The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to Travis North at 541-791-0176 or travis.north@cityofalbany.net. The deadline for submission of written comments is 5:00 p.m. on December 8, 2020.

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 cross fit facility and a 10,966-square-foot portion of the same building for an indoor turf recreation area. The building to be improved is addressed 3209 Pacific Boulevard SW and is located at the corner of Pacific Boulevard and the previously vacated 32nd Avenue.

Review Body: Staff (Type I-L review)

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

Representative: Reece & Associates, Inc., Hayden Wooten
321 1st Avenue East, Albany, OR 97321

Address/Location: 3201 & 3209 Pacific Boulevard SW, Albany, OR 97321
Map/Tax Lot: Linn County Assessor’s Map No. 11S-04W-13DA; Tax Lot 501
Zoning: Community Commercial (CC)
Overlay Districts: None
Total Land Area: Approximately 10.5 acres
Existing Land Use: YMCA

The City of Albany has received the Site Plan Review application referenced above. We are mailing notice of the application to property owners within 300 feet of the proposed development. We invite your written comments on this application, to be considered when staff decides on this application. Your comments must relate to the approval standards listed below. Issues that may provide the basis for an appeal to the Land Use Board of Appeals must be raised in writing and with sufficient detail to allow the City to respond to the issue. The deadline for submission of written comments is 5:00 p.m. on December 8, 2020, 14 days from the date the City mails the Notice of Filing.
We have attached a location map and site plan. All application materials are available for review by appointment at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please call Travis North, project planner, at 541-791-0176. Submit any written comments to the Planning Division; PO Box 490; Albany, OR 97321 or by email to travis.north@cityofalbany.net. Any person submitting written comments will receive a copy of the Notice of Decision on the application.

According to the Albany Development Code (ADC or Code), the proposed use is allowed on this property. This review is limited to the layout of the proposed use in accordance with the Review Criteria contained in ADC Section 2.450. The use must also meet applicable City development standards found in the Code. These standards address such features as off-street parking, landscaping, setbacks, overlay districts, outside storage, and lighting. The City may attach conditions of approval to the application to ensure the proposal will conform to the applicable review criteria (ADC 2.450).

Approval Standards for This Request
Section 2.450 of the ADC includes the following review criteria that must be met for this application to be approved.

1. Public utilities can accommodate the proposed development.

2. The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.

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

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

5. The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses, and any negative impacts have been sufficiently minimized.

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

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

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

Additional Review Standards for this Site Plan Review Application are found in ADC Articles 1, 2, 4, 8, 9, and 12.

Attachments: Location Map, Applicant’s Site Plan
ALBANY YMCA TURF FIELDS
PROPOSED SITE IMPROVEMENT PLAN
MID-WILLAMETTE FAMILY YMCA
ALBANY, OREGON

PROPOSED 72" TALL CHAINLINK FENCE

PROPOSED Plaza

PROPOSED ARTIFICIAL TURF PLAYING FIELD (328' x 349.5')

PROPOSED STREET TREE (TYPICAL)
REFER TO TABLE

PROPOSED CURB

PROPOSED 40' TALL SAFETY NETTING
CONNECTION TO EXISTING STORM SEWER SYSTEM

CONNECTION TO EXISTING STORM SEWER SYSTEM

PROPOSED CURB

PROPOSED LARGE SHRUB (TYPICAL)
REFER TO TABLE

PROPOSED SMALL SHRUB (TYPICAL)
REFER TO TABLE

PROPOSED DITCH INLET RELOCATED
±20' EAST

PROPOSED CURB RELOCATED 18"

220
216
217
218
219
221
221
221
220
216
217
218
219
221

R3'

PROPOSED CURB

PROPOSED COMMERCIAL DRIVEWAY APPROACH

PROPOSED FIELDHOUSE

PROPOSED SANITARY SEWER & WATER SERVICES

PROPOSED PAVED AREA

INSTALL WQ MANHOLE TO MEET CITY REQUIREMENTS FOR TSS REMOVAL

STORMWATER DETENTION POND RELOCATED EAST ±20'

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION

PLAN REVISIONS

NATIONAL WAY (PTE)

GRAPHIC SCALE
1 inch =       ft.

PLANT LEGEND

CODE       LATIN NAME                                                            COMMON NAME                      QNTY           SIZE
PF      PRUNUS SARGENTII 'PINK FLAIR'                PINK FLAIR FLOWERING CHERRY          60             5 GAL
SJ      STYRAX JAPONICA                                         SNOWBELL, JAPANESE                           116           2 GAL.
BS      SPIRAEA BETULIFOLIA 'LUCIDA'                   BIRCH-LEAVED SPIREA                           99             1 GAL.
NOT TO SCALE

TURF FIELD CROSS-SECTION

8" PERFORATED

ADS PIPE

2" OPEN

DRAINAGE ROCK

GEOTEXTILE FABRIC OVER
EXISTING SUB-GRADE
(CREATE 1% SLOPE)

GEOTEXTILE FABRIC
SURROUNDING TRENCH

2" OF

3/4"-0" ROCK

6" WIDE TURF CURB (SEE DETAIL)
EXTEND 12" ADS ADVANCEDGE INTO DRAIN ROCK TRENCH
(MINIMUM 6")

ARTIFICIAL TURF W/ FILLER

6" MIN. OF

1/2" OPEN GRADED, WASHED BASE STONE

12" ADS ADVANCEDGE FLAT PANEL DRAIN PIPE

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 SHOULD BE MADE AT 36" ON CENTER MAX SPACING AND 6" FROM ENDS OF 2X4 PRESSURE TREATED BOARDS.

2. #4 REBAR REINFORCEMENT TO BE IN NEW CURBING FOR CONTINUOUS LENGTH WITH 18" MINIMUM OVERLAP. 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.