory Street NW

The City of Albany's Infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field verify the

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November 5, 2015

Planning Division

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

PLANNING APPLICATION

APPLICANT/OWNER & AUTHORIZING SIGNATURES

To be included with **ALL** City of Albany Planning Submittals.

COMMUNITY DEVELOPMENT
333 Broadalbin ST SW
Albany, OR 97321
Phone (541) 917-7550
Fax (541) 917-7598

- ☐ Accessory Building
- ☐ Adjustment (AD)
- ☐ Annexation (AN)
- ☐ Comprehensive Plan Amendment (CP)
  - ☐ Map Amendment
  - ☐ Map Amendment; Concurrent w/ Zoning
  - ☐ Text Amendment
- ☐ Conditional Use (Type II or III) Circle one (CU)
  - ☐ New Construction
  - ☐ Existing Building: Expand or Modify
  - ☐ Design Standards
  - ☐ Traffic Report
- ☐ Development Code Text Amendment (DC)
- ☑ Floodplain Development Permit (FP)
- ☐ Historic Review (HI)
  - ☐ Exterior Alteration (Type I-L or III)
  - ☐ New Construction (Type I or I-L)
  - ☐ Demolition or Moving (Type III)
  - ☐ Substitute Materials (Type III)
- ☐ Interpretation of Code (CI)
  - ☐ Quasi-Judicial (Type II)
  - ☐ Legislative (Type IV)
- ☐ Land Division
- ☐ Partition (PA)
  - ☐ Tentative Plat (Type I-L or III)
  - ☐ Final Plat (Type I-L)
- ☐ Subdivision (SD)
  - ☐ Tentative Plat (Type III)
  - ☐ Final Plat
  - ☐ Traffic Report
- ☑ Tentative Re-plat Type I-L (RLD)
- ☐ Natural Resource Impact Review (NR)
- ☐ Non-Conforming Use (MN)
- ☐ Planned Development (PD)
  - ☐ Interim (Type III)
  - ☐ Final (Type I)
  - ☐ Traffic Report
- ☐ Property Line Adjustment (PLA)
- ☑ Site Plan Review (SP)
  - ☑ New Construction
  - ☐ Modify existing Development
  - ☐ Change of Use
  - ☐ New or existing parking area expansion
  - ☐ Tree Felling
  - ☐ Traffic Report
  - ☐ Design Standards
  - ☐ Mitigation
- ☐ Hillside Development
- ☐ Special Request (SR)
- ☐ Urban Growth Boundary (UGB)
- ☐ Vacation (VC)
  - ☐ Public Street or Alley
  - ☐ Public Easements
- ☐ Variance (VR)
- ☐ Willamette Greenway Use (WG)
- ☐ Zoning Map Amendment (ZC)
- ☐ Other _____

Date of Pre-application meeting: *2/18/2015*

Location / Description of Subject Property(ies)

Site Address(es): *630 & 650 Hickory Street*

Assessor's Map No(s): *11S-04W-01DA* Tax Lot No(s): *1100, 1200 & 1300*

Comprehensive Plan designation: *Commercial* Zoning designation: *Community Commercial*

Size of the subject property(ies): *4.63 Acres* Related Land Use Cases: _____

Project Description: *5432 square foot commercial structure and 300 square foot coffee kiosk. The commercial structure will consist of a 3900 square foot restaurant and a 1532 square foot office area. The development will include a parking lot, utility improvements, landscaping and all other required infrastructure. This application also involves a property line adjustment.*

☐ Historic Overlay ☐ Natural Resource Overlay District ☒ Floodplain or Floodway Overlay

Applicant Information

Name: *Hickory Station LLC (Patty Davenport & Gary Davenport)* Signature: _____

Mailing Address: *P.O. Box 3184* Date: _____

City: *Albany* State: *OR* Zip: *97321*

Phone #: *(541) 990-5777* Fax #: _____ Email: *pepandg@msn.com*

FILE #(s): _____ Date Fee & Application Received: _____

Received by: _____ Amount Paid: _____

Rev. 07-2014

Property Owner Information

☒ Same as Applicant

Name: _____ Signature: _____
(If Legal Representative: Provide supporting documentation)

Mailing Address: _____ Date: _____

City: _____ State: _____ Zip: _____

Phone #: _____ Fax #: _____

Email: _____

Authorized Agent or Representative

Name: *Troy L. Plum, PE (TKP Engineering LLC)* Signature: _____

Mailing Address: *P.O. Box 374* Date: *7/8/2015*

City: *Corvallis* State: *OR* Zip: *97339*

Phone #: *(541) 760-7205* Fax #: _____

Email: *troy@tkpeng.net*

Relationship to property owner(s): *Engineer & Land Use Planner*

Engineer or Other Representative

Name: *Troy L. Plum, PE (TKP Engineering LLC)* Signature: _____

Mailing Address: *P.O. Box 374* Date: *7/8/2015*

City: *Corvallis* State: *OR* Zip: *97339*

Phone #: *(541) 760-7205* Fax #: _____

Email: *troy@tkpeng.net*

Engineer or Other Representative

Name: _____ Signature: _____

Mailing Address: _____ Date: _____

City: _____ State: _____ Zip: _____

Phone #: _____ Fax #: _____

Email: _____

TKP ENGINEERING
P.O. Box 374
Corvallis, OR 97339
Phone: (541) 760-7205
Fax: (866) 861-5704

September 21, 2015

City of Albany
Attn: Shawna Adams
P.O. Box 490
Albany, OR 97321

RE: Hickory Station Phase III, 13-015

Dear Ms. Adams:

TKP Engineering received review comments for the proposed Hickory Station – Phase III project from the City of Albany Planning Department dated August 12, 2015. The following is our response to the land use application comments. The review comments are presented in standard text followed by our response in italic text.

1. **2.490(3)**: Submit revised plans identifying the location and type of any exterior lighting on the proposed building. If no exterior lighting is proposed, please state this.

   Parking lot pole lighting is proposed as shown on the preliminary plans, a typical pole light detail has been added to Sheet P.102. No building mounted exterior lighting is proposed.

2. **2.490(4)**: Submit a conceptual landscape and irrigation plan showing the type and location of proposed landscaping and screening, including any vegetated post-construction stormwater quality facilities. Note dimensions and provide area calculations and additional information as necessary to demonstrate the proposed layout will satisfy ADC 9.140, 9.150, 8.330(1)(b), 8.470 and other applicable requirements.

   Preliminary landscaping and irrigation plans have been submitted demonstrating conformance with applicable requirements. The proposed onsite planter water quality facility is shown on the stormwater plans along with planting specifications per City of Albany standards. Impervious and pervious areas are shown on Sheet P.100 of the preliminary plans.

3. **2.490(5)(m)**: Preliminary storm sewer plans identifying the location, size, type and capacity of the existing and proposed drainage system including pipe size, slope, and detention facilities. Show existing and proposed finished grade elevations at collection points and property lines. Include the locations, size and capacity of the downstream drainage system that would serve the proposed development. Also provide any supporting calculations that demonstrate that the proposed detention facility is correctly sized and show how the Storm Drain Control structure will function.

   A drainage report for the proposed development has been submitted showing existing and proposed pipes with size, slope and capacity. No improvements are proposed along property

lines of adjacent properties, as such the existing and finish grades are equal along abutting properties. Existing and proposed elevations are shown on Sheet P.104 of the preliminary plans. Per direction from the Public Works Department, stormwater detention is not required for the proposed development.

4. **2.490(5)(n)**: Submit stormwater quality plan (as outlined in the City's Engineering Standards document) identifying the location, size, type, and capacity of all existing and proposed post-construction stormwater quality facilities. Clearly identify all impervious surfaces and contributing areas draining to each facility. All proposed impervious areas are hatched per the legend shown on Sheet P.100 of the preliminary plans.

   The storm drainage report referenced above provides stormwater quality design and calculations demonstrating conformance with City of Albany standards.

5. **ADC 2.450(1) & 2.450(2)**: Modify written statement to address compliance, accounting for stormwater information submitted per ADC 2.490(5), as stated above.

   The written statement has been modified and a storm drainage report demonstrating conformance with applicable City standards has been submitted.

6. **ADC 2.450(5)**: Please specify in the written statement or note on the plans the type and general nature of commercial uses on properties abutting or adjacent to the development site.

   The general nature of existing commercial uses on abutting and adjacent properties is now shown on Sheet P.100 of the preliminary plans.

7. **ADC 2.450(7)**: Please identify previous land use approvals, and indicate how the proposed plans are consistent with or deviate from those approvals and affected conditions. Include supporting information such as the modified site plan approval, conditions, or a site plan showing existing conditions on the site. It is currently unclear what the proposed improvements are displacing, or how the proposed development impacts previous approvals.

   Per a meeting with Planning Department staff on August 21, 2015 TKP indicated that a request was made to gain the previous land use approvals for the property. Staff indicated that they would look up the previous approvals and verify those past developments are in conformance with associated land use decisions. As stated in the land use application material, all previous developments are in full conformance with the associated land use approvals and the proposed development will not cause any past developments to become out of conformance.

8. **Plan and Drawing Dimensions**: Additional dimensions and area calculations are needed on the site plans and elevation drawings for staff to evaluate compliance with multiple standards. Where standards are dimension or area specific, note the corresponding dimensions on the site plan. Specifically, note horizontal dimension on elevation drawings, and include dimensions for windows.

   Additional dimensions have been added to the preliminary plans as requested. The elevation drawings have dimensions for transparency calculations.

9. **ADC 9.020 Vehicle Parking**: Staff is not able to reconcile the parking data calculations with the parking spaces indicated on the plans. Please review for accuracy and number or label parking area on the plans. Also, identify and note dimensions of any parallel parking spaces proposed.

   Sheet P.106 has been added to the preliminary plan set that labels each individual parking stall, both existing and proposed, with a number so that staff can verify the parking data provided.

10. **ADC 9.120(13) Bicycle Parking**: Please note on the site plan which bicycle parking areas are to be covered. It is unclear whether the proposed bicycle parking areas are sufficient to meet clearance requirements. Provide fully loaded clearance dimensions or conceptual graphics sufficient for staff to confirm the feasibility of the proposed bicycle parking areas.

    A typical bike rack clearance detail has been added to Sheet P.102. Covered bicycle spaces are now labeled on the plans. The building elevation drawings demonstrate those bike racks will be covered and that the vertical clearance exceeds minimum City standards.

11. **ADC 8.330(2) /8.360: Building Orientation & Pedestrian Amenities**: For clarity, please note the location of the walk-up window and proposed pedestrian amenities on the site plans.

    The walk up window at the Coffee Kiosk is labeled.

12. **ADC 8.340 Window Transparency**: The site plans include transparency calculations, but it is unclear how these are derived. Please provided additional explanation, dimensions, and area calculations for staff to verify compliance with the standard.

    The building designer has recalculated window transparency. The previous submittal provided transparency calculations from ground level to the top of the building wall. The updated calculations provide transparency between 2 feet and 8 feet per ADC requirements.

13. **ADC 8.350(3) Traffic Aisles**: The written statement indicates there are no traffic aisles between the buildings and existing sidewalks. The site plans show a parking traffic aisle and a drive-through aisle between the proposed building and the Hickory Street sidewalk. Please indicate in your written statement how this proposal complies with the standard.

    As stated several times in the land use submittal narrative and findings of fact, the buildings front the private central traffic aisle in conformance with ADC Section 8.330(1)(b). As such, a traffic aisle between the proposed structures and Hickory Street is not applicable to the proposed development.

14. **ADC 8.445 Pedestrian Network**: This code section requires sidewalks be located to provide the shortest direct connection from public street sidewalks to all customer entrances. The proposed pedestrian connection to Hickory Street is indirect and considerably northeast of the existing and proposed buildings. The written statement indicates that the proposed pedestrian connections are the nearest to the public street possible due to topographic constraints, but no constraints are evident from the contours shown on the site plans. Please explain.

    There is an 8-foot tall tiered retaining wall along the properties Hickory Street frontage as shown on the preliminary plans. The subject retaining wall is the topographic constraint referenced in the land use application findings of fact. A detail of the existing tiered retaining wall has been added to Sheet P.102. Based on several pre-application conferences with the City of Albany, the proposed pedestrian access to Hickory Street has always been acceptable.

Please let me know if you have any questions or require additional information at (541) 760-7205.

Sincerely,

Troy L. Plum, PE
Principal

Cc: Hickory Station LLC, Owner

Enclosures: *Updated Preliminary Plans*
Preliminary Landscaping Plans
Updated Narrative & Findings of Fact
Storm Drainage Report

HICKORY STATION – PHASE 3

LAND USE APPLICATION SUBMITTAL FOR;

Site Plan Review, Tentative Replat & Floodplain Development Permit

July 2015

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HICKORY STATION – PHASE 3

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Project Introduction

Section 1

PROJECT INTRODUCTION

TKP Engineering is pleased to submit a Land Use Application for the proposed Hickory Station – Phase 3 project. The subject applications are for; Site Plan Review, Flood Plain Development Permit and Tentative Replat. The subject property is located at 630 and 650 Hickory Street on approximately 4.63 as shown on Benton County Tax Map 11S-04W-01DA, Tax Lots 1100, 1200 and 1300. The subject property is zoned Community Commercial (CC).

Two existing commercial developments have been completed on the west side of the subject property. The proposed development would create two new commercial structures, with associated parking lot and other required infrastructure, as shown on the preliminary plans. A private central traffic aisle would be extended within the subject property providing a second access to Hickory Street near the middle of the properties northern property line. The proposed commercial structures will consist of a restaurant, office space and a drive through coffee kiosk.

The subject property consists of three existing parcels, the existing development is located entirely on the western parcel, Tax Lot 1200. The proposed development would reconfigure the existing property lines such that existing commercial structures are located on individual parcels with the proposed development located on the third, eastern parcel. Future division of land would occur so that ultimately all existing, proposed and future structures are located on individual properties.

The subject property is located within the 100-year floodplain per the current FEMA Flood Insurance Rate Map (FIRM) for the area. A LOMR-F was approved by FEMA for the two existing structures on the property in 2009 and 2010 respectively. Prior to 2009, nearly the entire property was filled well above the 100-year floodplain elevation which included the area of structures proposed with this phase of development.

FEMA recently updated the FIRM of the subject property after the past development activities referenced above. The floodplain elevation established during past development activities was 202.4-feet per NGVD 1929. The current FEMA FIRM shows the floodplain elevation at 205.7-feet and is based on NAVD 1988. The difference between the two vertical datum's is; (NAVD 1988) – (NGVD 1929) = 3.3 feet per the National Geodetic Survey (NGS) orthometric height conversion software 'VertCon'. As such, the elevation of the floodplain within the subject property has not changed with the recent FEMA FIRM update.

It appears that FEMA did not in fact update the floodplain elevation in the vicinity of the subject property with the recent updated FIRM as an existing hospital east of the property is also still shown within the floodplain while the property south of the development, which is lower than both the subject property and the hospital, is still shown above the floodplain elevation.

Regardless of the FIRM depiction of the floodplain within the vicinity of the subject property, the surveyed elevation of the proposed development demonstrates that it is in fact above the floodplain elevation. The proposed development will submit a LOMR-F for FEMA approval ensuring the proposed commercial structures are removed from the 100-year floodplain and associated FIRM.

The proposed development will provide two new commercial facilities as shown on the preliminary plans. Based on the Albany Development Code (ADC), the proposed development requires approval through the following land use processes;

1. Site Plan Review
2. Tentative Replat
3. Floodplain Development Review

The following sections provide 'Findings of Fact' addressing all applicable Articles of the ADC.

ADC Article 2 – Findings of Fact

Section 2

ADC ARTICLE 2 – FINDINGS OF FACT

The following 'Findings of Fact' address the review criteria of ADC 2.450.

Criterion 1: Public Utilities can accommodate the proposed development.

Fact: A new 8" public water line is proposed through the center of the property and would connect to an existing 16" public waterline on the western side of the property and an existing 8" public waterline on the eastern side of the property. Required waterline infrastructure such as; water meters, fire department connections, and fire hydrants would be connected to this new 8" public waterline.

A 6" sanitary sewer lateral is currently provided to the proposed commercial structure and provides adequate service for the subject facility. Three new 6" sanitary sewer laterals would be constructed as shown on the preliminary plans to provide service to the proposed coffee drive through and future development within the subject property.

The proposed development would utilize an existing 15" public storm drainage pipe located south of the subject property. The existing 15" pipe has sufficient capacity to convey post developed runoff from the development during the design rainfall event.

In discussions with Public Works Staff, existing public water, sanitary sewer storm drainage systems have sufficient capacity to serve the proposed development.

Per direction from Public Works staff, stormwater detention is not required for the proposed development. A storm drainage report demonstrating conformance with City of Albany stormwater quality standards and conveyance pipe capacity has been submitted.

Conclusion: Existing public water, sanitary sewer and storm drainage infrastructure have sufficient capacity to accommodate the proposed development.

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.

Fact: Private post-construction stormwater quality features are provided to accommodate the proposed development. Stormwater quality facilities include a vegetated planter (shallow pond) in conformance with current City standards and an underground Stormwater Quality Unit (SWQU) as shown on the plans. The proposed SWQU achieves the minimum stormwater quality standards per Title 12

of the Albany Municipal Code. A storm drainage report demonstrating the proposed stormwater quality infrastructure conforms to City standards has been submitted.

Conclusion: The proposed stormwater quality facilities achieve City of Albany standards and are consistent with Title 12 of the Albany Municipal Code.

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

Fact: The subject property currently accesses Hickory Street from an existing 36-ft wide driveway at the west side of the site. A second access to Hickory Street is proposed near the middle of the property in a location approved by the City. The second access accommodates entering and exiting vehicles and provides a second access point for emergency vehicles.

The proposed 5732 square feet of new commercial uses is anticipated to generate approximately 6 AM peak hour trips, 22 PM peak hour trips and 245 average weekday trips. Based on discussions with City staff, Hickory Street provides adequate capacity for the proposed development.

Conclusion: The existing transportation system can safely and adequately accommodate the proposed development.

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

Fact: The existing property is provided access from three driveways along the western side of the site to a private street which intersects with Hickory Street. A second entrance/exit point is proposed near the middle of the property to Hickory Street. The existing and proposed entrance-exit points serve to minimize vehicular congestion from the proposed development.

An ADA accessible route to the property is provided from Hickory Street along the existing private street west of the development. This ADA accessible route will also serve the proposed development as shown on the preliminary drawings.

Existing and proposed parking areas are disbursed throughout the development and are provided several access routes. Pedestrian sidewalks and travel lane crossings are provided in several locations to ensure pedestrian safety and convenience.

Conclusion: Parking areas and entrance-exit points of the existing and proposed development are designed to facilitate traffic and pedestrian safety and avoid congestion.

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.**

Fact: The subject property abuts existing commercial uses on all sides of the development. The proposed commercial use complements the existing commercial uses surrounding the subject property.

Conclusion: The proposed commercial development is compatible with the surrounding commercial uses.

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.**

Fact: The subject property is located within the 100-year floodplain per the current FEMA Flood Insurance Rate Map (FIRM) for the area. A LOMR-F was approved by FEMA for the two existing structures on the property in 2009 and 2010 respectively. Prior to 2009, nearly the entire property was filled well above the 100-year floodplain elevation which included the area of structures proposed with this phase of development.

FEMA recently updated the FIRM of the subject property after the past development activities referenced above. The floodplain elevation established during past development activities was 202.4-feet per NGVD 1929. The current FEMA FIRM shows the floodplain elevation at 205.7-feet and is based on NAVD 1988. The difference between the two vertical datum's is; (NAVD 1988) – (NGVD 1929) = 3.3 feet per the National Geodetic Survey (NGS) orthometric height conversion software 'VertCon'. As such, the elevation of the floodplain within the subject property has not changed with the recent FEMA FIRM update.

It appears that FEMA did not in fact update the floodplain elevation in the vicinity of the subject property with the recent updated FIRM as an existing hospital east of the property is also still shown within the floodplain while the property south of the development, which is lower than both the subject property and the hospital, is still shown above the floodplain elevation.

Regardless of the FIRM depiction of the floodplain within the vicinity of the subject property, the surveyed elevation of the proposed development demonstrates that it is in fact above the floodplain elevation. The proposed development will submit a LOMR-F for FEMA approval ensuring the proposed commercial structures are removed from the 100-year floodplain and associated FIRM.

Conclusion: Upon receipt of land use approval for the proposed development, a LOMR-F would be submitted to FEMA, with the associated Land Use Compatibility

Statement. Approval of the new LOMR-F would be required prior to occupancy of the new facility.

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

Fact: Two previous commercial developments have been constructed west of the current proposed development and are occupied. Those two previous developments received land use approvals in 2009 and 2010. Both developments were constructed in conformance with the associated land use approvals.

Conclusion: The site is in compliance with all prior land use approvals.

Criterion 8: **Sites that have lost their nonconforming status must be brought into compliance, and may be brought in compliance incrementally in accordance with Section 2.370.**

Fact: The subject property is not under a nonconforming status.

Conclusion: This criterion is not applicable to the subject property.

ADC Article 4 – Findings of Fact

Section 3

ADC ARTICLE 4 – FINDINGS OF FACT

The following 'Findings of Fact' address the applicable review criteria of ADC Article 4.

Criterion: ADC Section 4.050

Fact: The property is zoned Community Commercial (CC). The proposed development would create a 5432 square foot structure containing a restaurant and office space along with a separate 300 square foot drive-through coffee kiosk. All three proposed uses are permitted in the CC zone.

As per the Schedule or Permitted Uses, Site Plan Approval is required for all three proposed uses.

Conclusion: A Site Plan Review application is required for the proposed development.

Criterion: ADC Section 4.090

Fact: The subject property is zoned CC. Table 4-2 requires a minimum 10' front yard setback. Since the subject development abuts commercial properties, no other minimum setbacks are required. The maximum imperious lot coverage is 90%. 100% of all yards adjacent to streets must be landscaped. The maximum building height is 50-ft and the maximum building area is 100,000 square feet. Since the development does not proposed ten or more multiple family units, open space is not required. All other building requirements presented in Table 4-2 have an indication of 'None' or 'N/A'.

The proposed 5432 square foot building has a front yard setback of 58.8 feet and is 27'-7" tall. The proposed coffee kiosk has a front yard setback of 63.5 feet and is 18' tall.

The proposed development would reconfigure three existing parcels as shown on the preliminary plans. Detailed area calculations for each proposed parcel are shown on sheet P.100 of the preliminary plan set. The following is a summary of imperious coverage for each reconfigured parcel; Parcel 1 (74% impervious), Parcel 2 (73% imperious) and Parcel 3 (36% impervious).

The frontages of Proposed Parcel 1 and Parcel 2 are fully landscaped. The frontage of proposed Parcel 3 will be fully landscaped west of the new Hickory Street driveway. The remaining frontage of Parcel 3 along Hickory Street east of the new driveway will remain in its current condition until that area is developed.

Conclusion: The proposed development, and associated partition, conform to all development standards of this section applicable to the subject property.

Criterion: ADC Section 4.100

Fact: The subject property is zoned CC. Table 4-2 of Section 4.090 requires a minimum 10' front yard setback, no minimum interior setback abutting non-residential property and a minimum 10' interior setback abutting residential property. The subject property abuts commercial property only.

The proposed 5432 square foot building has a front yard setback of 58.8' feet and the proposed coffee kiosk has a front yard setback of 63.5.

Conclusion: The proposed development exceeds all of the minimum standards set forth in this section of code.

Criterion: ADC Section 4.220

Fact: Parking and loading spaces may not be located in a required front or side yard setback. The proposed parking along the properties Hickory Street frontage is an extension of an existing parking lot to the west. The existing and proposed parking lot are setback 10 feet along the Hickory Street frontage.

Conclusion: The proposed development conforms to the requirements of this section.

Criterion: ADC Section 4.230

Fact: The subject property is zoned CC. There maximum building height per Table 4-2 of Section 4.090 is 50 feet. The proposed 5432 square foot has a building height of 27'-7". The proposed coffee kiosk has a building height of 18'.

Conclusion: The proposed development conforms to the requirements of this section.

Criterion: ADC Section 4.260

Fact: The proposed development will create a 5432 square foot commercial structure and a 300 square foot coffee kiosk. Loading areas for buildings with less than 20,000 square feet of gross floor area must be at least 250 square feet and at least 10 feet wide by 25 feet long with an unobstructed height of 14 feet.

The proposed loading area shown on the preliminary plans is 10 feet wide by 40 feet long for a total area of 400 square feet. The proposed loading area has no vertical obstructions.

The proposed loading area is located within the development away from entrance and exit points, does not protrude into a public right-of-way and are located such that backing or maneuvering in a public street is not required.

Conclusion: The proposed loading area meets the requirements of this section.

Criterion: ADC Section 4.270

Fact: The applicant understands landscaping standards set forth in ADC Section 9.140 are required prior to occupancy. A landscaping plan will be submitted for review and approval with building permit applications.

Conclusion: Landscaping requirements shall be completed per ADC Section 9.140 prior to occupancy.

Criterion: ADC Section 4.280

Fact: The applicant understands that buffering and screening requirements are required in addition to landscaping requirements. Specific buffering and screening requirements are addressed under ADC Sections 9.210 through 9.320.

Conclusion: The proposed development shall conform with all required buffering and screening requirements per ADC Sections 9.210 through 9.320.

Criterion: ADC Section 4.290

Fact: Outdoor storage is permitted in the CC zone provided it is screened from the public rights-of-way with a site obscuring fence, wall, hedge, or berm. No outdoor storage is proposed with the subject development. The proposed development will utilize an existing trash enclosure located at the north end of the development as shown on the preliminary plans. The existing trash enclosure provides a 6-foot tall masonry wall for screening.

Conclusion: No outdoor storage is proposed.

Criterion: ADC Section 4.300

Fact: An existing refuse area is located on the north side of the subject property west of the proposed development. The existing trash enclosure provides a 6-foot tall masonry wall for screening. The existing trash enclosure will be utilized by the proposed development and no new trash enclosure is proposed.

Conclusion: The existing refuse disposal area conforms to this section of code. No additional refuse areas are proposed.

ADC Article 6 – Findings of Fact

Section 4

ADC ARTICLE 6 – FINDINGS OF FACT

The subject property is located within the 100-year floodplain per the current FEMA Flood Insurance Rate Map (FIRM) for the area. A LOMR-F was approved by FEMA for the two existing structures on the property in 2009 and 2010 respectively. Prior to 2009, nearly the entire property was filled well above the 100-year floodplain elevation which included the area of structures proposed with this phase of development.

FEMA recently updated the FIRM of the subject property after the past development activities referenced above. The floodplain elevation established during past development activities was 202.4-feet per NGVD 1929. The current FEMA FIRM shows the floodplain elevation at 205.7-feet and is based on NAVD 1988. The difference between the two vertical datum's is; (NAVD 1988) – (NGVD 1929) = 3.3 feet per the National Geodetic Survey (NGS) orthometric height conversion software 'VertCon'. As such, the elevation of the floodplain within the subject property has not changed with the recent FEMA FIRM update.

It appears that FEMA did not in fact update the floodplain elevation in the vicinity of the subject property with the recent updated FIRM as an existing hospital east of the property is also still shown within the floodplain while the property south of the development, which is lower than both the subject property and the hospital, is still shown above the floodplain elevation.

Regardless of the FIRM depiction of the floodplain within the vicinity of the subject property, the surveyed elevation of the proposed development demonstrates that it is in fact above the floodplain elevation. The proposed development will submit a LOMR-F for FEMA approval ensuring the proposed commercial structures are removed from the 100-year floodplain and associated FIRM.

The following 'Findings of Fact' address the applicable review criteria of ADC Article 6.

Criterion: ADC Section 6.093

Fact: The proposed development would construct two structures, associated parking lot, utilities and other required improvements within the 100-year flood plain as shown on the current FEMA FIRM. The proposed development has been submitted under a Site Plan Review land use application pursuant to ADC Section 6.110 and is not exempt under ADC Section 6.094.

Conclusion: The proposed development will be processed through a Type 1 procedure established in ADC Section 1.320.

Criterion: ADC Section 6.095

Fact: The proposed development would construct two structures, associated parking lot, utilities and other required improvements within the 100-year flood plain as shown on the current FEMA FIRM. The floodway is not located within the limits of the subject property. There are no wetlands or wildlife habitat located within the boundary of the subject property. There are no watercourses located within

the boundaries of the subject property. No flood proofing is required for the proposed improvements.

Conclusion: The preliminary plans include; existing and finish grade contours, Base Flood elevations of the subject property and proposed finish floor elevations. The proposed development conforms to all relevant graphic information required per this section of code.

Criterion: ADC Section 6.096

Fact: Upon receipt of land use approval for the proposed development, a LOMR-F would be submitted to FEMA, with the associated Land Use Compatibility Statement. Approval of the new LOMR-F would be required prior to occupancy of the new facility.

Conclusion: The applicant is responsible for all fees associated with obtaining a LOMR-F from FEMA. The City of Albany is under no obligation to sign the Community Acknowledgement Form, which is part of the LOMR-F application, without evaluation and concurrence with the information presented.

Criterion: ADC Section 6.100

Fact: The subject property is located beyond the floodway boundary. No development is proposed within the floodway.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 6.101

Fact: There are no watercourses located within the boundaries of the subject property.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 6.110(1)

Fact: The proposed development would create two structures. Both structures would be constructed with a concrete slab-on-grade and not involve crawl spaces or basements. The finish floor elevation of both structures will be at least 1.3 feet above the base flood elevation.

Conclusion: The proposed development is in conformance with the requirements of this section of code.

Criterion: ADC Section 6.110(2)

Fact: The proposed development would provide underground utilities including; sanitary sewer, water, storm drainage, power, gas, phone and cable. All utilities would be placed in excavated trenches, backfilled with crushed aggregate, and filled to finish grade with paving, concrete or landscaping depending on where those utilities lie with respect to the development layout.

Conclusion: Construction of public and private utilities will not cause flood damage.

Criterion: ADC Section 6.110(3)

Fact: The proposed development will provide a grease interceptor as required to serve a proposed restaurant as shown on the preliminary plans. The rim elevation of the proposed grease interceptor will be located at least one foot above the base flood elevation.

Conclusion: The rim elevation of a proposed grease interceptor will be located at least one foot above the base flood elevation ensuring no functional impairment or contamination would occur during a 100-year flood event.

Criterion: ADC Section 6.110(4)

Fact: The development will provide stormwater infrastructure, including underground piping, consistent with City of Albany requirements.

Conclusion: Proposed stormwater infrastructure ensures adequate drainage capacity is provided to the development.

Criterion: ADC Section 6.110(5)

Fact: The proposed development would relocate existing interior lot lines as shown on the preliminary plans. All reconfigured lots provide adequate buildable areas beyond the 100-year floodplain elevation as shown on the preliminary plans.

Conclusion: All proposed reconfigured lots provide ample buildable areas located above the 100-year floodplain elevation.

Criterion: ADC Section 6.110(6)

Fact: The proposed development would provide commercial structures only, no residential development is proposed.

Conclusion: This section of code is not applicable to the proposed commercial development.

Criterion: ADC Section 6.110(7)

Fact: The subject property is located within Zone AE and has an established floodplain elevation of approximately 205.7 (NAVD 88). The floodplain boundary within the subject property is shown on the preliminary plans.

Conclusion: The proposed development is in conformance with the requirements of this section of code.

Criterion: ADC Section 6.110(8)

Fact: A manufactured home park is not proposed as part of this development.

Conclusion: This section of code is not applicable to the proposed commercial development.

Criterion: ADC Section 6.111(1)

Fact: The areas of the existing property currently proposed for development are located above the 100-year floodplain elevation as shown on the preliminary plans.

Conclusion: The proposed development will not impact the flood carrying capacity of existing watercourses.

Criterion: ADC Section 6.111(2)

Fact: The proposed development will provide storm drainage infrastructure in conformance with City of Albany Pubic Works Engineering Standards as shown on the preliminary plans.

Conclusion: Adequate provisions for stormwater runoff, consistent with Public Works Engineering Standards, have been made for the proposed development of the subject property.

Criterion: ADC Section 6.111(3)

Fact: The areas of the existing property currently proposed for development are located above the 100-year floodplain elevation as shown on the preliminary plans.

Conclusion: The proposed development will not increase the existing velocity of flood flows.

Criterion: ADC Section 6.111(4)

Fact: The proposed development will not cause grading, fill, excavation or paving over existing public storm drain, sanitary sewer or waterlines.

Conclusion: The proposed development is in conformance with the requirements of this section of code.

Criterion: ADC Section 6.111(5)
Fact: The floodplain within the subject property is located in Zone AE and the base flood elevation has been determined.

Conclusion: The proposed development is in conformance with the requirements of this section of code.

Criterion: ADC Section 6.111(6)
Fact: There are no watercourses located within the boundary of the subject property. No watercourse alterations are proposed as part of the development.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 6.111(7)
Fact: The proposed development will provide storm drainage infrastructure consistent with City of Albany standards. Stormwater will be routed to an existing 15" public storm pipe located south of the subject property as shown on the preliminary plans. The existing storm pipe is intended to convey stormwater runoff from the subject property.

Conclusion: The proposed development discharges runoff to an approved public storm pipe, no erosion is possible in the existing and proposed piped storm water system.

Criterion: ADC Section 6.111(8)
Fact: Two structures are proposed as part of the subject development. Piped stormwater facilities will be provided for roof and footing drains in conformance with applicable building and plumbing codes.

Conclusion: The proposed development is in conformance with the requirements of this section of code.

Criterion: ADC Section 6.112
Fact: No continuous storage operations are proposed as part of the proposed development.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 6.120(1)
Fact: A pre-construction and post-construction elevation certificate, prepared by a registered surveyor or professional engineer, will be submitted to the Building Official in a format acceptable to FEMA.

Conclusion: Required elevation certificates will be submitted to the Building Official.

Criterion: ADC Section 6.120(2)

Fact: The proposed development will consist of two structures as shown on the preliminary plans. Both structures will provide slab-on-grade foundations. The finish floor elevation of both structures will be at least 1.3 feet above the 100-year floodplain elevation.

Conclusion: The proposed commercial structures will be in conformance with this section of code.

Criterion: ADC Section 6.120(3)

Fact: The subject property is located in Zone AE, the 100-year floodplain elevation has been determined to be at 205.7 (NAVD 1988)

Conclusion: The 100-year floodplain elevation is determined for the subject property.

Criterion: ADC Section 6.120(4)

Fact: The proposed development will consist of two structures as shown on the preliminary plans. Both structures will provide slab-on-grade foundations. Utility improvements required to serve the development will be of materials typical in public and private developments which are resistant to flood damage.

Conclusion: All new construction and substantial improvements are to be constructed with materials and utility equipment resistant to flood damage.

Criterion: ADC Section 6.120(5)

Fact: The proposed development will consist of two structures as shown on the preliminary plans. Both structures will provide slab-on-grade foundations. Utility improvements required to serve the development will be of materials typical in public and private developments and constructed in a manner that minimizes the potential for flood damage.

Conclusion: All new construction and substantial improvements are to be constructed in a manner that minimizes flood damage.

Criterion: ADC Section 6.120(6)

Fact: The proposed development will consist of two structures as shown on the preliminary plans. Both structures will provide slab-on-grade foundations. The finish floor elevation of both structures will be at least 1.3 feet above the 100-year floodplain elevation. Required electrical, heating, ventilation, plumbing, and air conditioning equipment and any other required service facility will be constructed adjacent to the structure which they serve at an elevation at least 1-foot above the 100-year floodplain elevation.

Conclusion: All electrical, heating, ventilation, plumbing, and air conditioning equipment and any other required service facility will be constructed at least 1-foot above the 100-year floodplain elevation.

Criterion: ADC Section 6.120(7)

Fact: The proposed development will consist of two structures as shown on the preliminary plans. Both structures will provide slab-on-grade foundations. The finish floor elevation of both structures will be at least 1.3 feet above the 100-year floodplain elevation. Detailed engineering plans for the proposed structures are not available at the time of this land use submittal and will be provided with building permit applications.

Conclusion: Detailed engineering plans shall be submitted for both proposed structures with building permit applications demonstrating all new construction will be anchored to prevent floatation, collapse, or lateral movements and shall be installed or constructed using materials, methods, and practices that minimize flood damage.

Criterion: ADC Section 6.120(8)

Fact: The proposed development will provide public and private water systems. Public waterlines will be constructed of Class 52 Ductile Iron pipe per Public Works requirements. Private waterlines will be constructed of C900 PVC pipe, HPDE pipe, and PEX pipe. All proposed public and private water system materials are designed to minimize or eliminate infiltration of flood waters into the system.

Conclusion: All new public and private water supply systems will be designed to minimize or eliminate infiltration of flood waters into the system.

Criterion: ADC Section 6.120(9)

Fact: The proposed development will extend private sanitary sewer laterals from existing public infrastructure. Proposed sanitary sewer laterals will be constructed of D3034 SDR-35 PVC pipe which is a common practice in floodplain locations and any other development application. A proposed grease interceptor, serving the proposed restaurant, will be constructed with a rim elevation at least 1-foot above the base flood elevation.

Conclusion: All new sanitary sewer systems will be designed to minimize or eliminate infiltration of flood waters into the system and discharges from the system into the flood water. On site waste disposal systems are located to avoid impairment to them or contamination from them during flooding.

Criterion: ADC Section 6.120(10)

Fact: The proposed development will consist of two structures as shown on the preliminary plans. Both structures will provide slab-on-grade foundations. The finish floor elevation of both structures will be at least 1.3 feet above the 100-year floodplain elevation.

Conclusion: The proposed method of foundation construction will not require flood proofing.

Criterion: ADC Section 6.121(1)

Fact: The proposed development will consist of two structures as shown on the preliminary plans. Both structures will provide slab-on-grade foundations. The finish floor elevation of both structures will be at least 1.3 feet above the 100-year floodplain elevation. Crawl spaces and/or basements are not proposed.

Conclusion: The proposed structures will not be flood proofed, there are no crawl spaces, basements or other building improvements proposed below the 100-year floodplain elevation.

Criterion: ADC Section 6.121(2)

Fact: The proposed development will consist of two structures as shown on the preliminary plans. Both structures will provide slab-on-grade foundations. The finish floor elevation of both structures will be at least 1.3 feet above the 100-year floodplain elevation. A proposed grease interceptor, serving the proposed restaurant, will be constructed with a rim elevation at least 1-foot above the base flood elevation.

Conclusion: Both of the proposed structures and grease interceptor will be constructed at least 1-foot above the 100-year floodplain elevation.

Criterion: ADC Section 6.122

Fact: There are no accessory structures proposed as part of the development.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 6.123

Fact: There are no manufactured homes proposed as part of the development.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 6.124

Fact: There are no recreational vehicle storage facilities proposed as part of the development.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 6.125

Fact: A rockery retaining wall has been constructed along the properties Hickory Street frontage. New rockery retaining wall is proposed along the proposed Hickory Street Access within the development as shown on the preliminary plans.

Conclusion: The existing and proposed rockery retaining wall will not obstruct entry and exit of floodwater as shown on the preliminary plans.

ADC Article 8 – Findings of Fact

Section 5

ADC ARTICLE 8 – FINDINGS OF FACT

The following 'Findings of Fact' address the applicable review criteria of ADC Article 8.

Criterion: ADC Section 8.330(1)(b)

Fact: The proposed development is a continuation of an existing commercial facility located on a property larger than three acres. The existing development began with two commercial structures orientated to a private central traffic aisle which was developed in a manner consistent with a public street and includes pedestrian access, landscape strips and street trees.

The proposed development would continue this private central traffic aisle to which the proposed structures would front. The proposed continuation of this central traffic aisle is designed to provide pedestrian access, landscape strips and street trees.

Conclusion: The proposed developed is located on a property greater than three acres in size. All existing and proposed structures front a private central drive aisle with pedestrian access, landscape strips and street trees.

Criterion: ADC Section 8.330(2)

Fact: Two commercial facilities are proposed as part of the development. The 5432 square foot structure is orientated toward the central private drive aisle with an emphasis at the building entrance as shown on the preliminary drawings. The proposed 300 square foot coffee kiosk is also orientated toward the central private drive aisle with a walk up window, no public entrance is proposed as part of the coffee kiosk.

Conclusion: The customer entrance proposed for the 5432 square foot commercial facility achieves the intent of this section of code. The 300 square foot coffee kiosk provides a walk up window orientated toward the central private drive aisle, although no public entrance is provided as this is a drive / walk up facility only.

Criterion: ADC Section 8.340(1)

Fact: Two commercial facilities are proposed as part of the development. The 5432 square foot structure provides approximately 27% transparency between 2 feet and 8 feet from the ground. The 300 square foot coffee kiosk provides approximately 28% transparency between 2 feet and 8 feet from the ground.

Conclusion: The minimum 25% transparency requirements for both proposed structures are achieved as shown on the preliminary drawings.

Criterion: ADC Section 8.340(2)

Fact: Two commercial facilities are proposed as part of the development. The 5432 square foot structure provides offsets, windows, entry treatments, wood siding, and textured concrete block along all walls visible to the central private traffic aisle, and all other exteriors of the building. The 300 square foot coffee kiosk provides windows and wood siding for walls that are visible from the central private traffic aisle.

Conclusion: Both proposed structures provide architectural elements along walls visible from the central private traffic aisle consistent with this section of code.

Criterion: ADC Section 8.350(1)

Fact: The proposed development would extend an existing parking lot which is currently provided a single access point to Hickory Street. A second access point would be provided to Hickory Street as shown on the preliminary plans in order to provide connectivity and dispersal of traffic. An existing private drive on the west side of the subject property provides access to an abutting, and fully developed, commercial use. The property east of the subject property is fully developed and gains access to Hickory Street from an existing driveway.

The subject property consists of three parcels and the proposed development provides connectivity and internal circulation to the all three parcels. Additional connectivity and circulation is not required to adjacent, fully developed, properties.

Conclusion: The proposed development provides connectivity and internal circulation as required per this section of code.

Criterion: ADC Section 8.350(2)

Fact: The proposed development will continue and existing central private traffic aisle through the property to a second access point on Hickory Street. Internal circulation breaks up the existing and proposed development into smaller blocks to the extent possible.

Conclusion: The proposed internal vehicle circulation system achieves the intent of this section of code.

Criterion: ADC Section 8.350(3)

Fact: All proposed traffic lanes are internal to the site. There are no traffic lanes proposed between the building and existing or proposed pedestrian sidewalks.

Conclusion: The proposed development conforms to this section of code.

Criterion: ADC Section 8.350(4)
Fact: There are no drop off facilities proposed as part of this development.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 8.350(5)
Fact: An internal central traffic aisle is proposed as shown on the preliminary plans. The proposed width of the traffic aisle is 26-ft which is less than typical public streets. Parallel parking is proposed along the central traffic aisle along with street trees. Speed humps may also be incorporated into the central traffic aisle design.

Conclusion: Internal roadways have been designed to slow traffic speeds.

Criterion: ADC Section 8.360(1)
Fact: The proposed development would create a 5432 square foot and 300 square foot commercial structures. Two pedestrian amenities are required for the 5432 square foot building and one pedestrian amenity is required for the 300 square foot coffee kiosk.

The proposed 5432 square foot commercial facility will provide weather protection around the entire perimeter of the building and a 17-foot wide sidewalk at the main building entrance. The proposed 300 square foot coffee kiosk will provide weather protection at the walk up window.

Conclusion: Two pedestrian amenities are required for the 5432 square foot structure and one pedestrian amenity is required for the 300 square foot coffee kiosk. A total of three pedestrian amenities are provided in conformance with this section of code.

Criterion: ADC Section 8.360(2)
Fact: The proposed 5432 square foot commercial facility will provide weather protection around the entire perimeter of the building and a 17-foot wide sidewalk at the main building entrance. The proposed 300 square foot coffee kiosk will provide weather protection at the walk up window.

Conclusion: Two pedestrian amenities are required for the 5432 square foot structure and one pedestrian amenity is required for the 300 square foot coffee kiosk. A total of three pedestrian amenities are provided in conformance with this section of code.

Criterion: ADC Section 8.360(4)

Fact: The proposed 5432 square foot commercial facility will provide weather protection around the entire perimeter of the building and a 17-foot wide sidewalk at the main building entrance. The proposed 300 square foot coffee kiosk will provide weather protection at the walk up window. The proposed pedestrian amenities are consistent with those provided within the existing commercial development west of the proposed improvements.

Conclusion: The proposed pedestrian amenities conform to the requirements of this section of code.

Criterion: ADC Section 8.370(1)

Fact: The nearest transit stop is located along the north side of Hickory Street across from the subject property. Continuous sidewalk, and a street crossing, is provided from the existing transit stop to the existing and proposed development.

Conclusion: Convenient pedestrian access is provided to a nearby transit stop.

Criterion: ADC Section 8.370(2)

Fact: Existing pedestrian access is provided to the development site from Hickory Street along the private street located west of the subject development. The existing sidewalk is ADA accessible and provides ADA accessibility to all existing and proposed commercial facilities.

A new driveway is proposed to Hickory Street near the midpoint of the subject property. A new pedestrian access is proposed along this access point which will connect to existing pedestrian facilities within the existing development as shown on the preliminary plans. The new pedestrian access will not be ADA accessible as only one ADA accessible route is required to the subject property.

Conclusion: Walkways are provided connecting building entrances to adjoining streets.

Criterion: ADC Section 8.370(3)

Fact: An existing private street on the west side of the subject property provides pedestrian access to all properties west and south of the development. Direct pedestrian access to Hickory Street is currently provided to the developed property east if the proposed development. Additional pedestrian access may be provided to the property east of the proposed development with future development activities adjacent to that existing commercial facility.

Conclusion: No additional pedestrian connections are required to adjacent properties as part of the proposed development.

Criterion: ADC Section 8.370(4)
Fact: The development is not located near a major transit stop.

Conclusion: This section is not applicable to the proposed development.

Criterion: ADC Section 8.380
Fact: Large parking areas involve developments with over 75 parking spaces. The proposed development will create 51 parking stalls which is below the threshold of a large parking area.

Conclusion: The proposed development would create an additional 51 parking stalls. This section is not applicable to the proposed development.

Criterion: ADC Section 8.390(1)
Fact: The proposed development will provide (4) pole mounted parking lot lights as shown on the preliminary plans. All proposed lighting will provide glare shields to ensure light is not reflected to adjoining properties and public streets.

Conclusion: The proposed development satisfies this section of code.

Criterion: ADC Section 8.390(2)
Fact: The subject property is surrounded by existing commercial facilities. The proposed development will create noise typical of a commercial facility. The proposed development does not involve any other impacts including; glare, odors, dust or vibrations.

Conclusion: The proposed development is in conformity with this section of code.

Criterion: ADC Section 8.390(3)
Fact: The nature and uses of the properties abutting the proposed development do not generate impacts which are undesirable to the development.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 8.390(4)
Fact: The existing development west of the proposed improvements provides a trash enclosure fully screened with 6-ft tall split face masonry wall. All exterior vents and mechanical devices will be screened on the proposed structures.

Conclusion: An existing trash enclosure is fully screened with a 6-ft tall masonry wall. All proposed venting and mechanical devices will be screened.

Criterion: ADC Section 8.390(5)

Fact: The proposed development includes adequately screened storage for trash and recycling containers. Noise generated by heat pumps and other equipment is minimal and shall be located adjacent to the building as far as possible from adjacent properties and the street.

Conclusion: An existing site obscuring trash enclosure will be utilized to serve the proposed development. Minimal noise generating equipment shall be constructed adjacent to the building at a sufficient distance so as not to impact neighboring properties or the street.

Criterion: ADC Section 8.390(6)

Fact: The proposed development includes a loading area that is of sufficient size to adequately serve the proposed development. The proposed loading area has been designed such that vehicles enter and exit in a forward motion as shown on the preliminary plans.

Conclusion: The proposed development satisfies this section of code.

Criterion: ADC Section 8.415(1)

Fact: The proposed development will front a central private traffic aisle per ADC Section 8.330(1)(b). The proposed commercial buildings are located within 15 feet of the central private traffic aisle. Over 40% of the proposed commercial buildings are located within the maximum setback area.

Conclusion: The proposed development is in conformity with this section of code.

Criterion: ADC Section 8.415(2)

Fact: The subject property does not front more than one public street.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 8.415(3)

Fact: There is no minimum street frontage in the CC zone.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 8.415(4)

Fact: Proposed commercial facades fronting the central private traffic aisle provide windows, entrances, and awnings as shown on the preliminary plans. There are no proposed ‘Blank’ uninterrupted walls exceeding 30-ft in length.

Conclusion: The proposed development is in conformity with this section of code.

Criterion: ADC Section 8.415(5)
Fact: There are no parking, loading or travel aisles located within 50 feet of the private central traffic aisle and proposed commercial buildings.

Conclusion: The proposed development is in conformity with this section of code.

Criterion: ADC Section 8.415(6)
Fact: No Plazas are proposed as part of the development.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 8.420
Fact: There are no maximum setbacks in the CC Zone. All proposed commercial structures have frontages within 15 feet of the central private traffic aisle.

Conclusion: All proposed commercial structures provide over 40% of the frontage within 50 feet of the central private traffic aisle, although there is no maximum setback in the CC zone.

Criterion: ADC Section 8.430
Fact: The maximum building size in the CC zone is 100,000 square feet. The proposed development involves a 5432 square foot and 300 square foot commercial structures.

Conclusion: The proposed development is in conformity with this section of code.

Criterion: ADC Section 8.440(1)
Fact: The proposed commercial development does not involve building with facades greater than 100 feet in length. The proposed 5432 square foot commercial building does provide recessed entries, offsets, columns, and other distinctive constructed changes.

Conclusion: This section of code is not applicable to the proposed development, although the standards presented are achieved.

Criterion: ADC Section 8.440(2)
Fact: The proposed commercial development includes a roofline longer than 100 feet. The proposed roofline is relieved by gables and dormers as shown on the preliminary plans.

Conclusion: The proposed development is in conformity with this section of code.

Criterion: ADC Section 8.440(3)
Fact: There are no building proposed exceeding 300 feet in length.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 8.440(4)
Fact: The proposed development is a continuation of an existing development located on the west side of the subject property. The proposed commercial structures provide a continuation of architectural elements provided in the existing commercial development.

Conclusion: The proposed development is in conformity with this section of code.

Criterion: ADC Section 8.440(5)
Fact: Corrugated metal siding is not proposed with the subject commercial development.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 8.445(1)
Fact: The subject property fronts Hickory Street. The existing development provides ADA accessible pedestrian sidewalks from Hickory Street to the development along a private street located on the west side of the property. The proposed development would utilize the existing pedestrian connection, and create a second pedestrian connection at a proposed new entrance to Hickory Street near the center of the property. The proposed development will provide connectivity between the existing ADA accessible route, through the development, to the proposed second access point.

Due to topographic constraints these are the only two pedestrian access points to the nearest public street possible.

Conclusion: Existing and proposed sidewalks are located to provide the shortest possible connection from existing public street sidewalks along Hickory Street to the existing and proposed development in consideration of topographic constraints.

Criterion: ADC Section 8.445(2)
Fact: Internal sidewalks are provided throughout the existing and proposed development with serval pedestrian crossings at existing and proposed traffic aisles.

Conclusion: Existing and proposed sidewalks provide the shortest on-site direct connection between all existing and proposed customer entrances.

Criterion: ADC Section 8.445(3)

Fact: The subject property fronts Hickory Street which provides an existing public sidewalk along the entire frontage of the property. The proposed development provides a private central traffic aisle which extends through the existing and proposed development. The existing private central traffic aisle provides sidewalks along both sides with tree lined landscape strips. The proposed development extends the private central traffic aisle providing setback sidewalks with a tree lined landscape strip along the north side of the facility adjacent to the proposed development, no development is proposed south of the proposed private central traffic aisle as part of this application and as such sidewalks are not proposed at this time.

Conclusion: The existing and proposed development are in conformity with the requirements of this section of code.

Criterion: ADC Section 8.445(4)

Fact: The existing and proposed development provides 5-foot wide sidewalks between commercial facilities and at traffic aisle crossings. Extra wide sidewalks are provided around the perimeter of existing and proposed commercial facilities except the proposed coffee kiosk which does not provide an opportunity for extra wide sidewalks.

Conclusion: The existing and proposed development are in conformity with the requirements of this section of code.

Criterion: ADC Section 8.445(5)

Fact: Sites larger than eight acres shall create an open space or plaza area. The subject property is approximately 4.63 acres.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 8.450

Fact: The subject property is entirely surrounded by commercial uses. There are no residential uses proposed as part of the subject development.

Conclusion: There are no residential units adjoining the proposed development. This section of code is not applicable to the proposed development.

Criterion: ADC Section 8.460(1)

Fact: There are no on-street parking spaces proposed to serve the existing or proposed development.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 8.460(2)

Fact: Shared parking is planned between all existing, proposed and future commercial uses on the subject property.

Conclusion: The existing, proposed and future commercial uses on the subject property will provide shared parking.

Criterion: ADC Section 8.460(3)

Fact: Landscaping plans demonstrating conformance with all applicable landscaping requirements will be submitted for review and approval with building permit applications. Landscaping plans will demonstrate 20% canopy cover of the parking area at maturity.

Conclusion: Landscaping plans demonstrating conformance with this section of code will be submitted with building permit applications.

Criterion: ADC Section 8.470

Fact: The subject property fronts Hickory Street. An existing tiered rockery wall has been constructed alogn the entire properties Hickory Street Frontage. The subject tiered rockery wall provides and overall height of approximately 6 feet. The wall area along the existing development is landscaped per City standards. The remaining wall along the proposed developments Hickory Street frontage will be landscaped in a similar fashion. All landscaping plans will be prepared by a licensed Landscape Architect.

Conclusion: The existing and proposed development are in conformity with the requirements of this section of code.

Criterion: ADC Section 8.475

Fact: Signage is provided with the existing development, no additional signage is proposed at this time.

Conclusion: This section of code is not applicable to the proposed development. In the event additional signage is proposed at a later date, a sign permit application would be submitted to the City of Albany for review and approval.

ADC Article 9 – Findings of Fact

Section 6

ADC ARTICLE 9 – FINDINGS OF FACT

The following 'Findings of Fact' address the applicable review criteria of ADC Article 9.

Criterion: ADC Section 9.020

Fact: The proposed development is an extension of an existing commercial facility that will share parking areas and associated traffic aisles. The following summarizes existing and proposed commercial uses with associated parking requirements;

Use	Area[1] (ft^2)	Parking Standard	Required Parking
Snap Fitness (Existing)	3,682	1 Space per 300 SF	13
Specialty Shops (Existing)	5,119	1 Space per 300 SF	17
Restaurant (Proposed)	3,505	1 Space per 200 SF	18
Office (Proposed)	1,479	1 Space per 400 SF	4
Coffee Kiosk (Proposed)	300	1 Space per 100 SF	3
		Total	**55**

[1] Areas shown deduct restroom & storage areas from the total gross floor area.

The existing commercial development provides 57 parking stalls. The proposed development provides an additional 51 parking stalls. The existing and proposed development provide a total of 108 parking stalls greatly existing the required 55 parking stalls. Note that parking stalls provided in the existing and proposed development will also serve future development activities on the subject property.

Conclusion: The existing and proposed development are required to provide 55 parking stalls based on use. The existing and proposed parking areas provide 108 parking stalls exceeding the standards of this section. Existing and proposed parking stalls provided will also serve future development activities on the subject property.

Criterion: ADC Section 9.025

Fact: The subject property fronts Hickory Street which does not allow on street parking. No parking in a public right-of-way is proposed to serve the subject development.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 9.030

Fact: No parking reductions or exemptions are proposed as part of the subject development.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 9.035

Fact: The property owner acknowledges responsibility for the provision and maintenance of off-street parking. A site plan is included with the Site Plan Application showing the property that will be available for exclusive use of off-street parking and loading.

Conclusion: The proposed development conforms to this section.

Criterion: ADC Section 9.040

Fact: The proposed development will not eliminate any existing parking stalls as shown on the preliminary plans.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 9.050

Fact: No company vehicles are anticipated as part of the existing or proposed development.

Conclusion: In the event company vehicles are required for any use in either the existing or proposed development, ample additional parking spaces are provided as demonstrated under ADC 9.020 above.

Criterion: ADC Section 9.060

Fact: The owner acknowledges the responsibility to maintain the parking area in a condition free of litter and dust and improve deteriorated conditions per ADC Section 9.120.

Conclusion: The owner shall comply with the requirements of this section.

Criterion: ADC Section 9.070

Fact: The existing and proposed commercial development provide a mixed use of commercial facilities. As demonstrated under ADC Section 9.020 above, parking spaces are provided for each specific use in the existing and proposed development.

Conclusion: Adequate off street parking is provided for the existing and proposed commercial uses.

Criterion: ADC Section 9.080

Fact: The subject property is under single ownership. Parking spaces will be shared by each use within the existing, proposed and future developments.

Conclusion: Since the subject property is under single ownership, City Staff have verified that Planning Commission approval is not required for joint use of parking areas since only one property owner is involved.

In the event City Staff changes their conclusion relative to shared parking, and a Planning Commission Hearing becomes required to allow shared parking, then each existing and proposed commercial use provides adequate parking on the parcel in which they lay and no shared parking would be proposed.

Criterion: ADC Section 9.090

Fact: A site plan demonstrating conformance with the requirements of this section is included in the Site Plan Application submittal.

Conclusion: All required parking plan elements are included with the Site Plan Application submittal.

Criterion: ADC Section 9.100

Fact: The proposed development is not located within the downtown assessment district.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 9.120(1)

Fact: The proposed parking area conforms to all applicable sections of the ADC. The owner acknowledges that all required parking spaces must be constructed in conformance with these standards and be available prior to occupancy.

Conclusion: The proposed parking lot design conforms with the requirements of the ADC and will be available prior to occupancy.

Criterion: ADC Section 9.120(2)

Fact: The proposed parking area provides required setbacks, clear vision, landscaping and buffering/screening provisions set forth in the ADC. Each specific requirement is addressed under the applicable Sections of the ADC.

Conclusion: The proposed parking area shall conform to all applicable requirements of the ADC.

Criterion: ADC Section 9.120(3)

Fact: The proposed parking lot shall be surfaced with asphalt. Parking lot surfacing does not encroach into the public right-of-way except at the proposed driveway.

Conclusion: The proposed parking lot conforms with this section of code.

Criterion: ADC Section 9.120(4)

Fact: A drainage system is proposed as shown on the preliminary drawings provided with the Land Use Application submittal. The drainage system collects runoff from all impervious surfaces. Sheet flow is directed onto the site preventing runoff onto adjacent sidewalks, right-of-way and adjacent properties.

Post-construction stormwater quality infrastructure is proposed in conformance with Title 12 of the Albany Municipal Code as shown on the preliminary plans.

Conclusion: The proposed drainage system has been designed to conform with this section of code.

Criterion: ADC Section 9.120(5)

Fact: A 6" high perimeter curb is proposed around all paved surfaces.

Conclusion: The proposed parking lot conforms with this section of code.

Criterion: ADC Section 9.120(6)

Fact: Wheel bumpers are proposed at various locations throughout the proposed development as shown on the preliminary plans. Wheel bumpers are shown to be 6" tall, 6' wide and setback from the curb line 2.5 feet.

Conclusion: The proposed parking lot conforms with this section of code.

Criterion: ADC Section 9.120(7)

Fact: All proposed parking spaces are provided aisles and turnarounds within the parking area. The parking lot has been designed to ensure no backing movements, or other vehicle maneuvering will encroach into a street right-of-way.

Conclusion: The proposed parking area has been designed to ensure no backing movement or other maneuvering in a street right-of-way will be required.

Criterion: ADC Section 9.120(8)

Fact: The parking area plan provided with the Site Plan Application submittal shows all parking areas to be stripped with 4" wide white lines. Handicap pavement markings are shown per applicable ADA requirements.

Conclusion: The parking area shall be striped per this section of Code and applicable ADA and Oregon Structural Specialty Code requirements.

Criterion: ADC Section 9.120(9)

Fact: The proposed development provides connection to the existing parking lot on the subject property. All surrounding property is fully developed and additional connections are not possible nor required.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 9.120(10)

Fact: Landscaping plans will be submitted with building permit applications demonstrating conformance with ADC Section 9.150.

Conclusion: The application conforms with this section of code.

Criterion: ADC Section 9.120(11)

Fact: There are no compact parking stalls proposed as part of the development application.

Conclusion: The proposed development conforms to this section of code.

Criterion: ADC Section 9.120(12)

Fact: The existing commercial development provides (4) ADA parking stalls in conformance with the standards in place at the time of development. The proposed development provides 51 new parking stalls, two of which are ADA accessible. In total, 6 ADA parking stalls are provided to serve the existing and proposed parking areas. As per current Oregon Structural Specialty Code requirements, a total of 5 ADA parking stalls are required for the existing and proposed parking lot with 108 parking stalls. The existing and proposed ADA parking stalls are 9-ft wide and 18.5-ft deep. The ADA accessible aisle is 8-ft wide. All ADA parking infrastructure has been designed with a slope of 1% in any direction.

Conclusion: The proposed parking area provides the required number of ADA parking stalls, the minimum required parking stall dimensions and achieves the maximum surface slope specifications.

Criterion: ADC Section 9.120(13)(c)

Fact: The existing commercial development provides (6) bicycle parking spaces as required at the time of that development. The proposed development consists of 2 commercial structures and 51 parking stalls. Two bicycle parking stalls are required plus on for every 10 proposed parking stalls for a total of (7) bicycle parking spaces required per this section of code. The proposed development will provide (4) 'U' shaped bike racks, power coated black, providing two parking stalls per each rack for a total of (8) bicycle parking spaces.

Conclusion: The proposed development provides (8) bicycle parking spaces exceeding the minimum (7) bicycle spaces required.

Criterion: ADC Section 9.120(13)(e)

Fact: The proposed bicycle parking spaces are provided at the entrances to proposed commercial facilities as shown on the preliminary plans.

Conclusion: The proposed location of bicycle spaces conforms with this section of code.

Criterion: ADC Section 9.120(13)(f)

Fact: 'U' shaped bike racks, power coated black, providing two parking stalls per each rack are provided for the required parking spaces. The proposed racks are securely fastened to the ground and support bikes at two points, including one point on the frame, and allow one wheel to be locked.

Conclusion: The proposed placement and style of bicycle racks conform with this section of code.

Criterion: ADC Section 9.120(13)(g)

Fact: Proposed bicycle parking areas are provided 3 feet of clearance around all 3 sides of the fully loaded bicycle rack as shown on the preliminary plans. Proposed bicycle racks are located in areas providing over 7 feet of overhead clearance.

Conclusion: The proposed placement of bicycle racks conforms with this section of code.

Criterion: ADC Section 9.120(13)(h)

Fact: (8) Bicycle racks are proposed, (6) bicycle racks will be fully sheltered as shown on the preliminary plans.

Conclusion: 75% of proposed bicycle racks will be fully sheltered.

Criterion: ADC Section 9.120(14)

Fact: (4) Parking lot pole lights are proposed as part of the subject development. All proposed light poles will provide glare shields as required to ensure light intrusion does not occur on adjacent properties or the public right-of-way.

Conclusion: Proposed parking lot lighting placement and glare shields ensure light will be directed away from adjacent properties and public streets.

Criterion: ADC Section 9.120(15)

Fact: Pedestrian access is addressed in detail under the previous ADC Article 9 sections.

Conclusion: All required pedestrian access requirements are achieved.

Criterion: ADC Section 9.120(16)
Fact: No employee parking designated areas are proposed as part of the subject development.

Conclusion: This section of code is not applicable to the proposed building addition.

Criterion: ADC Section 9.130(1)
Fact: There are no existing or proposed compact parking spaces.

Conclusion: This section of code is not applicable to the proposed building addition.

Criterion: ADC Section 9.130(2)
Fact: Per the Oregon Structural Specialty Code (OSSC), one van and one standard accessible space is proposed with the subject development. Both ADA stalls are 9 feet wide and 18.5 feet deep. An 8-foot wide ADA accessible aisle is proved between the two stalls.

Conclusion: Proposed ADA parking spaces and access aisles exceed the standards of this section and conform with the minimum OSSC standards.

Criterion: ADC Section 9.130(3)
Fact: All proposed parking stalls are at least 8.5 feet in width.

Conclusion: The proposed standard parking stalls conform with this section of code.

Criterion: ADC Section 9.130(4)
Fact: All proposed traffic aisles provide for two-way traffic and are at least 24 feet in width.

Conclusion: The proposed parking lot aisle widths conform with this section of code.

Criterion: ADC Section 9.130(5)
Fact: All existing and proposed private driveways are over 20 feet in length.

Conclusion: The proposed parking lot exceeds the standards of this section.

Criterion: ADC Section 9.140(7)
Fact: Landscaping plans will be submitted demonstrating conformance with all applicable ADC sections with building permit applications for review and approval.

Conclusion: Landscaping plans will be submitted for review and approval with building permit applications.

Criterion: ADC Section 9.150

Fact: Landscaping plans will be submitted demonstrating conformance with all applicable ADC sections with building permit applications for review and approval.

Conclusion: Landscaping plans will be submitted for review and approval with building permit applications.

Criterion: ADC Section 9.160

Fact: Landscaping plans showing proposed irrigation will be submitted demonstrating conformance with all applicable ADC sections with building permit applications for review and approval.

Conclusion: Landscaping plans showing proposed irrigation will be submitted for review and approval with building permit applications.

Criterion: ADC Section 9.170

Fact: There are no existing trees within the proposed development area that are over 8-inches in diameter as measured 3-feet from ground level.

Conclusion: This section of code is not applicable to the proposed building addition.

Criterion: ADC Section 9.180

Fact: Landscaping plans will be submitted demonstrating conformance with all applicable ADC sections with building permit applications for review and approval.

Conclusion: Landscaping plans will be submitted for review and approval with building permit applications.

Criterion: ADC Section 9.182

Fact: The applicant acknowledges restrictions of specific tree species within the public right-of-way. The existing property fronts Hickory Street which is fully landscaped with street trees.

Conclusion: No restricted trees are proposed in the public right-of-way, or anywhere within the development.

Criterion: ADC Section 9.184

Fact: The applicant acknowledges restrictions of specific tree species anywhere within the City limits. No restricted trees are proposed as part of the on-site landscaping plan.

Conclusion: The application conforms with this section of code.

Criterion: ADC Section 9.186
Fact: The applicant acknowledges the minimum canopy heights for trees and shrubs.

Conclusion: The application conforms with this section of code.

Criterion: ADC Section 9.188
Fact: The applicant acknowledges trimming and tree removal requirements.

Conclusion: The applicant acknowledges the city's authority under this section of code.

Criterion: ADC Section 9.189
Fact: Hickory Street has established curb & gutter along the projects frontage.

Conclusion: This section is not applicable to the development.

Criterion: ADC Section 9.190
Fact: The applicant acknowledges occupancy requirements with respect to completion of landscaping. The owner anticipates occupancy this winter between December 1 and March 1. The owner understands that a bond valued at 110% of the cost of landscaping will be required until required landscaping is complete and approved. The owner understands that landscaping shall be completed by the soonest date possible after it is safe to plant. The owner understands that all landscaping efforts shall be inspected and approved by the City prior to release of the landscaping bond.

Conclusion: The owner anticipates occupancy during winter months and shall comply with deferred landscaping completion requirements of this section.

Criterion: ADC Section 9.200
Fact: The owner acknowledges the requirement to maintain the site landscaping in an attractive manner, free of weeds and noxious vegetation, ensuring the minimum amount of living landscape material is maintained.

Conclusion: The application conforms with this section of code.

Criterion: ADC Section 9.270
Fact: Landscaping plans will be submitted demonstrating conformance with all applicable ADC sections, including ADC Sections 9.210 through 9.260, with building permit applications for review and approval.

Conclusion: Landscaping plans will be submitted for review and approval with building permit applications.

Criterion: ADC Section 9.370
Fact: No fences are proposed as part of the subject development.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 9.380
Fact: No fences are proposed as part of the subject development.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 9.385
Fact: No fences are proposed as part of the subject development.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 9.410
Fact: The proposed development will create two new commercial structures and associated parking areas, utilities, landscaping and all other requirements per ADC standards.

The subject property is located within the 100 year floodplain per the current FIRM, although nearly the entire property is located above the base flood elevation. Regardless of the actual elevation of the subject property, and proposed development, a LOMR-F will be provided to FEMA verifying the proposed commercial structures are elevated above the base flood elevation as required.

The proposed development will involve less than five acres of disturbance. The City of Albany has jurisdictional authority for all development projects disturbing less than five acres. A DEQ Erosion Control Permit is not required for the proposed commercial development.

There are no wetlands or jurisdictional waterways located within the subject property. No other jurisdictional agency approvals are required for the proposed commercial development.

Conclusion: A LOMR-F will be submitted to FEMA for approval of the proposed commercial structures prior to occupancy. An erosion control permit will be submitted to the City of Albany for proposed land disturbing activities. No other jurisdictional permitting is required for the proposed commercial development.

Criterion: ADC Section 9.420
Fact: The applicant understands that a LOMR-F is required prior to final occupancy, and an erosion control permit is required prior to land disturbing activities.

Conclusion: The proposed development will conform to jurisdictional permit requirements.

Criterion: ADC Section 9.425

Fact: The applicant understands that compliance with all relevant State, Federal and local environmental regulations are the continuing obligation of the property owner.

Conclusion: The applicant agrees with the compliance obligations of this section of code.

Criterion: ADC Section 9.435

Fact: The proposed commercial development is located over 300 feet away from any residentially zoned property.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 9.440

Fact: The proposed commercial development would create noise typical of commercial facilities. The subject property is surrounded by commercial properties. The proposed development will not create noise in excess of any applicable jurisdictional standard.

Conclusion: The proposed development is in conformity with the standards of this section of code.

Criterion: ADC Section 9.450

Fact: The proposed commercial development will not create or cause visible emissions.

Conclusion: The proposed development is in conformity with the standards of this section of code.

Criterion: ADC Section 9.455

Fact: The proposed development provides stormwater quality measures consistent with City of Albany, and all applicable state and federal jurisdictional, standards.

Conclusion: The proposed development is in conformity with the standards of this section of code.

Criterion: ADC Section 9.460

Fact: The proposed development does not consist of any infrastructure that would produce vibrations exceeding 0.002g.

Conclusion: The development is anticipated to produce vibrations similar in magnitude to a single family home.

Criterion: ADC Section 9.470

Fact: Odors emanating from the proposed retail facility will be similar to those of a single family home. The trash enclosure will consist of a metal dumpster that would be emptied on a weekly basis thereby eliminating any potential for odor emissions.

Conclusion: The proposed development will not consist of odor emanating infrastructure.

Criterion: ADC Section 9.480

Fact: The proposed development will not consist of any infrastructure that produces glare or heat in excess of any typical residential use.

Conclusion: The development does not propose the use of infrastructure that produces excessive glare or heat.

Criterion: ADC Section 9.490

Fact: The grounds will be maintained in a manner that prohibits accumulation of rodent generating debris. The trash enclosure will contain a metal dumpster that will be emptied on a weekly basis.

Conclusion: The development will not create any activity or wastes that attract or aid in the propagation of insects or rodents or create a health hazard.

Criterion: ADC Section 9.500

Fact: The development does not propose any process that would require or create hazardous wastes.

Conclusion: This section of code is not applicable to the development.

ADC Article 11 – Findings of Fact

Section 7

ADC ARTICLE 11 – FINDINGS OF FACT

The following 'Findings of Fact' address the applicable review criteria of ADC Article 11.

Criterion: ADC Section 11.100
Fact: The existing property consists of three parcels. The proposed property line adjustments will reconfigure the existing parcels into three new parcels as shown on the preliminary drawings.

Conclusion: The proposed property line adjustments will be process through the City and Benton County as a Major Replat.

Criterion: ADC Section 11.120(1)
Fact: The proposed property line adjustments will reconfigure three existing parcels into three new parcels.

Conclusion: The proposed property line adjustments will not create a new or landlocked parcel.

Criterion: ADC Section 11.120(2)
Fact: The subject property is located within the Community Commercial (CC) zone. There are no minimum lot sizes, widths or depths required within the CC zoning designation.

Conclusion: The proposed property line adjustments are in conformity with the requirements of this section of code.

Criterion: ADC Section 11.120(3)
Fact: There are no Transportation, Public Facilities, or Neighborhood Plans identified within the boundaries of the subject property.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 11.120(4)
Fact: There are no previous requirements or conditions imposed on the subject property.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 11.130
Fact: The proposed property line adjustments will reconfigure three existing parcels into three new parcels.

Conclusion: The preliminary plans include all required graphics per this section of code.

Criterion: ADC Section 11.140

Fact: The proposed property line adjustments will reconfigure three existing parcels into three new parcels.

Conclusion: The proposed property line adjustments will be recorded through Benton County as a Major Replat in conformance with all applicable requirements of ORS Chapter 92. Execution by 'Deed' is not require as the property line adjustment will be processed through a Major Replat process.

ADC Article 12 – Findings of Fact

Section 8

ADC ARTICLE 12 – FINDINGS OF FACT

The following 'Findings of Fact' address the applicable review criteria of ADC Article 12.

Criterion: ADC Section 12.060

Fact: The proposed development has frontage along Hickory Street which is fully improved and currently open to the public.

Conclusion: The proposed development conforms with this section of code.

Criterion: ADC Section 12.100(1)

Fact: The existing development is provided access to Hickory Street from an existing private drive located on the west side of the subject property. The proposed development will provide a second access to Hickory Street near the middle of the subject property as shown on the preliminary plans.

The proposed driveway to Hickory Street will be paved and constructed in accordance with the Standard Construction Specifications.

Conclusion: The proposed development conforms with this section of code.

Criterion: ADC Section 12.100(2)

Fact: The proposed driveway to Hickory Street, as shown on the preliminary plans, will be 28 feet in width.

Conclusion: The proposed driveway width achieves the standards set forth in this section.

Criterion: ADC Section 12.100(3)

Fact: The proposed driveway to Hickory Street is over 40 feet from any intersection.

Conclusion: The proposed driveway location conforms with this section of code.

Criterion: ADC Section 12.100(4)

Fact: The existing development currently provides one access to Hickory Street. The proposed development would provide a second access to Hickory Street approximately 480 feet east of the existing access point. The proposed second access to Hickory Street has been approved by the City of Albany in several pre-application conferences over the past several years.

Conclusion: The proposed second access to Hickory Street has been approved by the City of Albany.

Criterion: ADC Section 12.100(5)
Fact: The existing development currently provides one access to Hickory Street. The proposed development would provide a second access to Hickory Street approximately 480 feet east of the existing access point. The proposed second access to Hickory Street has been approved by the City of Albany in several pre-application conferences over the past several years.

Conclusion: The proposed second access to Hickory Street has been approved by the City of Albany.

Criterion: ADC Section 12.100(6)
Fact: The subject property fronts Hickory Street only.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 12.100(7)
Fact: The subject property consists of three properties. Due to topographic constraints, only two access points are possible within the properties Hickory Street frontage.

Conclusion: The proposed development complies with this section of code in consideration of topographic constraints.

Criterion: ADC Section 12.100(8)
Fact: No slopes greater than 10% are proposed for the new approach.

Conclusion: The proposed development conforms with this section of code.

Criterion: ADC Section 12.100(9)
Fact: The subject property fronts Hickory Street, a City roadway. No access is possible to a State Highway.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 12.100(10)
Fact: The subject property is approximately 4.63 acres in size,

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 12.100(11)
Fact: The subject property does not front an arterial street.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 12.140
Fact: The subject property fronts Hickory street which is a fully developed roadway. No additional right-of-way is required along the Hickory Street frontage.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 12.150
Fact: All existing streets in the vicinity of the proposed development are fully developed and do not require future extensions. The Transportation System Plan does not indicate a need for future streets in the vicinity of the project.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 12.180
Fact: The existing and proposed driveway provides a clear vision area in conformance with Table 12-4 for commercial and industrial driveways.

Conclusion: The proposed development conforms with this section of code.

Criterion: ADC Section 12.300
Fact: The subject property fronts Hickory Street which provides existing setback sidewalks adjacent to this pubic facility.

Conclusion: The proposed development conforms with this section of code.

Criterion: ADC Section 12.321
Fact: The subject property fronts Hickory Street which provides existing setback sidewalks adjacent to this pubic facility with existing street trees per City standards.

Conclusion: The proposed development conforms with this section of code.

Criterion: ADC Section 12.324
Fact: The subject property fronts Hickory Street which provides existing setback sidewalks adjacent to this pubic facility with existing street trees per City standards.

Conclusion: No additional street trees are required along the properties Hickory Street frontage.

Criterion: ADC Section 12.340
Fact: The proposed development does not adjoin nor contain a proposed bikeway that is identified on the Master Bikeways Plan.

Conclusion: This section of code is not applicable to the proposed development.

Criterion: ADC Section 12.360

Fact: There are several easements located on the subject property as shown on the preliminary plans. The proposed development would create a 15-foot wide public waterline easement through the middle of the property connecting to existing public waterlines east and west of the subject property. The City of Albany agreed to this proposed public waterline at the last pre-application conference as shown on the preliminary plans.

Conclusion: A 15-foot wide public waterline easement, as approved by the City of Albany, will connect two existing public waterlines located east and west of the subject property as shown on the preliminary plans.

Criterion: ADC Section 12.370

Fact: The proposed public waterline easement shown on the preliminary plans is 15 feet wide, centered on the proposed public waterline horizontal alignment through the subject property.

Conclusion: The proposed public waterline easement is in conformity with this section of code.

Criterion: ADC Section 12.380

Fact: All existing and proposed easements are shown on the preliminary plans.

Conclusion: The proposed development conforms with this section of code.

Criterion: ADC Section 12.390

Fact: Overhead franchise utilities exist along the properties Hickory Street frontage. All on-site existing and proposed franchise utilities are located underground.

Conclusion: The proposed development conforms with this section of code.

Criterion: ADC Section 12.410

Fact: A 16” diameter public waterline is located on the west side of the subject property. An 8” diameter pubic waterline is located on the east side of the subject property. Both public waterlines are located within easements. The proposed development would connect the two existing public waterlines with a new 8” public waterline through the center of the subject property as shown on the preliminary plans and as approved by the City of Albany. All new private water services required to serve the proposed, and future developments, within the subject property will be provided from the proposed public waterline.

Conclusion: Public water is available to the proposed development and will be extended through the subject property from an existing 16” waterline west of the property to an existing 8” waterline east of the property with private service lines provided within the property as required to provide service to existing and proposed commercial facilities.

Criterion: ADC Section 12.430

Fact: A 16” diameter public waterline is located on the west side of the subject property. An 8” diameter pubic waterline is located on the east side of the subject property. Both public waterlines are located within easements. The proposed development would connect the two existing public waterlines with a new 8” public waterline through the center of the subject property as shown on the preliminary plans and as approved by the City of Albany. All new private water services required to serve the proposed, and future developments, within the subject property will be provided from the proposed public waterline.

Conclusion: Public water is available to the proposed development ad will be extended through the subject property from an existing 16” waterline west of the property to an existing 8” waterline east of the property with private service lines provided within the property as required to provide service to existing and proposed commercial facilities.

Criterion: ADC Section 12.440

Fact: Preliminary waterline plans are provided with the land use application materials showing existing and proposed waterlines required to serve the existing, proposed and future developments.

Conclusion: The proposed water system is in conformance with this section of code.

Criterion: ADC Section 12.470

Fact: The is an existing 6” sanitary sewer lateral extended to the proposed 5432 square foot structure from an existing 8” pubic sanitary sewer main located within the private street on the west side of the property. Three new 6” sanitary sewer laterals will be provided to the property from an existing 24” pubic sanitary sewer within Hickory Street to serve the proposed coffee kiosk and two future buildings as shown on the preliminary plans.

Conclusion: Public sanitary sewer service is available to serve the proposed development from existing public infrastructure within Hickory Street and a private street located on the west side of the subject property .

Criterion: ADC Section 12.490

Fact: The City sanitary sewer system along the projects Hickory Street frontage is fully improved and no further improvements are required.

Conclusion: There are no proposed improvements to public sanitary sewer along the projects Hickory Street frontage.

Criterion: ADC Section 12.500

Fact: Preliminary sanitary sewer plans are provided with the land use application materials showing existing and proposed private sanitary sewer laterals required to serve the existing, proposed and future developments.

Conclusion: The proposed private sanitary sewer laterals are in conformance with this section of code.

Criterion: ADC Section 12.510

Fact: The subject property fronts Hickory Street which provides fully developed sanitary sewer infrastructure. An existing 8" public sanitary sewer has been extended within a private street on the west side of the property to serve developments south and west of the subject property. Sanitary sewer service is provided to a fully developed property east of the subject development. No further sanitary sewer improvements are required to adequately serve upstream properties.

Conclusion: No public sanitary sewer improvements are required, or proposed, with the subject development.

Criterion: ADC Section 12.530

Fact: The subject property is provided three public storm drainage connections located on the south side of the property at the west, east and middle of the southern property line. The proposed development will utilize the existing 15" public storm drainage pipe located in the middle of the southern property line as shown on the preliminary drawings. Based on discussions with City Staff, all three public storm drainage lines referenced above have been designed to convey post developed runoff from the subject property without detention systems.

Runoff from the proposed development is routed to catch basins and provides surface and mechanical stormwater quality infrastructure as shown on the preliminary plans. Proposed storm drainage infrastructure is provided ensuring post developed runoff is not carried across any intersection, pubic sidewalk, or allowed to flood any street.

Conclusion: The existing and proposed storm drainage infrastructure serving the development achieves the standards of this section of code as shown on the preliminary plans.

Criterion: ADC Section 12.535

Fact: Proposed storm drainage infrastructure is shown on the preliminary plans demonstrating conformance with applicable City storm drainage management requirements.

Conclusion: The proposed develop conforms to all applicable City of Albany stormwater management requirements.

Criterion: ADC Section 12.550

Fact: There are no properties located upstream of the subject property within the vicinity of the proposed development. All surrounding properties are provided adequate storm drainage infrastructure.

Conclusion: Accommodation of upstream drainage is not required of the proposed development.

Criterion: ADC Section 12.560

Fact: The subject property is provided three public storm drainage connections located on the south side of the property at the west, east and middle of the southern property line. The proposed development will utilize the existing 15" public storm drainage pipe located in the middle of the southern property line as shown on the preliminary drawings. Based on discussions with City Staff, all three public storm drainage lines referenced above have been designed to convey post developed runoff from the subject property without detention systems.

Conclusion: The proposed development will not cause negative effects to downstream facilities.

Criterion: ADC Section 12.570

Fact: The subject property is provided three public storm drainage connections located on the south side of the property at the west, east and middle of the southern property line. The proposed development will utilize the existing 15" public storm drainage pipe located in the middle of the southern property line as shown on the preliminary drawings. Based on discussions with City Staff, all three public storm drainage lines referenced above have been designed to convey post developed runoff from the subject property without detention systems.

Runoff from the proposed development is routed to catch basins and provides surface and mechanical stormwater quality infrastructure as shown on the preliminary plans. Proposed stormwater quality infrastructure conforms to current City stormwater management requirements.

Conclusion: Stormwater detention is not required to attenuate post developed runoff to the pre-developed rate. Stormwater quality infrastructure is required in conformance with current City standards.

Criterion: ADC Section 12.575

Fact: The public storm drainage system within the vicinity of the site is fully developed and requires no further improvements.

Conclusion: There are no proposed improvements to the public storm drainage system.

Criterion: ADC Section 12.580

Fact: The public storm drainage system within the vicinity of the site is fully developed and requires no further improvements.

Conclusion: There are no proposed improvements to the public storm drainage system.

Criterion: ADC Section 12.585

Fact: The proposed development will disturb approximately 1.46 acres. An erosion control permit is required through the City of Albany erosion control permit process.

Conclusion: The proposed development disturbs more than one acre, a DEQ NPDES permit is required through the City of Albany erosion control permit process.

Criterion: ADC Section 12.590

Fact: The owner acknowledges the required assurances for all proposed Public Works improvements.

Conclusion: The required assurances will be provided for all proposed Public Works improvements.

Criterion: ADC Section 12.600

Fact: The owner acknowledges the required Form and Content of assurances for all proposed Public Works improvements.

Conclusion: The owner will conform with the required Forms and Content for public improvement assurances.

Criterion: ADC Section 12.610

Fact: The owner acknowledges the provisions for noncompliance associated with proposed public improvements.

Conclusion: The owner intends on fully complying with all requirements for the assurance of proposed public improvements.

DRAINAGE REPORT

HICKORY STATION – PHASE III

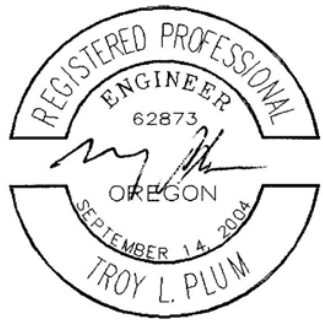
August 2015

DRAINAGE REPORT

HICKORY STATION – PHASE III

13-015

Prepared August 15, 2015



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HICKORY STATION – PHASE III DRAINAGE REPORT

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1.0 INTRODUCTION

This report is the stormwater analysis and design for the Hickory Station – Phase III project. The proposed development will create two new commercial structures and associated paving, pedestrian facilities and landscaped areas as shown on ***Figure 1***. The developed area conveying stormwater runoff to the proposed storm drainage system is approximately 0.82 acres in size. This stormwater analysis has been prepared per Division E of the City of Albany Stormwater Management Engineering Standards (SWMES).

The subject property is provided public piped storm drainage infrastructure located at three locations along the southern property line. The western portion of the property has been developed and conveys stormwater runoff to existing infrastructure located within a private drive as shown on ***Figure 1***. The existing development referenced above includes three existing catch basins that will convey runoff from a portion of the proposed development as shown on ***Figure 1***.

The proposed development will convey stormwater runoff to an existing public 15" PVC storm pipe located near the center of the southern property line as shown on ***Figure 1***. Additional development is planned to occur south of the proposed development, all proposed stormwater infrastructure included in the current phase of development has been designed to convey runoff at full buildout. The eastern portion of the subject property, not currently proposed for development, would convey stormwater runoff to an existing public storm pipe located in the southeast corner of the property.

Stormwater quality is provided for the proposed development with an onsite vegetated planter and a mechanical Stormwater Quality Unit (SWQU) as shown on ***Figure 1***. City of Albany Public Works Staff have verified that stormwater detention infrastructure is not required.

2.0 SITE CHARACTERISTICS

2.1 Site Soils

The Benton County Soil Conservation Service (SCS) Soil Survey was used to identify soil types and characteristics found throughout the site. The site predominately consists of Pilchuck Fine Sandy Loam and Newberg Loam soils with Hydrologic soil groups 'A' and 'B' respectively.

2.2 Topography

The developed site is relatively flat with slopes ranging between 1% and 4%. The total area of the proposed development draining to the new storm drainage system is approximately 0.82 acres. ***Figure 1*** shows the developed site with proposed storm drainage infrastructure. ***Figure 2*** shows proposed drainage basins.

2.3 Hydrologic Variables

The Rational Method is used to determine post developed runoff rates. ***Table 1*** lists hydrological variables used in this analysis.

Table 1

Use	Rational 'C'	Manning's 'n'
Commercial	0.80	0.02

Rational 'C' selection is provided in ***Appendix 2***. Other characteristics of the post-developed condition can be found on ***Figure 1*** and ***Figure 2***.

3.0 RUNOFF

Stormwater runoff from the developed site is conveyed to the proposed storm drainage system as shown on ***Figure 1***. The site is evaluated for the 25 year storm event per Table 4.02(A) of the SWMES. The Rational Method is used per Section E4.02(A) of the SWMES. Time of Concentration is calculated for sheet flow per Section E4.02(C)(1) as follows. All runoff distances are less than 300 feet, as such only sheet flow is considered for time of concentration calculations.

$$T_C = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}(S)^{0.4}}$$

T_c = Time of Concentration (hours) – Sheet Flow
n = Mannings 'n'
L = Runoff Length (ft)
P_2 = 24 hour, 2 year runoff event (inches)
S = Ground Slope (ft/ft)

The 2 year, 24 hour rainfall of 2.47 inches was obtained from Section E10.01. The maximum runoff length is approximately 65 feet. The minimum ground slope is approximately 1.00%. Therefore, the minimum time of concentration is 0.035 hours or 2.1 minutes. A minimum time of concentration of 5 minutes is used for this analysis. The design rainfall intensity is 2.45 in/hr based on the 25 year, Zone 7 IDF curve, per Section E10.02-B of the SWMES.

There are 7 basins evaluated as shown in ***Figure 2***. Cumulative runoff from upstream basins are evaluated in the pipe sizing analysis. Runoff Demand is calculated using the Rational Formula and drainage capacity is calculated using Manning's Equation.

Rational Formula

$$Q = CiA$$

Q = Flow (cfs)
C = Runoff Coefficient
i = Rainfall Intensity (in/hr)
A = Drainage Area (acres)

Manning's Equation

$$Q = VA = \frac{1.49}{n}(R)^{2/3}(S)^{1/2}(\pi r^2)$$

V = Velocity (ft/sec)
A = Cross Sectional Pipe Area (ft^2)
n = Manning's 'n'
R = Hydraulic Radius = r/2 for full flowing pipe
S = Pipe Slope (ft/ft)
r = pipe radius (ft)

Using the rational formula, ***Table 2*** summarizes runoff demand for each basin.

Table 2

Basin	C	i (in/hr)	Area (acres)	Demand (cfs)
Area 1	0.80	2.45	0.26	0.51
Area 2	0.80	2.45	0.10	0.20
Area 3	0.80	2.45	0.04	0.08
Area 4	0.80	2.45	0.11	0.21
Area 5	0.80	2.45	0.10	0.20
Area 6	0.80	2.45	0.10	0.20
Area 7	0.80	2.45	0.11	0.21
		Total	**0.82**	**1.61**

The proposed storm drainage pipe is ADS N-12. A value of 0.01 is used for Manning's 'n' in the evaluation of storm pipe conveyance capacity. ***Table 3*** summarizes pipe capacity for each pipe run. See ***Figure 1*** for pipe numbering.

Table 3

Pipe #	Size (in)	Slope %	Capacity (cfs)
1	6"	1.00%	0.73
2	6"	1.00%	0.73
3	6"	1.00%	0.73
4	6"	1.00%	0.73
5	8"	0.50%	1.11
6	6"	1.00%	0.73
7	8"	1.00%	1.58
8	10"	1.00%	2.86
9	10"	1.00%	2.86
10	10"	1.00%	2.86
11	15"	0.25%	4.21

Table 4 summarizes runoff demand vs runoff capacity for each basin.

Table 4

Pipe #	Contributing Basins	Cumulative Demand (cfs)	Pipe Capacity (cfs)
1	5	0.20	0.73
2	4	0.21	0.73
3	4 & 5	0.41	0.73
4	4, 5 & 6	0.61	0.73
5	4, 5, 6 & 7	0.82	1.11
6	3	0.08	0.73
7	2, 3, 4, 5, 6 & 7	1.10	1.58
8	1, 2, 3, 4, 5, 6 & 7	1.61	2.86
9	1, 2, 3, 4, 5, 6 & 7	1.61	2.86
10	1, 2, 3, 4, 5, 6 & 7	1.61	2.86
11	1, 2, 3, 4, 5, 6 & 7	1.61	4.21

As shown in ***Table 4***, the design pipe capacity exceeds the calculated demand for all basins. Ample additional capacity is provided in Pipes 8, 9, 10 and 11 to provide for future development south of the proposed improvements.

4.0 STORMWATER QUALITY

Stormwater quality is provided for runoff from new impervious surfaces with an onsite planter and a mechanical Stormwater Quality Unit (SWQU). The proposed onsite planter collects runoff from the northern portion of the proposed development as shown on ***Figure 2***. The onsite planter discharges to proposed stormwater piping that conveys runoff to the existing public 15" storm pipe located in the middle of the southern property line. Additional runoff of is collected and conveyed with the treated onsite planter discharge to a SWQU located near the discharge point as shown on ***Figure 1***. The SWQU provides a high flow by-pass so that only runoff from the water quality event is routed through the mechanical water treatment facility.

The proposed onsite water quality planter is approximately 340 square feet in treatment surface area, a cross section of the proposed onsite planter is shown on ***Figure 2***. Approximately 17,932 square feet of developed surface is routed to the onsite planter which includes impervious and pervious surfaces. Of the total area routed to the onsite planter, approximately 14,868 square feet consists of impervious surface. Based on Table 3.03-A of the SWMES, the onsite planter sizing factor is 0.018. The required area of the onsite planter is; (14,868 SF) x (0.018) = 268 square feet. The proposed 340 square foot onsite planter exceeds the minimum sizing per Table 3.03-A.

Treated runoff from the onsite planter is routed to a storm pipe south of the facility which collects additional runoff from impervious surfaces. Treated and untreated runoff is routed to a SWQU near the discharge point to existing public facilities. Since runoff from treated and untreated areas is collected together and conveyed to the SWQU, the SWQU has been sized to

treat the entire development area which provides treatment in excess of City of Albany standards. The SWQU provides removal of Total Suspended Solids (TSS), phosphorus, heavy metals and an oil separation chamber. Details for the proposed SWQU is provided in ***Appendix 4***. ***Table 5*** summarizes the design SWQU removal rate for target pollutants;

Table 5: Design Pollutant Removal

Target Pollutant	Pollutant Removal (%)
Total Suspended Solids	80%
Phosphorus	50%
Heavy Metals	72%
Grease & Oil	100%

The proposed SWQU conveys post developed runoff from the water quality event through a treatment chamber as shown in ***Appendix 4***. Sizing of the SWQU is based on the sediment chamber length for removal of TSS. The following equations are used to calculate removal of TSS;

Settling Velocity *(Stoke's Law)*

$$V_S = 2gr^2 \frac{(\gamma_1 - \gamma_2)}{9\mu}$$

V_S = Velocity of fall for a particle (ft/sec)
g = Acceleration of Gravity (32.2 ft/sec^2)
r = 200 Sieve Particle Radius (0.000125 ft)
γ_1 = Density of Particle (Soil = 3.69 slug/ft^3)
γ_2 = Density of Water (=1.94 slug/ft^3)
μ = Viscosity of Water (2.09 x 10^{-5} lbf-sec/ft^2)

Settling Time

$$T_S = \frac{SD}{V_S}$$

T_S = Settling Time for 200 Sieve Particle
V_S = Velocity of fall for a particle (ft/sec)
SD = Settling Distance (Inlet Pipe Diameter + 2")

Velocity through Sediment Camber

$$V_{SC} = \frac{Q_T}{A_{WQ}} = \frac{Q_T}{\pi\left(\frac{(D_C)^2}{4}\right)}$$

V_{SC} = Velocity through Sediment Chamber (ft/sec)
Q_T = Water Quality Flow (cfs)
A_{WQ} = Cross Sectional Area of Water Quality Unit (ft^2)
D_C = Water Quality Chamber Diameter (ft)

Length of Sediment Camber

$$L_S = (V_{SC})(T_S)$$

L_S = Length of Sediment Chamber
V_{SC} = Velocity of fall for a particle (ft/sec)
T_S = Settling Time for 200 Sieve Particle

The water quality rainfall event is defined as 80% of the 2-year event per Section E.303(A). The 2-year rainfall event, with a 5-minunute duration, is 1.41 in/hr per the Zone 7 IDF curve. The Water quality rainfall event is therefore 1.13 in/hr. Per the rational formula, the water quality event results in $(0.8)\left(1.13\,{}^{in}\!/_{hr}\right)(0.82 \quad acres) = 0.74 \quad cfs$ of post developed runoff requiring treatment.

Based on the preceding equations, the length and radius of the SWQU chamber has been determined to ensure design pollutant removal is achieved. ***Tables 6*** summarizes SWQU chamber size requirements;

Table 6: SWQU Sizing

D_C (inches)	V_S (ft/sec)	SD (ft)	T_S (sec)	Q_T (cfs)	A_{WQ} (ft^2)	V_{SC} (ft/sec)	L_S (ft)
36	0.01	1.0	106	0.74	7.07	0.10	11.2

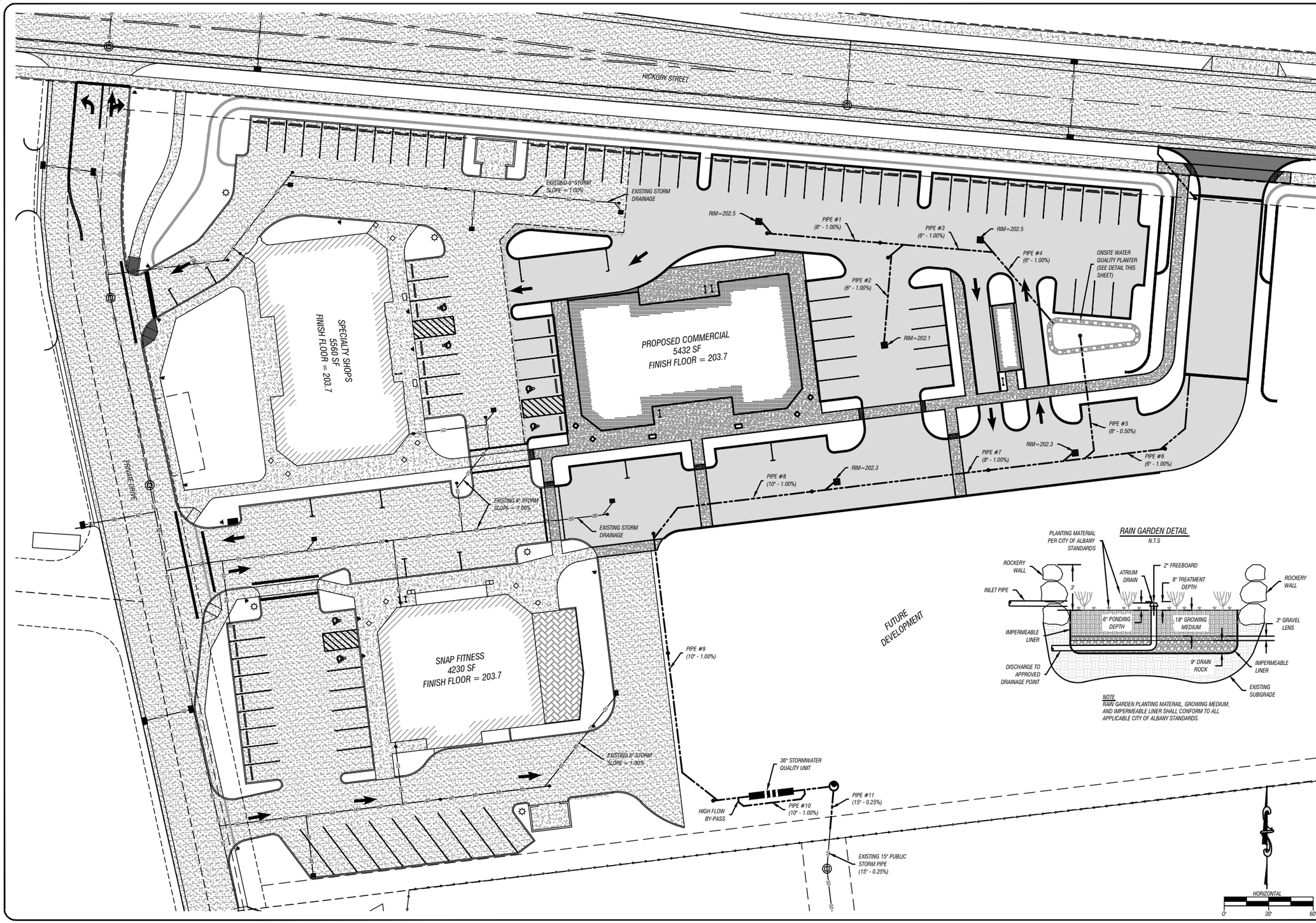
The minimum required length of a 36” diameter sediment chamber is 11.2 feet. The proposed SWQU provides an 11.8 foot sediment chamber. The proposed SWQU provides pollutant removal in conformance with of City of Albany Standards for the entire development area. In conjunction with the proposed onsite planter, the proposed stormwater quality treatment train provides treatment in excess of City of Albany standards.

5.0 CONCLUSION

The proposed Hickory Station project provides stormwater piping capable of conveying the 25 year storm event. The proposed stormwater quality treatment train exceeds City of Albany treatment standards. Stormwater detention is not required for the proposed development per direction form Public Works staff. The proposed stormwater system is in conformance with all applicable City of Albany design standards.

Figures

Appendix 1



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STORM DRAINAGE PLAN

HICKORY STATION PHASE 3

PREPARED FOR:
HICKORY STATION, LLC

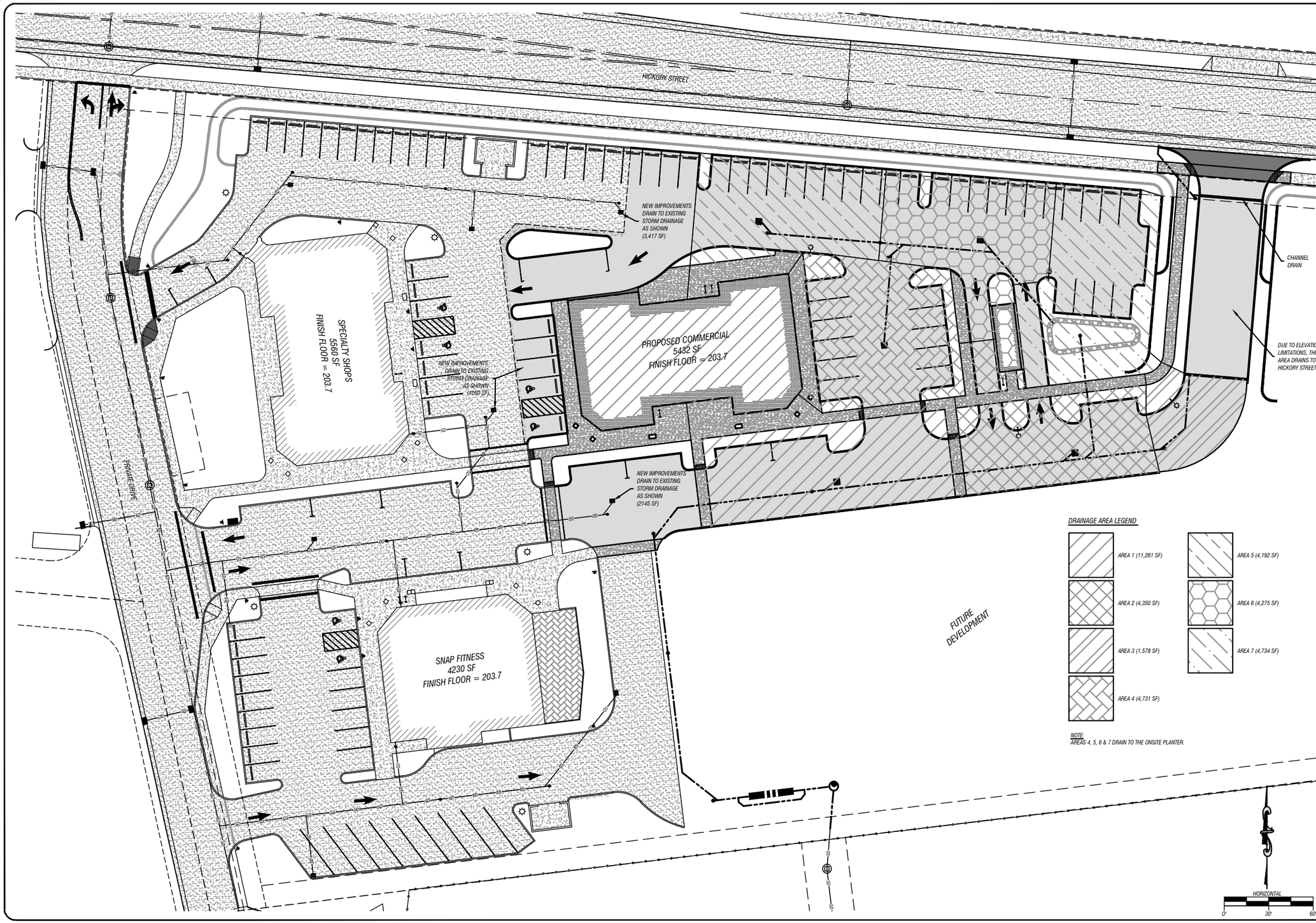
REGISTERED PROFESSIONAL ENGINEER 62873 OREGON DECEMBER 14, 2004 TROY L. PLUM
EXPIRES 12/31/2016

DATE	8/15/2015
PROJECT	13-015
DWG	13-015.DWG

REVISION	DATE

SHEET FIGURE 1

REUSE OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF TKP ENGINEERING LLC AND IS NOT TO BE USED, WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TKP ENGINEERING LLC.



TKP ENGINEERING
P.O. BOX 374
Corvallis, OR 97339
Phone (541) 760-7205
Fax (866) 861-5704

DRAINAGE AREAS

HICKORY STATION PHASE 3

PREPARED FOR:
HICKORY STATION, LLC

REGISTERED PROFESSIONAL ENGINEER 62873
OREGON
SEPTEMBER 14, 2001
TROY L. PLUM
EXPIRES 12/31/2016

DATE	8/15/2015
PROJECT	13-015
DWG	13-015.DWG

REVISION	DATE

SHEET FIGURE 2

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Rational 'C' Value Selection

Appendix 2

Table 1 Runoff Coefficients for the Rational Method

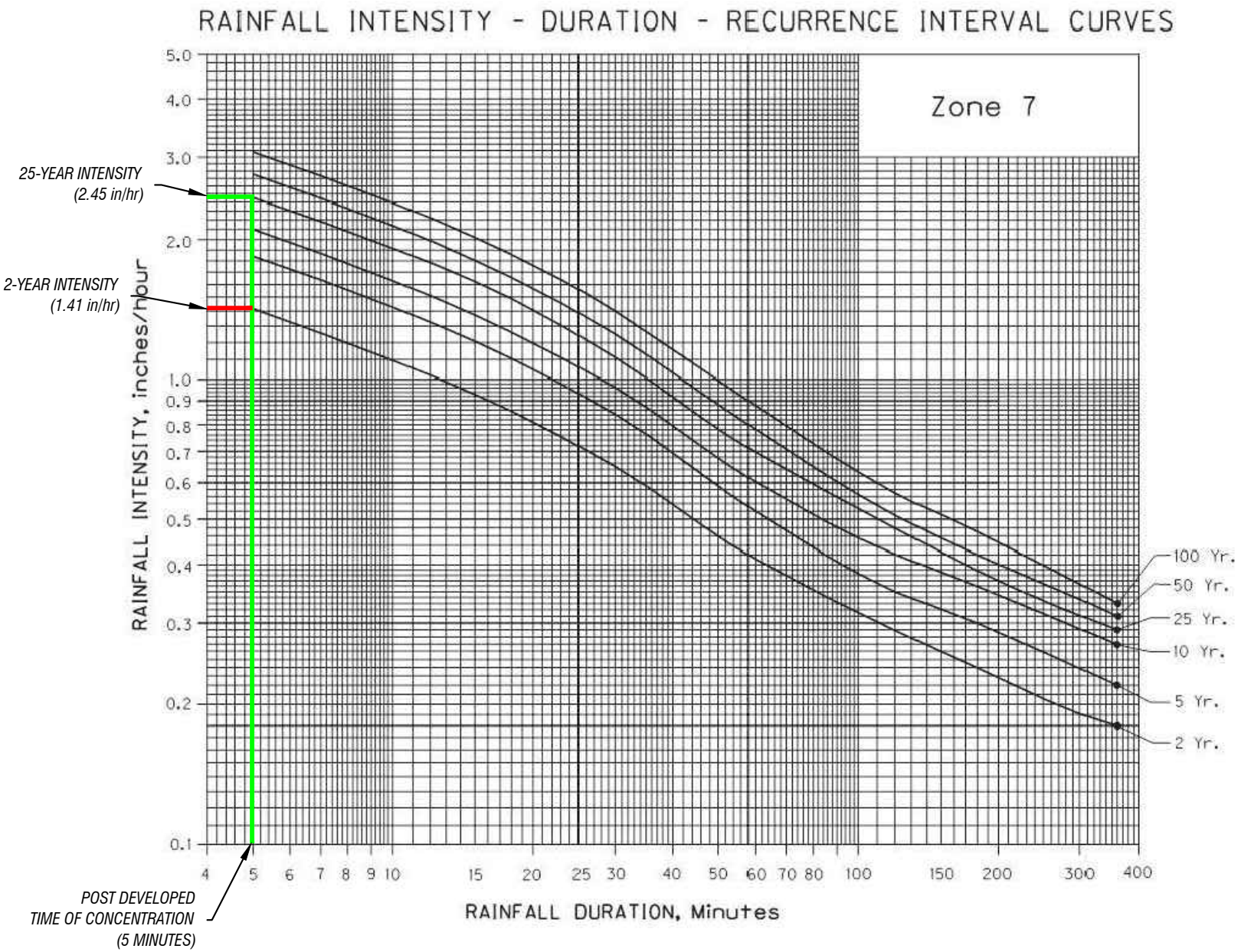
	FLAT	ROLLING	HILLY
Pavement & Roofs	**0.90**	**0.90**	**0.90**
Earth Shoulders	0.50	0.50	0.50
Drives & Walks	0.75	0.80	**0.85**
Gravel Pavement	**0.85**	**0.85**	**0.85**
City Business Areas	0.80	**0.85**	**0.85**
Apartment Dwelling Areas	0.50	0.60	0.70
Light Residential: 1 to 3 units/acre	0.35	0.40	0.45
Normal Residential: 3 to 6 units/acre	0.50	0.55	0.60
Dense Residential: 6 to 15 units/acre	0.70	0.75	0.80
Lawns	0.17	0.22	0.35
Grass Shoulders	0.25	0.25	0.25
Side Slopes, Earth	0.60	0.60	0.60
Side Slopes, Turf	0.30	0.30	0.30
Median Areas, Turf	0.25	0.30	0.30
Cultivated Land, Clay & Loam	0.50	0.55	0.60
Cultivated Land, Sand & Gravel	0.25	0.30	0.35
Industrial Areas, Light	0.50	0.70	0.80
POST DEVELOPED → Industrial Areas, Heavy	0.60	0.80	**0.90**
Parks & Cemeteries	0.10	0.15	0.25
Playgrounds	0.20	0.25	0.30
Woodland & Forests	0.10	0.15	0.20
Meadows & Pasture Land	0.25	0.30	0.35
Unimproved Areas	0.10	0.20	0.30

Note:

- ***Impervious surfaces in bold***
- *Rolling = ground slope between 2 percent to 10 percent*
- *Hilly = ground slope greater than 10 percent*

Zone 7 IDF Curve

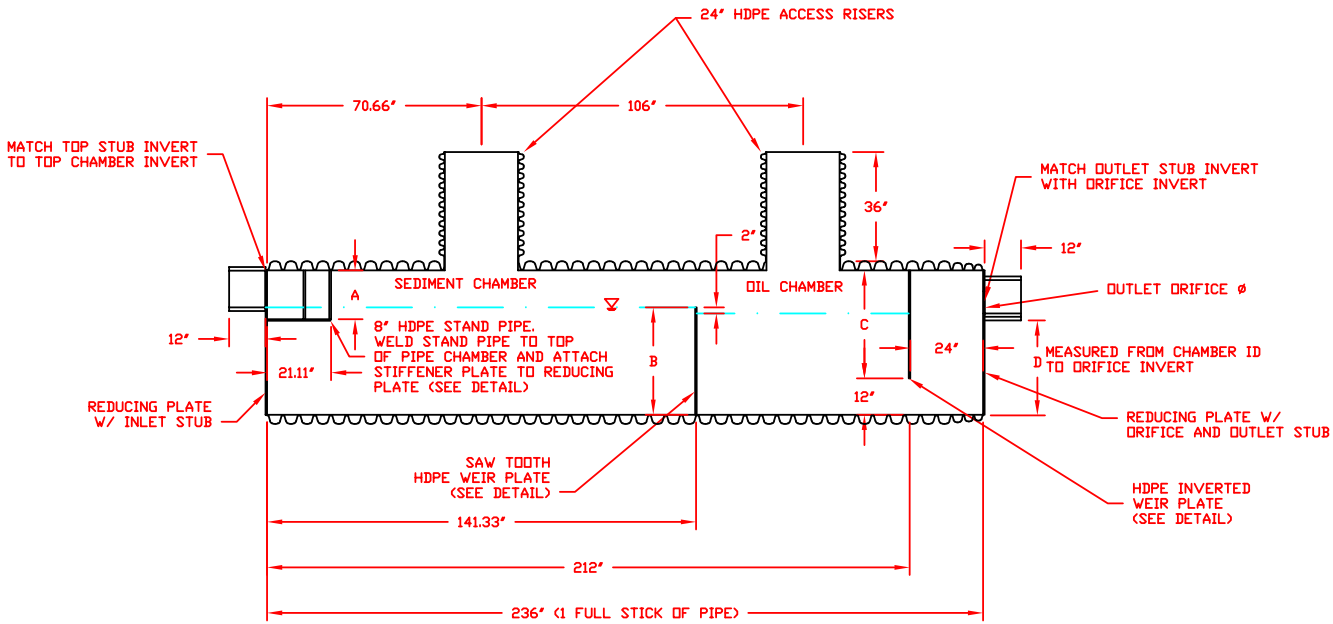
Appendix 3

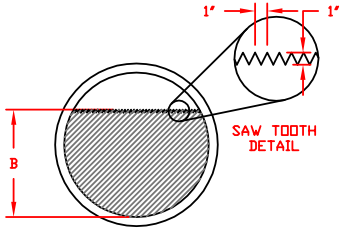

RAINFALL INTENSITY - DURATION - RECURRENCE INTERVAL CURVES
Zone 7
25-YEAR INTENSITY
(2.45 in/hr)
2-YEAR INTENSITY
(1.41 in/hr)
RAINFALL INTENSITY, inches/hour
5.0
4.0
3.0
2.0
1.0
0.9
0.8
0.7
0.6
0.5
0.4
0.3
0.2
0.1
100 Yr.
50 Yr.
25 Yr.
10 Yr.
5 Yr.
2 Yr.
4
5
6
7
8
9
10
15
20
25
30
40
50
60
70
80
100
150
200
300
400
RAINFALL DURATION, Minutes
POST DEVELOPED
TIME OF CONCENTRATION
(5 MINUTES)

Stormwater Quality Unit

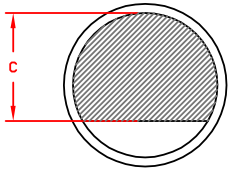
Appendix 4

Attachment C.116





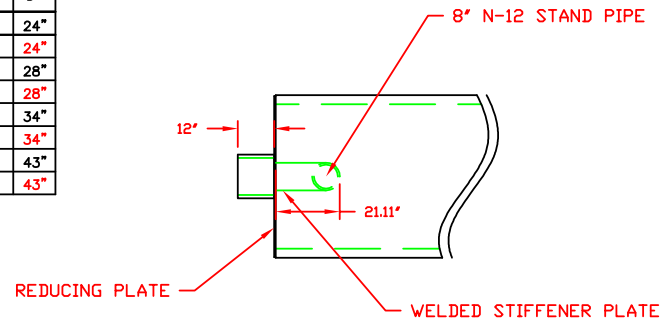
SAW TOOTH HDPE WEIR PLATE IN SEDIMENT CHAMBER



HDPE INVERTED WEIR PLATE FOR OIL CHAMBER

MODEL #	MAIN PIPE DIA.	TREAT. FLOW RATE	SIEVE SIZE	INLET STUB DIA.	OUTLET STUB DIA.	ORIFICE DIA.	A	B	C	D
3620WQAXX	36"	1.50 CFS	140	10"	10"	7.82"	13.9"	26"	24"	24"
3620WQBXX	36"	0.7 CFS	200	10"	10"	5.35"	13.9"	26"	24"	24"
4220WQAXX	42"	1.75 CFS	140	12"	12"	8.13"	16.1"	30"	30"	28"
4220WQBXX	42"	0.86 CFS	200	12"	12"	5.70"	16.1"	30"	30"	28"
4820WQAXX	48"	2.26 CFS	140	12"	12"	9.24"	16.1"	36"	36"	34"
4820WQBXX	48"	1.13 CFS	200	12"	12"	6.53"	16.1"	36"	36"	34"
6020WQAXX	60"	2.95 CFS	140	15"	15"	10.05"	18.9"	45"	48"	43"
6020WQBXX	60"	1.47 CFS	200	15"	15"	7.1"	18.9"	45"	48"	43"

XX DENOTES A BY-PASS SIZE OF 15", 18", 24", 30", 36", 42", 48", OR 60"
XX=00 DENOTES UNITS W/OUT A BY-PASS.



DISPERSION BAFFLE DETAIL (TOP VIEW)

NOTES:

1. ALL DIMENSIONS ARE NOMINAL

2. ALL FITTING CONNECTIONS WILL BE MADE USING A STANDARD BELL/BELL OR SPLIT COUPLER

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REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
2	FR & REMOVE NO ORIFICE NOTE	CRM	05/18/10	

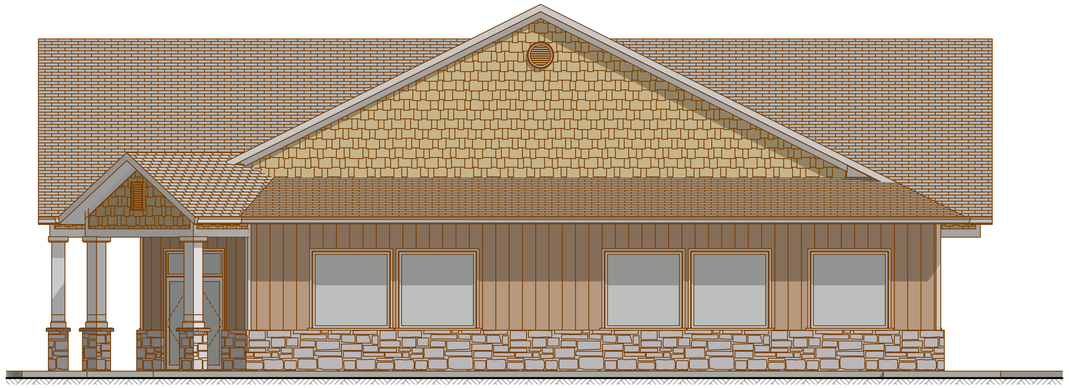
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

STANDARD 20-FT STORM WATER QUALITY UNIT

DRAWING NUMBER: STD-501

ADS. ADVANCED DRAINAGE SYSTEMS, INC.
4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

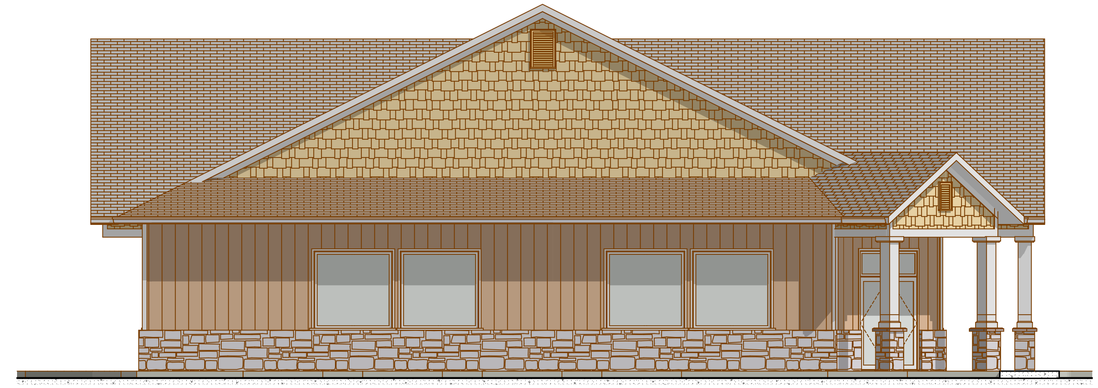
DRAWN BY: CKS
DATED: 10/26/06
CK'D BY:
SCALE: NTS
SHEET: OF



EAST ELEVATION

SCALE: 3/16" = 1'-0"

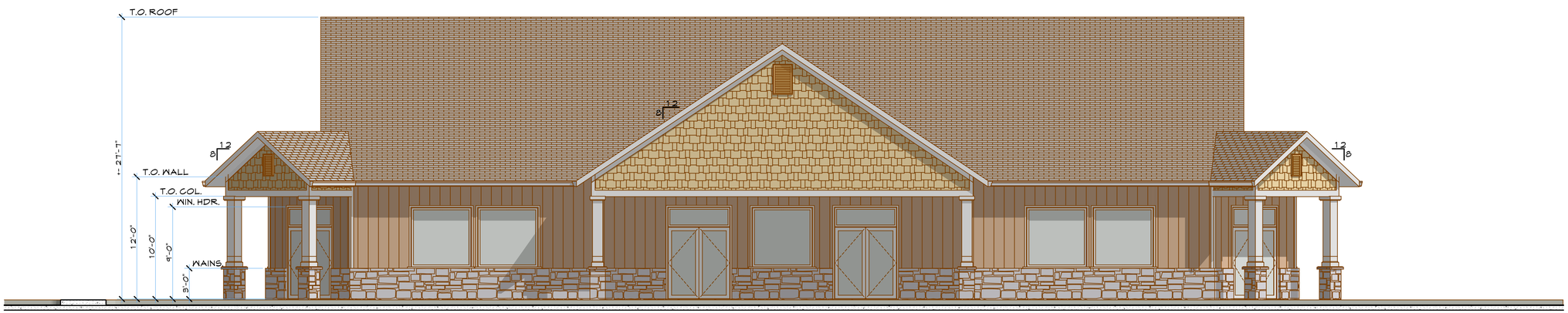
ADC SEC. 8.340(1) - 44ft X 8ft = 352 s.f., x .25 = 88 s.f. REQ. GLAZED AREA, 6 ft x 5 ft x 5 = 150 s.f. TOTAL GLAZED AREA = 46%, OK



WEST ELEVATION

SCALE: 3/16" = 1'-0"

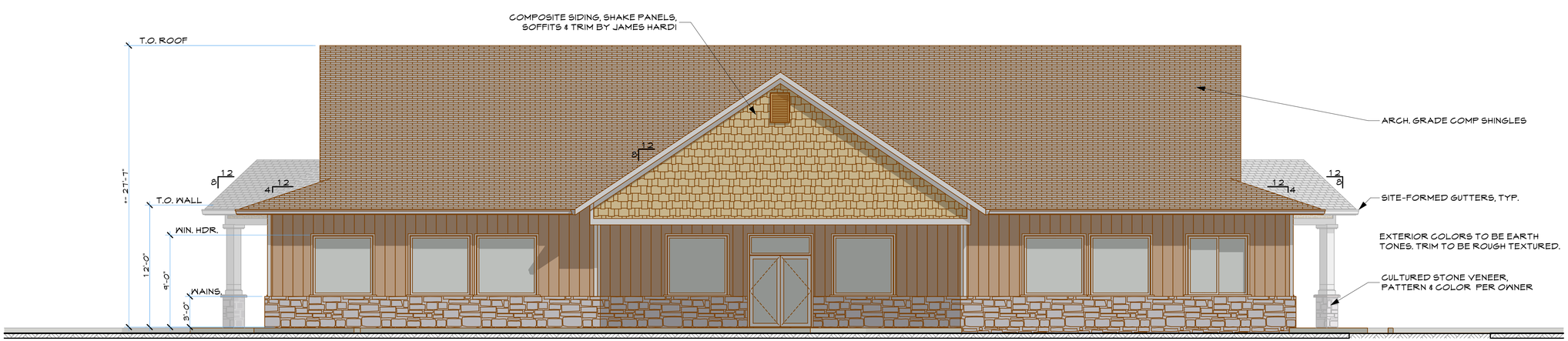
ADC SEC. 8.340(1) - 44ft X 8ft = 352 s.f., x .25 = 88 s.f. REQ. GLAZED AREA, 6 ft x 5 ft x 4 = 120 s.f. TOTAL GLAZED AREA = 34%, OK



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

ADC SEC. 8.340(1) - 84ft X 8ft = 672 s.f., x .25 = 168 s.f. REQ. GLAZED AREA
6 ft x 5 ft x 5 = 150, + 5.67 ft x 0.5 ft x2 = 5.67+ 2.33 ft x 6.08 ft x 4 = 56.67,
TOTAL GLAZED AREA = 212.33 = 31%, OK



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

ADC SEC. 8.340(1) - 100 ft X 8 ft = 800 s.f., x .25 = 200 s.f. REQ. GLAZED AREA
6 ft x 5 ft x 8 = 240 s.f., + 5.67 ft x 0.5 ft = 2.8 s.f., + 2.33 ft x 6.08 ft x 2 = 28.33 s.f.,
TOTAL GLAZED AREA = 271.213 s.f. = 33% OK

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT:
HICKORY STATION PHASE III

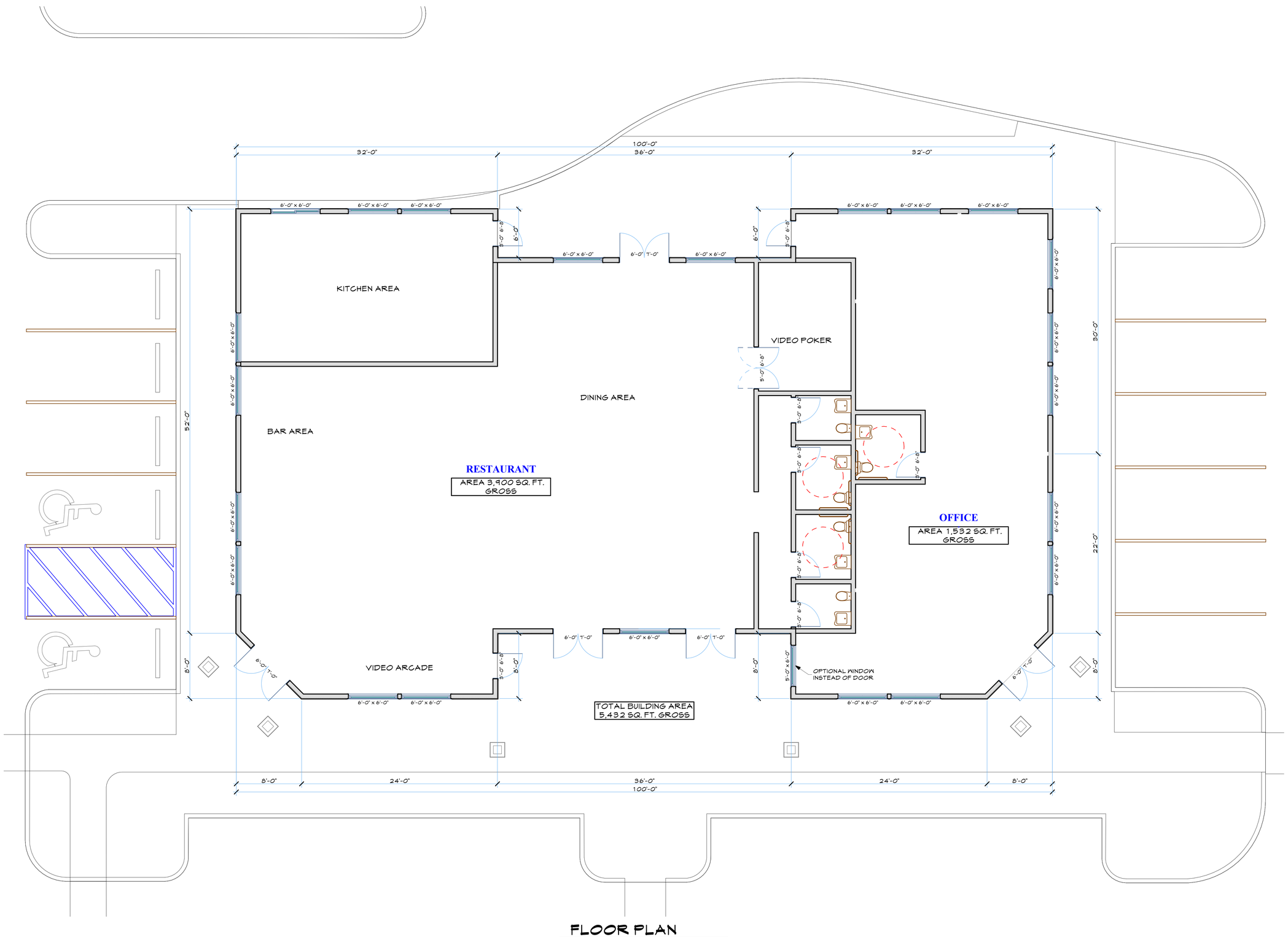
LOCATION:
HICKORY STREET NW
ALBANY, OREGON

SHEET TITLE:
ADC COMPLIANCE ELEVS

CLIENT:
GARY DAVENPORT

STABILITY ENGINEERING INC.
777 NE 2nd STREET #C
P.O. BOX 2646, CORVALLIS, OR 97339
TEL.: (541)223-5360 FAX: (541)223-5278

JOB NO.	12-0216
DATE:	8/24/2015
DRAWN:	ED
SCALE:	AS NOTED
SHEET	
# OF SHEETS IN SET:	



FLOOR PLAN

SCALE: 3/16" = 1'-0"

REVISIONS		
No.	DATE:	DESCRIPTION

PROJECT:
HICKORY STATION PHASE III

LOCATION:
HICKORY STREET NW
ALBANY, OREGON

SHEET TITLE:
CONCEPTUAL PLAN

CLIENT:
GARY DAVENPORT

STABILITY ENGINEERING INC.
777 NE 2nd STREET #C
P.O. BOX 2846, CORVALLIS, OR 97339
TEL.: (541)223-5360 FAX: (541)223-5278

JOB NO.	12-0216
DATE:	7/11/2015
DRAWN:	ED
SCALE:	AS NOTED
SHEET	A1.2
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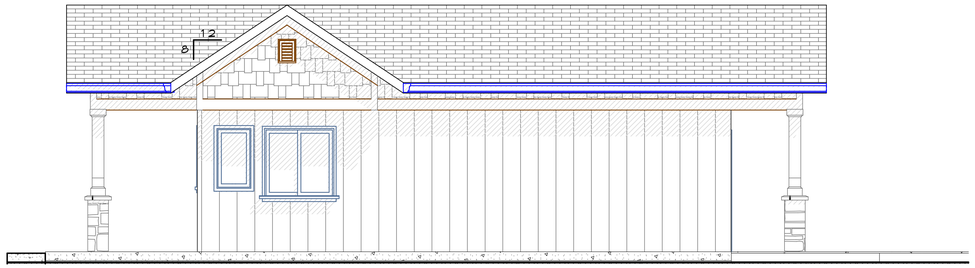
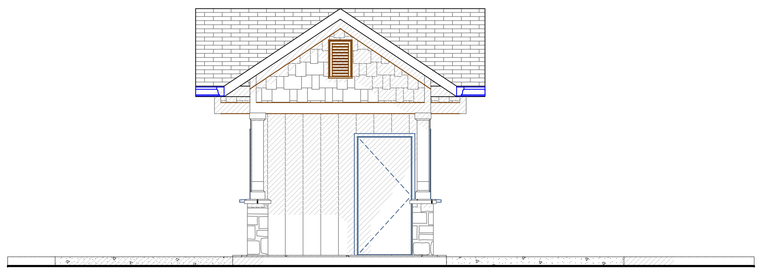


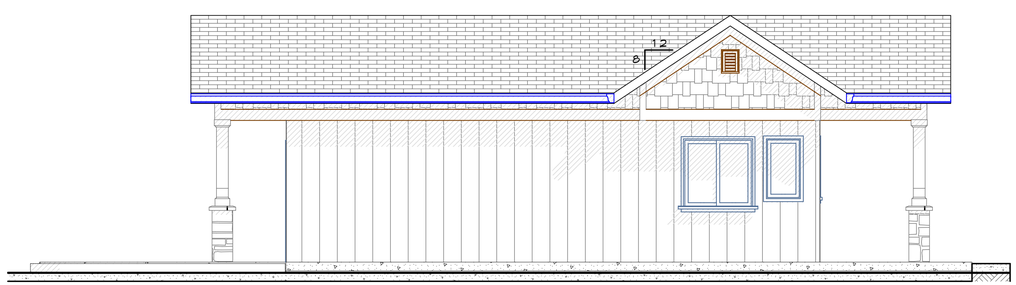
COFFEE - EAST ELEVATION

SCALE: 1/4" = 1'-0"



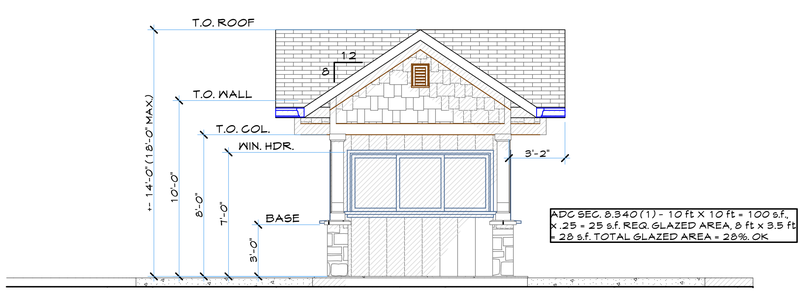
COFFEE - NORTH ELEVATION

SCALE: 1/4" = 1'-0"



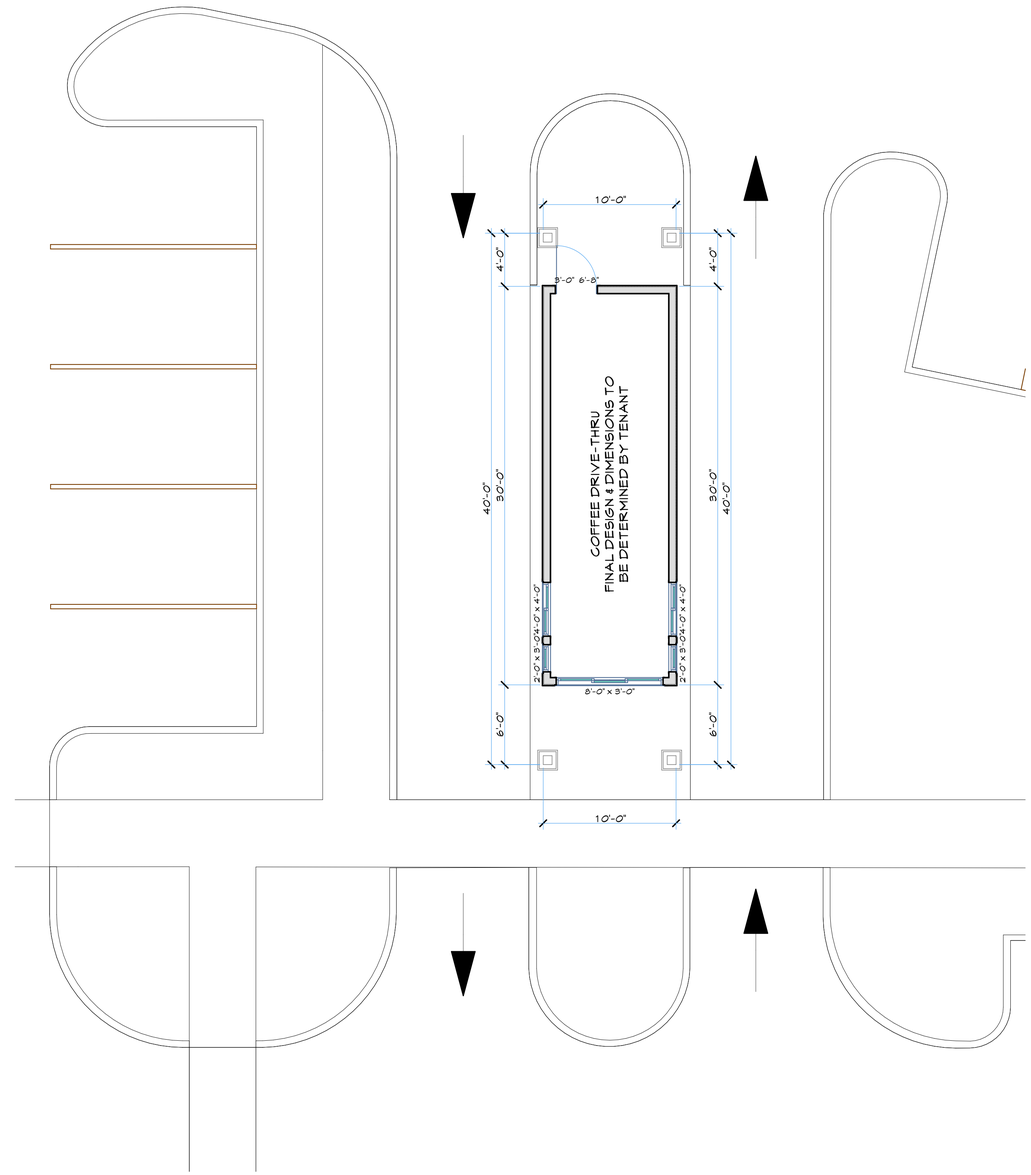
COFFEE - WEST ELEVATION

SCALE: 1/4" = 1'-0"



COFFEE - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



COFFEE DRIVE-THRU PLAN

SCALE: 3/16" = 1'-0"

REVISIONS		
No.	DATE:	DESCRIPTION

PROJECT:
HICKORY STATION PHASE III

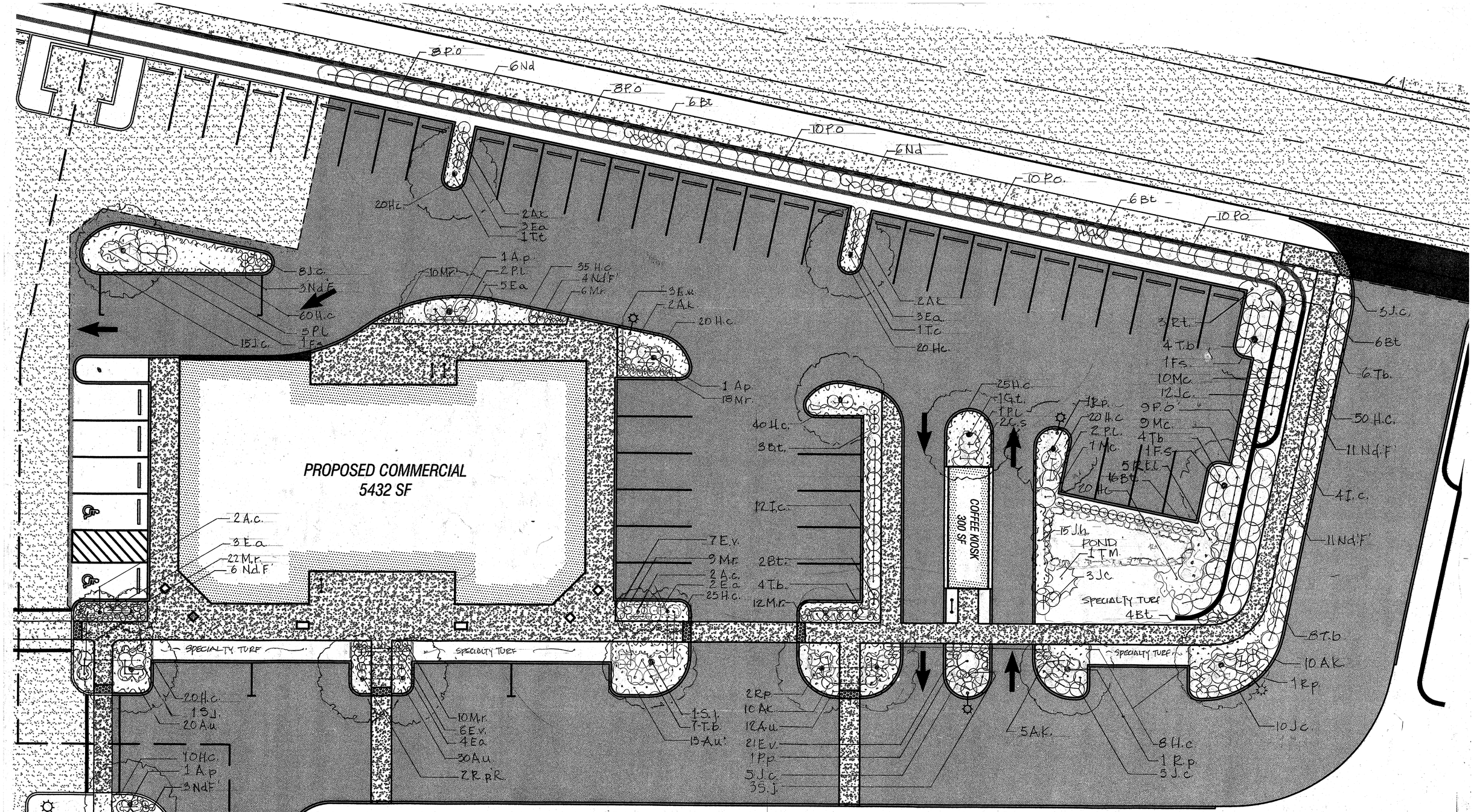
LOCATION:
HICKORY STREET NW
ALBANY, OREGON

SHEET TITLE:
COFFEE DRIVE-THRU

CLIENT:
GARY DAVENPORT

STABILITY ENGINEERING INC.
777 NE 2nd STREET #C
P.O. BOX 2646, CORVALLIS, OR 97339
TEL.: (541)223-5360 FAX: (541)223-5278

JOB NO.	12-0216
DATE:	7/11/2015
DRAWN:	ED
SCALE:	AS NOTED
SHEET	A1.3
# OF SHEETS IN SET:	



PLANT LIST

TREES

Sym.	Name	Number	Size
A.c.	Acer circinatum	2	6-8ft.
A.p.	Acer platanoides 'Crimson King"	3	10ft+
F.s.	Fagus sylvatica 'Riversii'	3	10ft.+
G.t.	Gleditsia Tricanthos 'Imperial'	1	10ft.+
R.p.	Robinia pseudoacacia 'Frisia'	6	10ft+
R.p.R	Robinia pseudoacacia 'Purple Robe'	2	10ft.+
S.j.	Sophora japonica 'Halka'	2	10ft.+
T.t.	Tillia tomentosa 'Sterling'	2	10ft.+

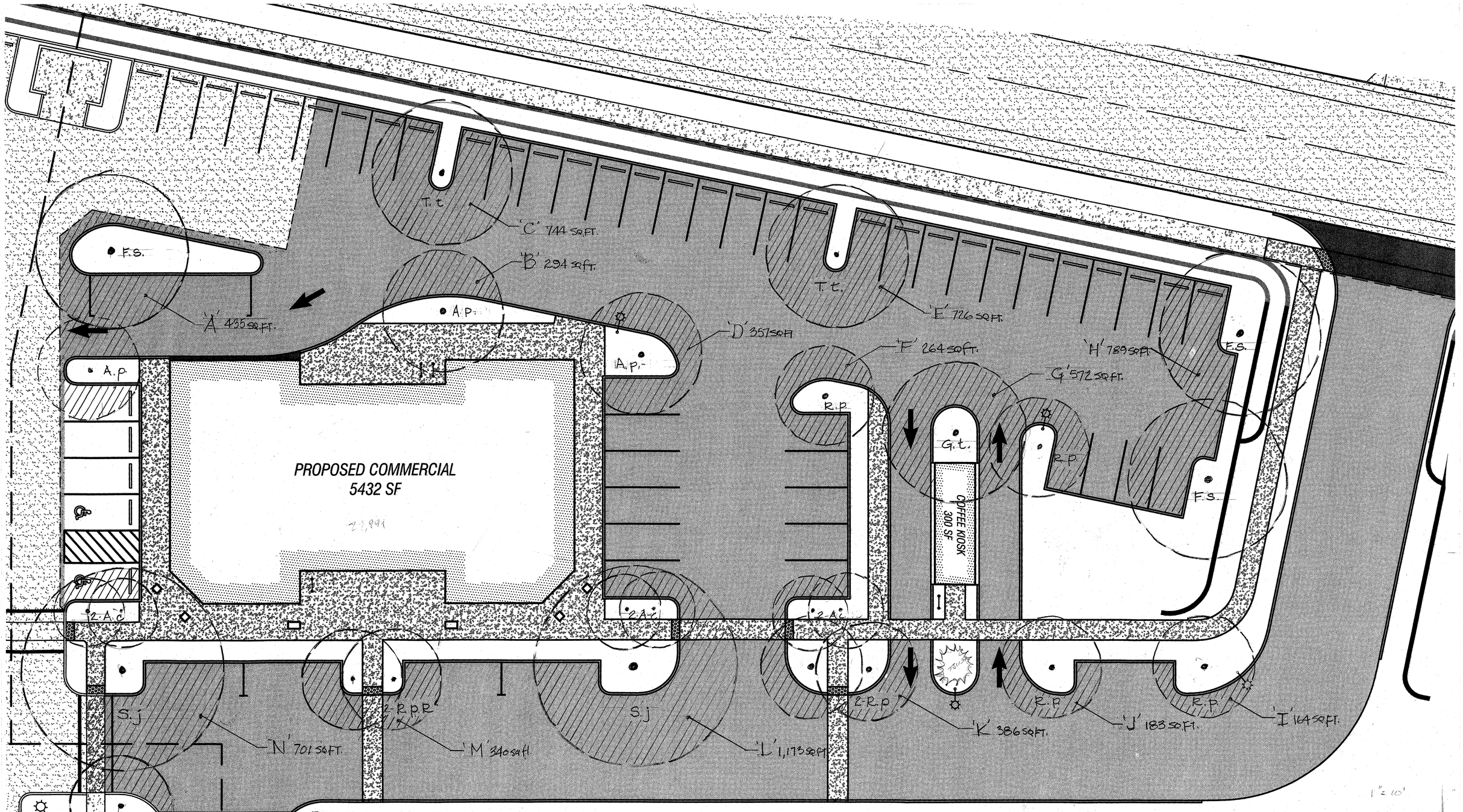
SHRUBS

A.k.	Abelia 'Kalidoscope	29	
B.t.	Berberis thunbergi 'Rosy Glow'	39	3 gal.
C.s.	Camellia sasanqua 'Jean May'	2	24-36"
E.a.	Euonymus alatus	17	5 gal.
I.c.	Ilex crenata 'Drops of Gold'	16	5 gal.
M.c.	Myrica californica	20	24-36"
N.d.	Nandina domestica 'Moyers Red'	12	3 gal.
N.d.R	Nandina domestica 'Fire Power'	27	3 gal.
P.o.	Prunus lauroserasus 'Otto Lykens'	55	3 gal.
P.l.	Prunus laurocerasus 'Zabels'	10	21-24" spread
P.p.	Picea pungen Glauca Globosa'	1	specimen
R.t.	Rhus typhina lacineata	8	3 gal.
S.j.	Spiraea japonica 'Magic Carpet'	3	2 gal.
T.b.	Taxus baccata repandens	33	B&B 24-30"

GROUND COVERS

A.u.	Arctostaphylos uva-ursi	77	1 gal.
E.v.	Erica vagans 'Mrs Maxwell'	37	3 gal
H.c.	Hypericum calycinum	375	4" pots.
J.c.	Juniperus conferta	61	2 gal.
J.h.	Juniperus horizontalis 'Blue Chip'	15.	2 gal.

PRELIMINARY LANDSCAPE PLAN
HICKORY STATION ~ PHASE 3
PLANTING PLAN 1" = 10ft.
JOHN R STEWART - LANDSAPE ARCHITECT
3-20-2015



1" = 10'

TREE SHADE STUDY

SYMBOL	NAME	* Ht x W.
A.C.	ACER CIRCINATUM	20'x20'
A.p.	ACER PLATINOIDES 'CRIMSON KING'	35' x 30'
F.S.	FAGUS SYLVATICA 'RIVERSII'	50' x 40'
G.T.	GLEDITSIA TRIACANTHOS 'IMPERIAL'	35 x 35'
R.p	ROBINIA PSEUDOACACIA 'FERSIA'	40' x 25'
R.p.R	ROBINIA PSEUDOACACIA 'PURPLE ROBE'	50' x 30'
S.J.	SOPHORA JAPONICA 'HALKA'	50 x 50'
T.T.	TILLIA TOMENTOSA 'STERLING'	50 x 35'

* MATURE TREE HEIGHT & WIDTH SOURCE:
'BLUE HERON FARM' 2014/2015 CATALOG.
33180 PLOBIA ROAD
CORVALLIS, OREGON

TOTAL PAVED AREA PHASE 3 (JS) = 29,999 SQ FT
(NOT INCLUDING SIDEWALKS) (CAD CALC. - T.PLUM)
20% PAVED AREA = = 5999 SQ FT
AREA UNDER DRIP LINE = 7,804 SQ FT. (HAND GRAPHIC CALC J.S) 26.0%

PRELIMINARY LANDSCAE PLAN

HICKCORY STATION-PHASE 3

TREE SHADE STUDY

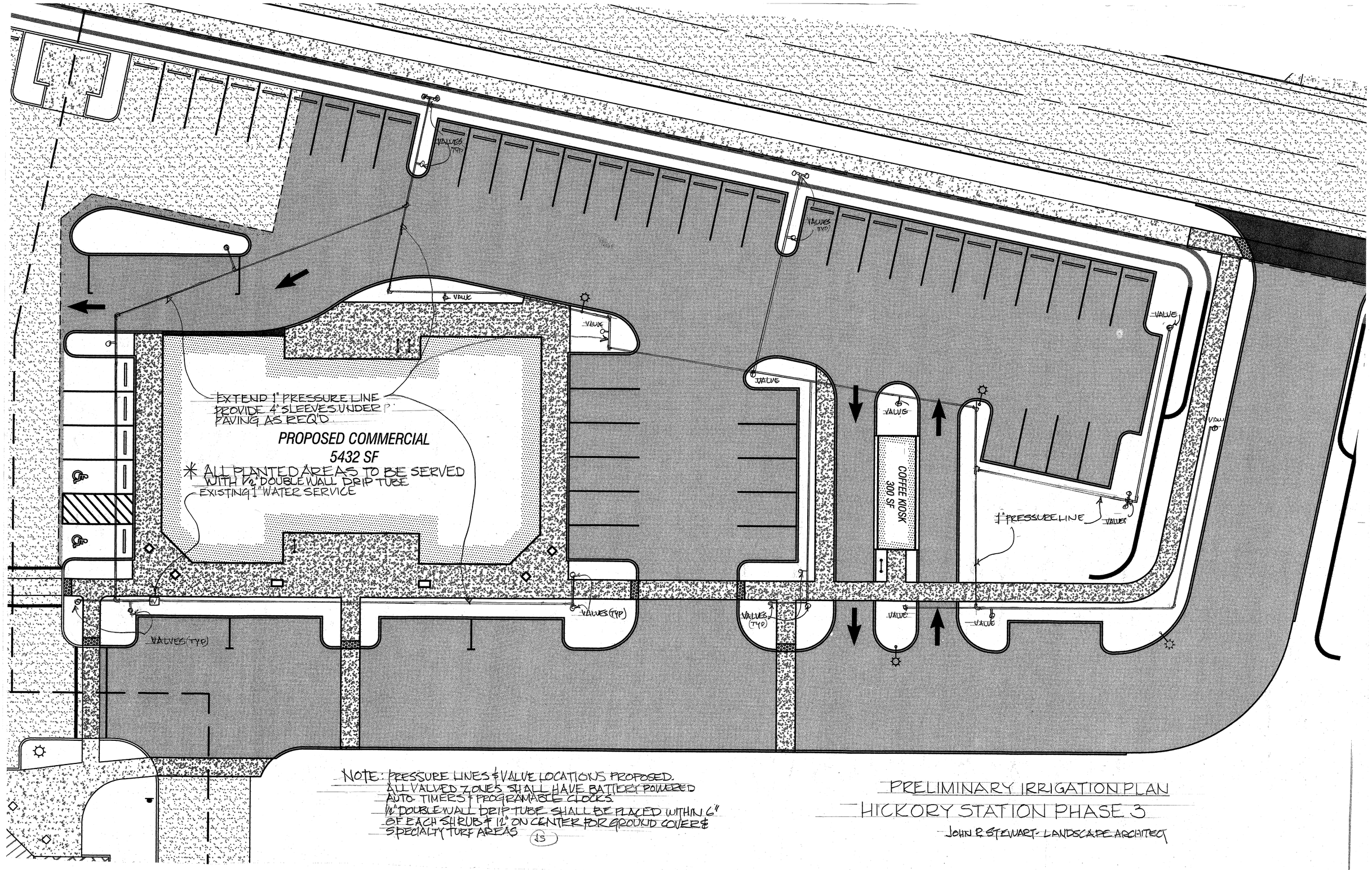
*NOTE- AREA UNDER TREE DRIP LINE
NOT ACTUAL SHADED AREA AT THIS LATITUDE - 44°30'N.

N

0 10 FT 20 FT 30 FT 40 FT

1" = 10 FT.

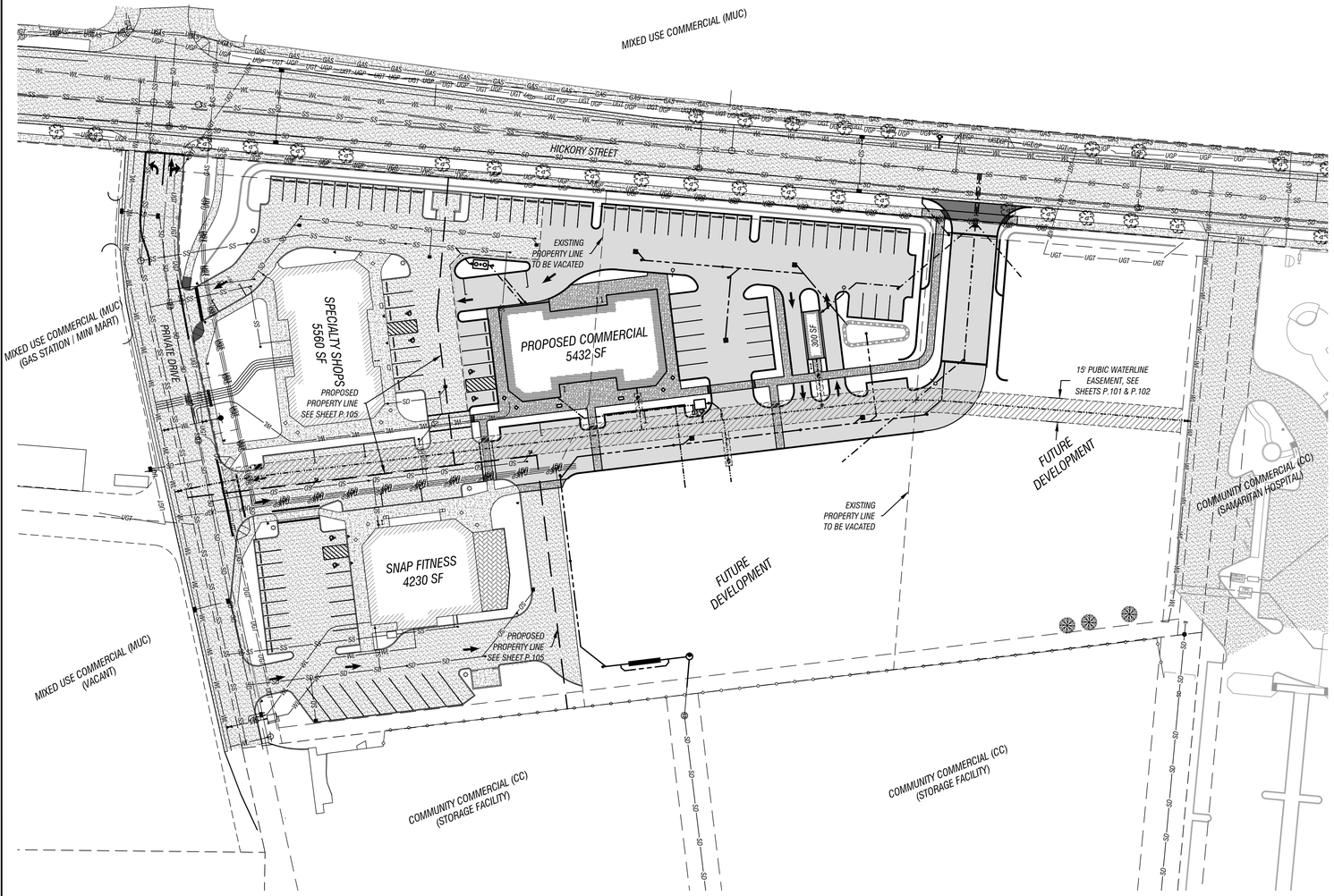
JOHN R. STEWART
LANDSCAPE ARCHITECT
8-2015.



NOTE: PRESSURE LINES & VALVE LOCATIONS PROPOSED.
ALL VALVED ZONES SHALL HAVE BATTERY POWERED
AUTO. TIMERS & PROGRAMABLE CLOCKS
½" DOUBLE WALL DRIP TUBE SHALL BE PLACED WITHIN 6"
OF EACH SHRUB & 12" ON CENTER FOR GROUND COVER &
SPECIALTY TURF AREAS

15

PRELIMINARY IRRIGATION PLAN
HICKORY STATION PHASE 3
JOHN R. STEWART - LANDSCAPE ARCHITECT



SITE DATA

SITE ADDRESS	630 & 650 HICKORY ST
TAX MAP	LINN COUNTY 11S-4W-01DA
TAX LOTS	1100, 1200 & 1300
GROSS LAND AREA	±4.63 ACRES
ZONE	COMMUNITY COMMERCIAL
PROPOSED USE	COMMERCIAL

PARKING DATA

EXISTING STALLS	56
PROPOSED STALLS	51
TOTAL STALLS	107

DEVELOPMENT TEAM

OWNER
HICKORY STATION LLC
GARY DAVENPORT
P.O. BOX 3184
ALBANY, OR 97321

ENGINEER
TKP ENGINEERING LLC
TROY L. PLUM, PE
P.O. BOX 374
CORVALLIS, OR 97339
PH: (541) 760-7205
FAX: (866) 861-5704

SURVEYOR
NORTHSTAR SURVEYING
720 NW 4TH STREET
CORVALLIS, OR 97330
PH: (541) 757-9050

BUILDING DESIGNER
EWELL DAVENPORT BUILDING DESIGN
232 WASHINGTON STREET SW
ALBANY, OR 97321
PH: (541) 791-7623

LANDSCAPE ARCHITECT
JOHN STEWART
444 NW 9TH STREET
CORVALLIS, OR 97330
PH: (541) 760-1176

DEVELOPMENT AREA SUMMARIES

PROPOSED PARCEL 1	
DEVELOPED AREA	34,074 SF
IMPERVIOUS SURFACE	
ASPHALT	17,879 SF
CONCRETE	2,992 SF
BUILDING	4,230 SF
TOTAL IMPERVIOUS	25,101 SF
PERVIOUS SURFACE	
LANDSCAPING	8,973 SF
TOTAL PERVIOUS	8,973 SF
IMPERVIOUS %	74%

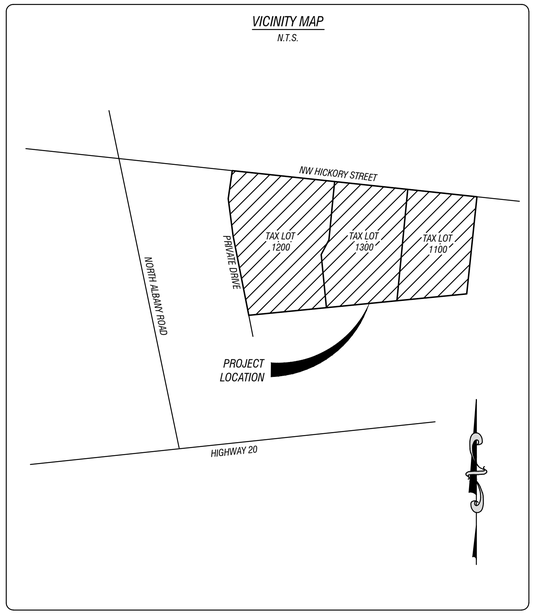
PROPOSED PARCEL 2	
DEVELOPED AREA	36,142 SF
IMPERVIOUS SURFACE	
ASPHALT	16,707 SF
CONCRETE	4,121 SF
BUILDING	5,560 SF
TOTAL IMPERVIOUS	26,388 SF
PERVIOUS SURFACE	
LANDSCAPING	9,754 SF
TOTAL PERVIOUS	9,754 SF
IMPERVIOUS %	73%

PROPOSED PARCEL 3	
DEVELOPED AREA	131,618 SF
IMPERVIOUS SURFACE	
ASPHALT	37,120 SF
CONCRETE	5,049 SF
BUILDING	5,732 SF
TOTAL IMPERVIOUS	47,901 SF
PERVIOUS SURFACE	
LANDSCAPING	12,219 SF
NATIVE	71,498 SF
TOTAL PERVIOUS	83,717 SF
IMPERVIOUS %	36%

HORIZONTAL
0' 40' 80'

VICINITY MAP

N.T.S.



LEGEND

EXISTING	PROPOSED
SD — Storm Drainage	STORM DRAINAGE
SS — Sanitary Sewer	SANITARY SEWER
WL — Waterline	WATERLINE
UGP — Underground Power	FENCE
OH — Overhead Utilities	PROPERTY LINE
GAS — Natural Gas	EASEMENT LINE
UGT — Phone	STORM SEWER MANHOLE
CTV — Cable	DETENTION MANHOLE
Fence	CATCH BASIN
Property Line	STORM DRAIN CLEANOUT
Easement Line	SANITARY SEWER MANHOLE
Storm Sewer Manhole	GREASE INTERCEPTOR
Catch Basin	SANITARY SEWER CLEANOUT
Sanitary Sewer Manhole	WATERLINE VALVE
Fire Hydrant	FIRE HYDRANT
Waterline Valve	WATER METER
Water Meter	BIKE RACK
Utility Pole	STREET LIGHT
Down Guy	TREE
Utility Vault	PROPOSED ASPHALT
Power Pedestal	PROPOSED CONCRETE SIDEWALK
Telephone Pedestal	
Cable TV Pedestal	
Decidious Tree	
Conifer Tree	
Existing Asphalt	
Existing Sidewalk	

INDEX OF DRAWINGS

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P.106	PARKING STALL IDENTIFICATION
A1.1	CONCEPTUAL ELEVATIONS
A1.2	CONCEPTUAL FLOOR PLAN
A1.3	COFFEE DRIVE-THRU
L-1	PRELIMINARY LANDSCAPING PLANS
L-2	CANOPY COVERAGE
L-3	IRRIGATION PLAN

TKP ENGINEERING
P.O. BOX 374
Corvallis, OR 97339
Phone (541) 760-7205
Fax (866) 861-5704

COVER SHEET

HICKORY STATION PHASE 3

PREPARED FOR:
HICKORY STATION, LLC

REGISTERED PROFESSIONAL ENGINEER 62873
OREGON
SEPTEMBER 14, 2004
TROY L. PLUM
EXPIRES 12/31/2016

DATE	7/7/2015
PROJECT	13-015
DWG	13-015.DWG

REVISION	DATE
1	9/21/2015

SHEET P.100

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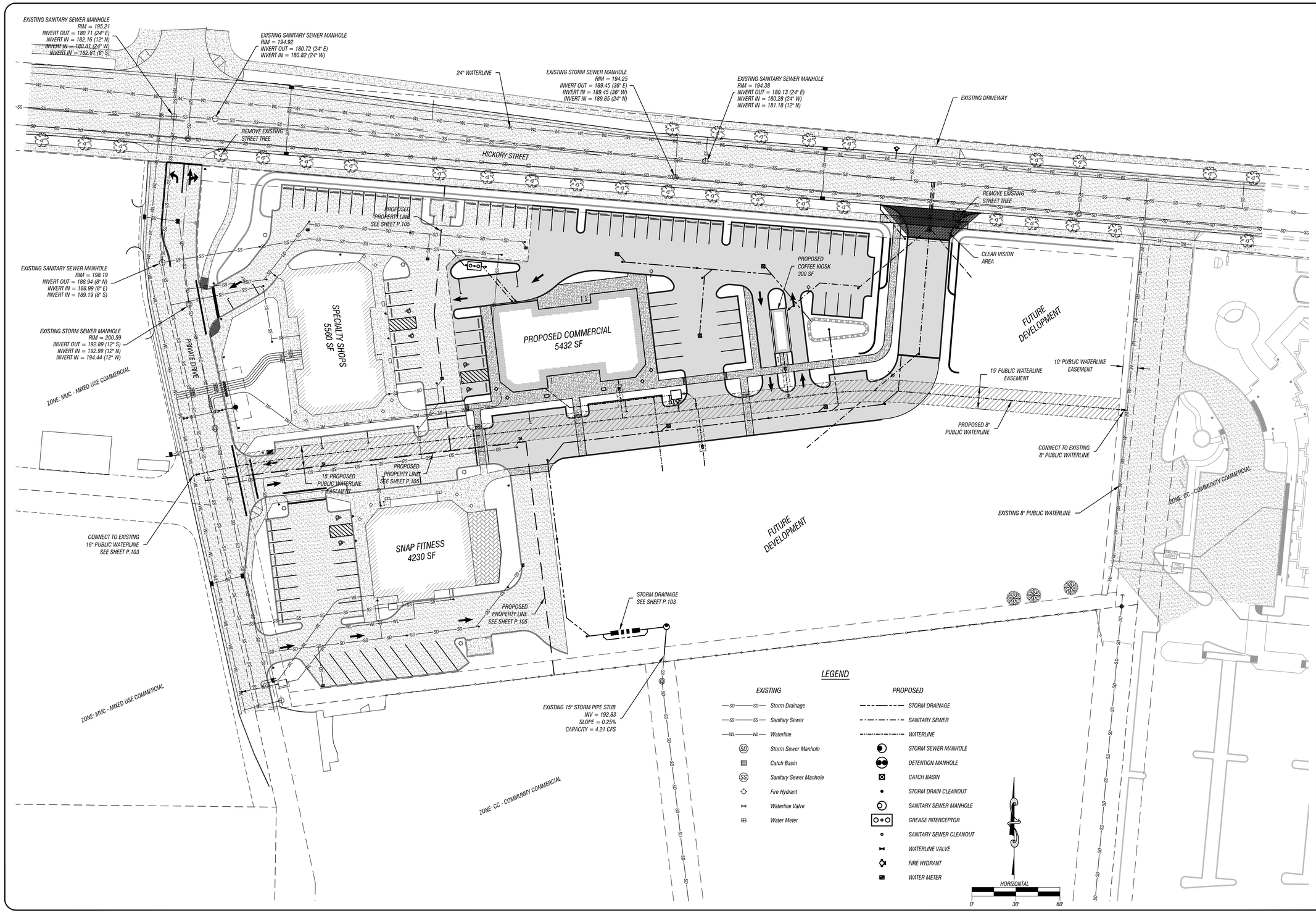

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Fax (866) 861-5704

OVERALL DEVELOPMENT PLAN

HICKORY STATION PHASE 3

PREPARED FOR:
HICKORY STATION, LLC

REGISTERED PROFESSIONAL ENGINEER 62873
OREGON
DECEMBER 14, 2004
TROY L. PLUM
EXPIRES 12/31/2016

DATE	7/7/2015
PROJECT	13-015
DWG	13-015.DWG

REVISION	DATE
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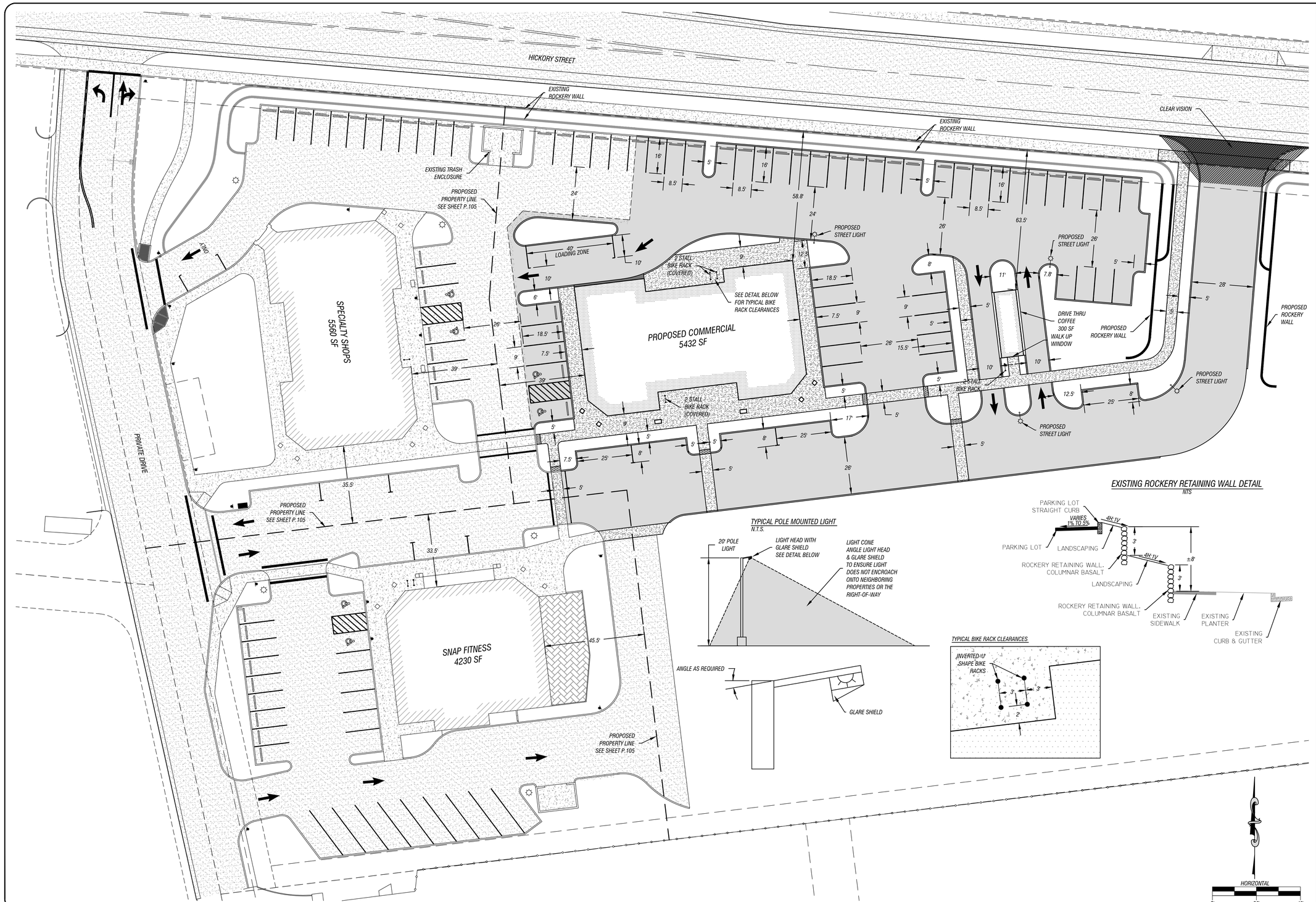

TKP ENGINEERING
P.O. BOX 374
Corvallis, OR 97339
Phone (541) 760-7205
Fax (866) 861-5704

SITE PLAN

HICKORY STATION PHASE 3

PREPARED FOR:
HICKORY STATION, LLC

REGISTERED PROFESSIONAL ENGINEER 62873
OREGON
SEPTEMBER 14, 2004
TROY L. PLUM
EXPIRES 12/31/2016

DATE	7/7/2015
PROJECT	13-015
DWG	13-015.DWG

REVISION	DATE
1	9/21/2015

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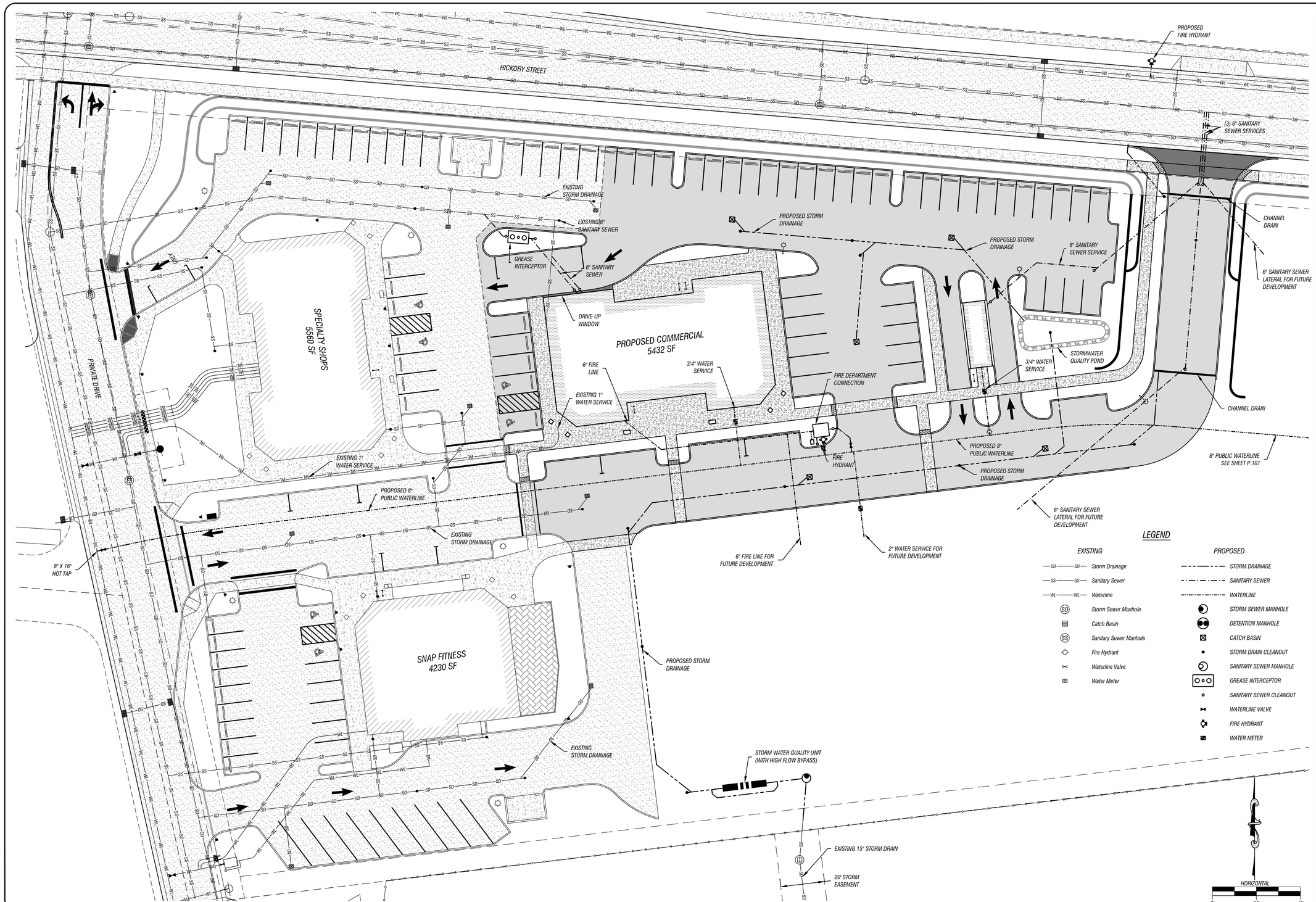

LEGEND

EXISTING	PROPOSED
Storm Drainage	STORM DRAINAGE
Sanitary Sewer	SANITARY SEWER
Waterline	WATERLINE
Storm Sewer Manhole	STORM SEWER MANHOLE
Catch Basin	DETENTION MANHOLE
Sanitary Sewer Manhole	CATCH BASIN
Fire Hydrant	STORM DRAIN CLEANOUT
Waterline Valve	SANITARY SEWER MANHOLE
Water Meter	GREASE INTERCEPTOR
	SANITARY SEWER CLEANOUT
	WATERLINE VALVE
	FIRE HYDRANT
	WATER METER

TKP ENGINEERING
P.O. BOX 374
Corvallis, OR 97339
Phone (541) 760-7205
Fax (866) 861-5704

UTILITY PLAN

HICKORY STATION PHASE 3

PREPARED FOR:
HICKORY STATION, LLC

REGISTERED PROFESSIONAL ENGINEER 62873 OREGON SEPTEMBER 14, 2004 TROY L. PLUM
EXPIRES 12/31/2016

DATE	7/7/2015
PROJECT	13-015
DWG	13-015.DWG
REVISION	DATE
1	9/21/2015
SHEET	P.103

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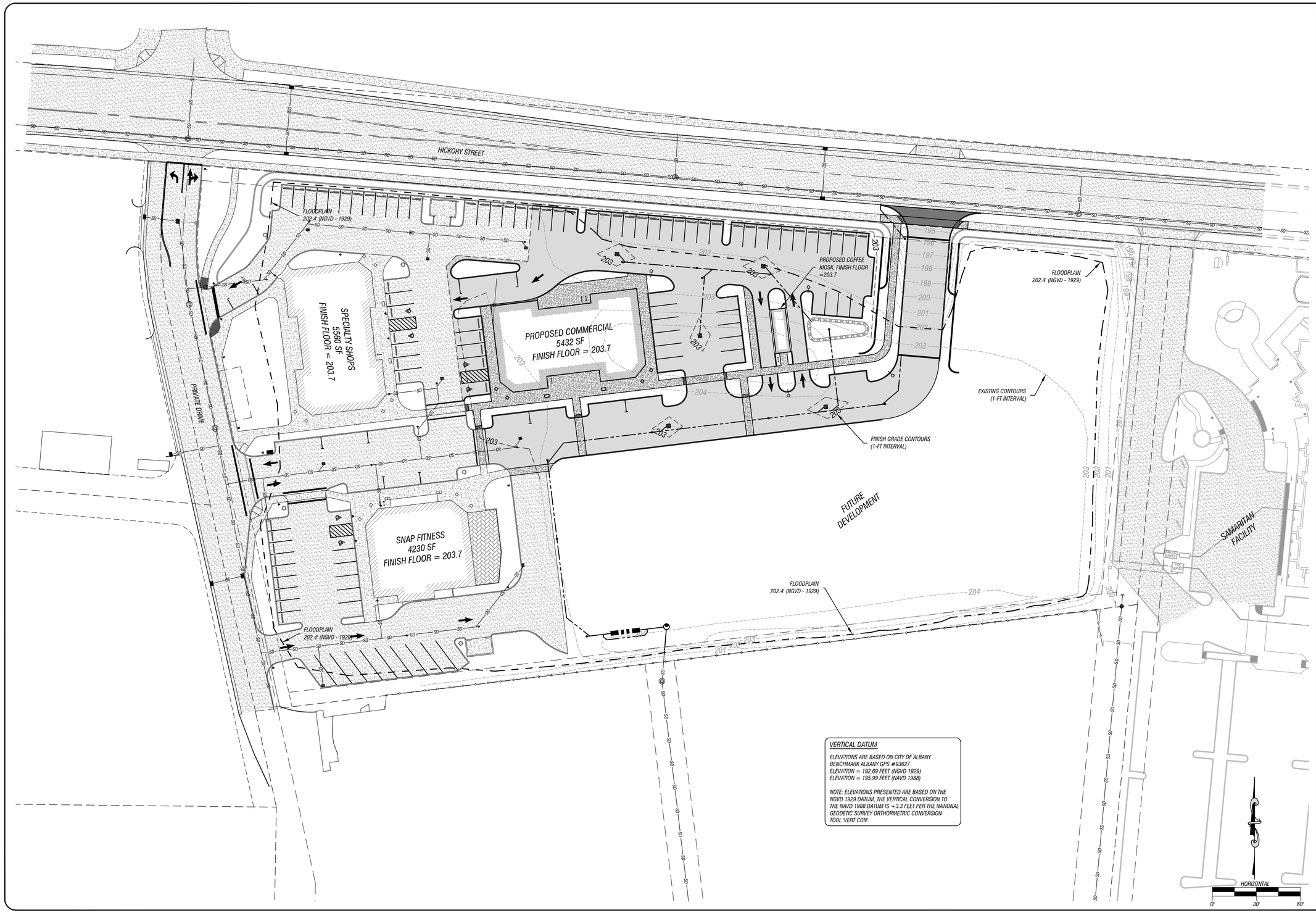

VERTICAL DATUM

ELEVATIONS ARE BASED ON CITY OF ALBANY
BENCHMARK ALBANY GPS #93627
ELEVATION = 192.69 FEET (NGVD 1929)
ELEVATION = 195.99 FEET (NAVD 1988)

NOTE: ELEVATIONS PRESENTED ARE BASED ON THE NGVD 1929 DATUM, THE VERTICAL CONVERSION TO THE NAVD 1988 DATUM IS +3.3 FEET PER THE NATIONAL GEODETIC SURVEY ORTHORMETRIC CONVERSION TOOL 'VERT CON'.

TKP ENGINEERING
P.O. BOX 374
Corvallis, OR 97339
Phone (541) 760-7205
Fax (866) 861-5704

GRADING PLAN

HICKORY STATION PHASE 3

PREPARED FOR:
HICKORY STATION, LLC

REGISTERED PROFESSIONAL ENGINEER
62873
OREGON
SEPTEMBER 14, 2004
TROY L. PLUM
EXPIRES 12/31/2016

DATE	7/7/2015
PROJECT	13-015
DWG	13-015.DWG
REVISION	DATE
1	9/21/2015
SHEET	P.104

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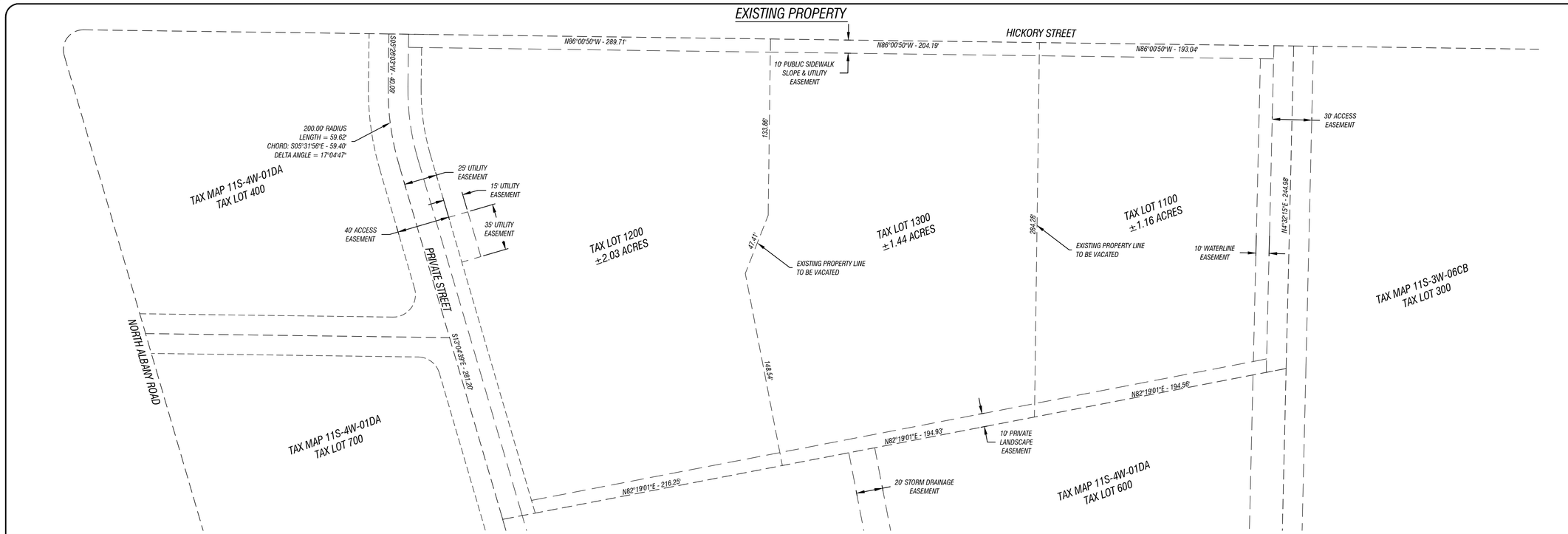

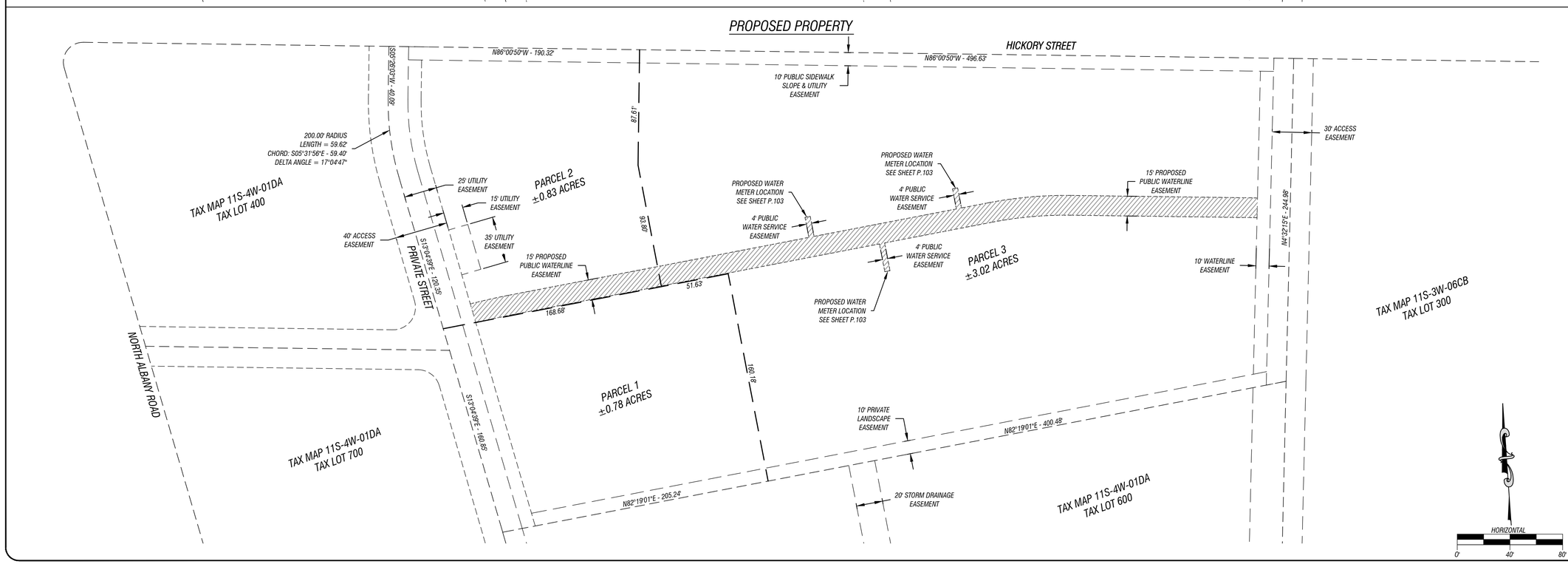

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Corvallis, OR 97339
Phone (541) 760-7205
Fax (866) 861-5704

TENTATIVE PLAT

HICKORY STATION PHASE 3

PREPARED FOR:
HICKORY STATION, LLC

REGISTERED PROFESSIONAL ENGINEER 62873
OREGON
DECEMBER 14, 2004
TROY L. PLUM
EXPIRES 12/31/2016

DATE	7/7/2015
PROJECT	13-015
DWG	13-015.DWG
REVISION	DATE
SHEET	P.105

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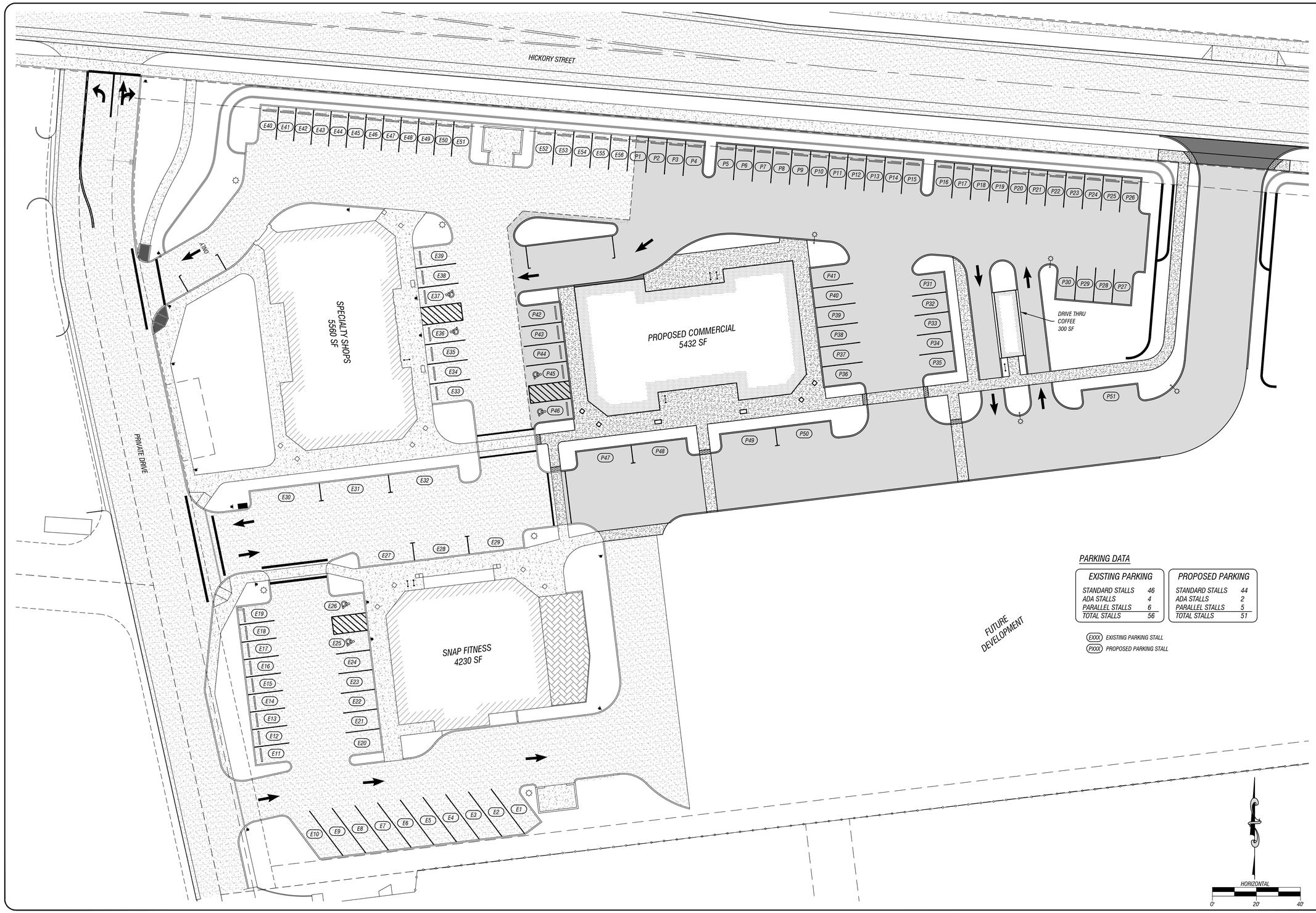

PARKING DATA

EXISTING PARKING	
STANDARD STALLS	46
ADA STALLS	4
PARALLEL STALLS	6
TOTAL STALLS	56

PROPOSED PARKING	
STANDARD STALLS	44
ADA STALLS	2
PARALLEL STALLS	5
TOTAL STALLS	51

(EXXX) EXISTING PARKING STALL
(PXXX) PROPOSED PARKING STALL

TKP ENGINEERING
P.O. BOX 374
Corvallis, OR 97339
Phone (541) 760-7205
Fax (866) 861-5704

PARKING STALL IDENTIFICATION

HICKORY STATION PHASE 3

PREPARED FOR:
HICKORY STATION, LLC

REGISTERED PROFESSIONAL ENGINEER 62873 OREGON SEPTEMBER 14, 2004 TROY L. PLUM
EXPIRES 12/31/2016

DATE	9/21/2015
PROJECT	13-015
DWG	13-015.DWG

REVISION	DATE

SHEET P.106

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U.S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
National Flood Insurance Program

ELEVATION CERTIFICATE

IMPORTANT: Follow the instructions on pages 1–9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A – PROPERTY INFORMATION

	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: Hickory Station LLC (Gary Davenport)	Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: Unassigned (Elevation Certificate is for Construction Drawings)	Company NAIC Number:

City: Albany State: OR ZIP Code: 97321

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Benton County Tax Map 11S-04W-01DA, Tax Lot 1300

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Non-Residential

A5. Latitude/Longitude: Lat. 44-38-37 Long. -123-06-39 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1A

A8. For a building with a crawlspace or enclosure(s):
- a) Square footage of crawlspace or enclosure(s) _____ sq ft
- b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____
- c) Total net area of flood openings in A8.b _____ sq in
- d) Engineered flood openings? ☐ Yes ☐ No

A9. For a building with an attached garage:
- a) Square footage of attached garage _____ sq ft
- b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____
- c) Total net area of flood openings in A9.b _____ sq in
- d) Engineered flood openings? ☐ Yes ☐ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
Albany, 410137	Benton	OR

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
410137 / 0213	G	09/29/2010	09/29/2010	AE	205.70

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☒ FIS Profile ☐ FIRM ☐ Community Determined ☐ Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ / _____ / _____ ☐ CBRS ☐ OPA

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: Albany GPS #93627 Vertical Datum: 192.69 NGVD 1929 /195.99 NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____
Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	207 . 00	☒ feet	☐ meters
b) Top of the next higher floor	N/A .	☐ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A .	☐ feet	☐ meters
d) Attached garage (top of slab)	N/A .	☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	206. . 98	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	206 . 96	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	207 . 00	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A .	☐ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

☒ Check here if comments are provided on back of form.
☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☒ No

Certifier's Name		License Number	
Troy L. Plum, PE		62873	
Title: Principle	Company Name: TKP Engineering LLC		
Address: P.O. Box 374	City: Corvallis	State: OR	ZIP Code: 97339
Signature	Date: 10/20/2015	Telephone: (541) 760-7205	

REGISTERED PROFESSIONAL ENGINEER 62873 OREGON SEPTEMBER 14, 2004 TROY L. PLUM
PLACE SEAL HERE

EXPIRES 12/31/2016

ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. Unassigned (Elevation Certificate is for Construction Drawings)			Policy Number:
City Albany	State OR	ZIP Code 97321	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments This elevation certificate has been prepared based on construction drawings. No construction on the proposed structure has begun as of the date of this elevation certificate.

Signature Date 10/20/2015

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ . _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ . _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ . _____ ☐ feet ☐ meters Datum _____

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

☐ Check here if attachments.

Page 1 of 2	Follows Conditional No.: 09-10-0585C	Date: January 26, 2010	Case No.: 10-10-0206A	LOMR-F

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF ALBANY, BENTON COUNTY, OREGON	Parcel 6, as shown on Partition Plat No. 2008-18, recorded as Document No. 2008-439392, in the Office of the County Clerk, Benton County, Oregon
	COMMUNITY NO.: 410137	
AFFECTED MAP PANEL	NUMBER: 4101370003F	
	DATE: 7/7/1999	
FLOODING SOURCE: WILLAMETTE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 44.643, -123.113 SOURCE OF LAT & LONG: STREETS & TRIPS 2009 DATUM: WGS 84

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	--	640 Hickory Street	Structure (Building 1)	X (shaded)	202.4 feet	203.2 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA
STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long

Kevin C. Long, Acting Chief
Engineering Management Branch
Mitigation Directorate

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long

Kevin C. Long, Acting Chief
Engineering Management Branch
Mitigation Directorate

Page 1 of 2	Follows Conditional No.: 09-10-0585C	Date: August 03, 2010	Case No.: 10-10-0878A	LOMR-F

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF ALBANY, BENTON COUNTY, OREGON	Parcels 9 and 10, as shown on the Partition Plat 2010-07, recorded as Document No. 2010-469071, in the Office of the County Clerk, Benton County, Oregon
	COMMUNITY NO.: 410137	
AFFECTED MAP PANEL	NUMBER: 4101370003F	
	DATE: 7/7/1999	
FLOODING SOURCE: WILLAMETTE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 44.644, -123.112 SOURCE OF LAT & LONG: STREETS & TRIPS 2009 DATUM: WGS 84

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	--	630 Hickory Street	Structure (Building 2)	X (shaded)	202.4 feet	203.2 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA
STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long

Kevin C. Long, Acting Chief
Engineering Management Branch
Mitigation Directorate

Page 2 of 2	Follows Conditional No.: 09-10-0585C	Date: August 03, 2010	Case No.: 10-10-0878A	LOMR-F

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

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