Notice of Decision
Site Plan Review

Application Information

Proposal: Site Plan Review to construct a 115,128-square-foot turf field and improve a 9,614-square-foot portion of the existing building for a CrossFit facility and a 10,966-square-foot portion of the same building for an indoor turf recreation area. A 40-foot retractable net will be installed along the perimeter of the sports fields adjoining Pacific Boulevard and 34th Avenue. The building to be improved is a vacant warehouse addressed 3209 Pacific Boulevard SW.

Review Body: Staff (Type I-L review)

Report Prepared By: Planner II Travis North

Property Owner/Applicant: Mid-Willamette Family YMCA, Chris Reese
3201 Pacific Boulevard SW, Albany, OR 97321

Representative: Reece & Associates, Inc., David Reece
321 1st Avenue NE Suite 3a, Albany, OR 97321

Address/Location: 3201 & 3209 Pacific Boulevard SW, Albany, OR 97321

Map/Tax Lot: Linn Tax Assessor’s Map No. 11S-04W-13DA; Tax Lot 501

Zoning: Community Commercial (CC)

On January 22, 2021, the City of Albany Community Development Director granted Approval with Conditions of the application referenced above.

The City based its decision on the project’s conformance with the review criteria listed in the Albany Development Code (ADC). The supporting documentation relied upon by the City in making this decision is available for review by appointment at City Hall, 333 Broadalbin Street SW. For more information, please contact the project planner, Travis North, at 541-791-0176 or Development Services Manager Matthew Ruettgers at 541-917-7674.

The City’s decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) if a person with standing files a Notice of Intent to Appeal not later than 21 days after the Director’s Notice of Decision is mailed [ADC 1.330(5)(a)]. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City.
This approval shall expire three years from the date of approval unless 1) the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the City, or 2) the applicant has provided financial assurance for all required public infrastructure per ADC Section 12.600, or 3) the development did not require public infrastructure, a valid building permit exists for new construction or improvements, and work has commenced.

Appeal Deadline: February 12, 2021
Approval Expiration Date (if not appealed): January 22, 2024
Attachments: Location Map, Site Plan

Conditions of Approval

The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant’s responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

Condition 1   Before the City will approve the final inspection for the proposed development, the applicant must obtain a stormwater quality permit and construct detention and stormwater quality facilities according to City Engineering Standards.

Condition 2   Prior to issuance of a building permit, the applicant shall submit an updated site plan that demonstrates conformance with ADC 4.260 and 9.120(15).

Condition 3   Prior to issuance of an occupancy permit, the applicant shall construct, or financially assure the construction, of the new driveway approach to 34th Avenue and the replacement of the existing approach with a curb, gutter, and sidewalk to City standards. The size and location of the new approach shall be as shown on the approved site plan.

Condition 4   The applicant shall submit a final landscape and irrigation plan to the Community Development Department for review and approval prior to issuance of a building permit. The landscape and irrigation plans shall be consistent with the standards under ADC 9.150, 9.240, and 9.160. The landscape plan shall include a planting schedule that indicates the plant species, size, and quantity of each plant.

Condition 5   Prior to issuance of a building permit, the applicant shall submit a lighting plan or updated site plan that shows the location of the lighting fixtures and the corresponding lighting type and/or model. Fixtures with backlight control shall be used around the perimeter of the property to ensure light does not trespass onto adjacent property.

Condition 6   Prior to the issuance of a certificate of occupancy, all proposed and required site improvements (e.g., parking, bicycle parking, landscaping, and pedestrian amenities) shall be constructed and completed in accordance with the approved plans.
Information for the Applicant

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or ADC regulations or administrative policies of the planning, engineering, fire, or building departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

Planning
1. Land use approval does not constitute building or public works permit approvals.
2. Construction of the development must substantially conform to the approved Site Plan Review.

Building
Permits
3. Obtain building permits prior to any construction.
4. An Erosion Prevention and Sediment Control Permit is required to be obtained from public works before commencing land disturbing activities affecting an area of 2,000 square feet or greater, cumulatively.

Plan Review for Permits
5. All plans submitted for review for building permits will need to be submitted electronically. Contact the Building Division front counter at ePlans@cityofalbany.net for details and instructions prior to submittal.

Public Works - Engineering
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 information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.

Fire
The fire department has reviewed the above project for conformance to the 2014 Oregon Fire Code and has no comments.

ODOT
For any work proposed in highway right-of-way, the applicant will need to contact ODOT District 4 Maintenance to make application for a permit for such work.
ALBANY YMCA TURF FIELDS
EXISTING SITE CONDITIONS
ALBANY, OREGON
YMCA2001
10-14-2020
A. VASQUEZ
D. REECE
H. WOOTON

EXISTING SITE CONDITIONS

PARKING NOTE:
This existing parking facility is not in conformance with the Albany Development Code and was abandoned with the demolition of the previous YMCA building. A total of 46 parking stalls are already removed, and the remaining parking stalls do not contribute to the overall required parking stalls for the YMCA.
PROPOSED SITE IMPROVEMENT PLAN

ALBANY YMCA TURF FIELDS

MID-WILLAMETTE FAMILY YMCA
ALBANY, OREGON

YMCA2001

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ENGINEERING SERVICES
PROJECT NO.
SCALE
AS INDICATED
PRELIMINARY - NOT FOR CONSTRUCTION

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ENGINEERING SERVICES
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NOTES:
1. THE NAIL IS TO BE ATTACHED TO THE CONCRETE CURB USING 1/4" X 3" HOT DIPPED PERMA GRIP DRIVE NAILS OR AN APPROVED EQUIVALENT. ATTACHMENT DEVICES TO BE OF AC/DC CENTRAL OR OTHER EQUIVALENT DEVICES WITH PRECISION TRIMMED MOUNTING HOLES.
2. SUPPORT REBAR DURING POUR. COORDINATE INSPECTION WITH ENGINEER PRIOR TO POURING.
3. THE TOP OF NAIL TO BE 1 - 3/4" BELOW TOP OF NEW CURB.
4. ALL ORGANIC MATERIAL AND TOP SOILS CONTAINING SIGNIFICANT ORGANIC MATERIAL SHALL BE REMOVED FROM THE SITE.
5. THE NATURAL SOIL BED SHALL BE LASER GRADED. IT SHALL BE COMPACTED IN BOTH DIRECTIONS.
6. THE SOIL BED WILL BE PREPARED TO TOLERANCES OF NOT MORE THAN 1/4" EVERY 10 FEET FROM NORMAL GRADE TO ALLOW FOR DRAINAGE. TOTAL SLOPE FROM THE LONGITUDINAL CENTER OF THE FIELD TOWARDS THE SIDELINES SHALL BE UNIFORMLY AND A MINIMUM 1% - 2%.
7. THE APPROVED CRUSHED STONE SHALL BE LAID WITHOUT DAMAGING THE SOIL BED THAT HAS BEEN PREPARED AS SET FORTH ABOVE. AVOID DEPRESSIONS FROM EQUIPMENT OR PEOPLE ON THE EXPOSED SOIL BED.
8. THE FIRST 6" LAYER OF 1/2" OPEN GRADED GRAVEL SHALL BE COMPACTED IN BOTH DIRECTIONS WITH A CROWN IN THE MIDDLE AND A SLOPE OF 0.75% RUNNING TOWARDS THE SIDELINES.
9. THE FINAL 3" OF CRUSHED ROCK SHALL CONSIST OF 1/4" - 0 CRUSHED STONE AND SHALL BE CAREFULLY LAID IN THE SAME MANNER (COMPACTED IN BOTH DIRECTIONS) AS THE BASE AT THE SAME 0.75% SLOPE.

#4 60 KSI REBAR
2" CLEAR FROM TOP AND BOTTOM
0.5' OF 2" DRAIN ROCK UNDER PIPE

(1%) 0.75%